

From: [Jeff Watson](#)
To: [Christina Wollman](#); [Brenda Larsen](#); [Jan Ollivier](#); [Holly Duncan](#)
Subject: BL-11-00005 Schnebley
Date: Tuesday, February 15, 2011 3:12:00 PM

[BL-11-00005 Schnebley](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

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BLA Preliminary Submittal Requirements For:

BL-11-00005 Schnebly

Date Received: February 3, 2011

Review Date: February 15, 2011

Map Number: 18-19-15000-0013, 18-19-15000-0014, 18-19-22000-0004, 18-19-22000-0010

Parcel Number: 844334, 854334, 054434, 508436

Planner: Jeff Watson Zoning: Comm Ag, Ag-20

Fee Collected

Second Page of Application turned in (Contact Page)

8.5 X 11 Preliminary Plat Map

Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)

Subdivision conforms to the county comprehensive plan and all zoning regulations

Located within Fire District

Located within Irrigation District

School District

In UGA

Critical Areas

Yes No **Within a Shoreline of the State** **Environment:**

Yes No **Within a FIRM Floodplain** **Panel #:**

Yes No **Within a PHS Habitat** **Habitat Type:**

Yes No **Wetland in Parcel** **Wetland Type:**

Yes No **Seismic Rating** **Category:**

Yes No **Within Coal Mine Area**

Yes No **Hazardous Slope in Parcel** **Category:**

Yes No **Airport Zones within Parcel** **Zone:**

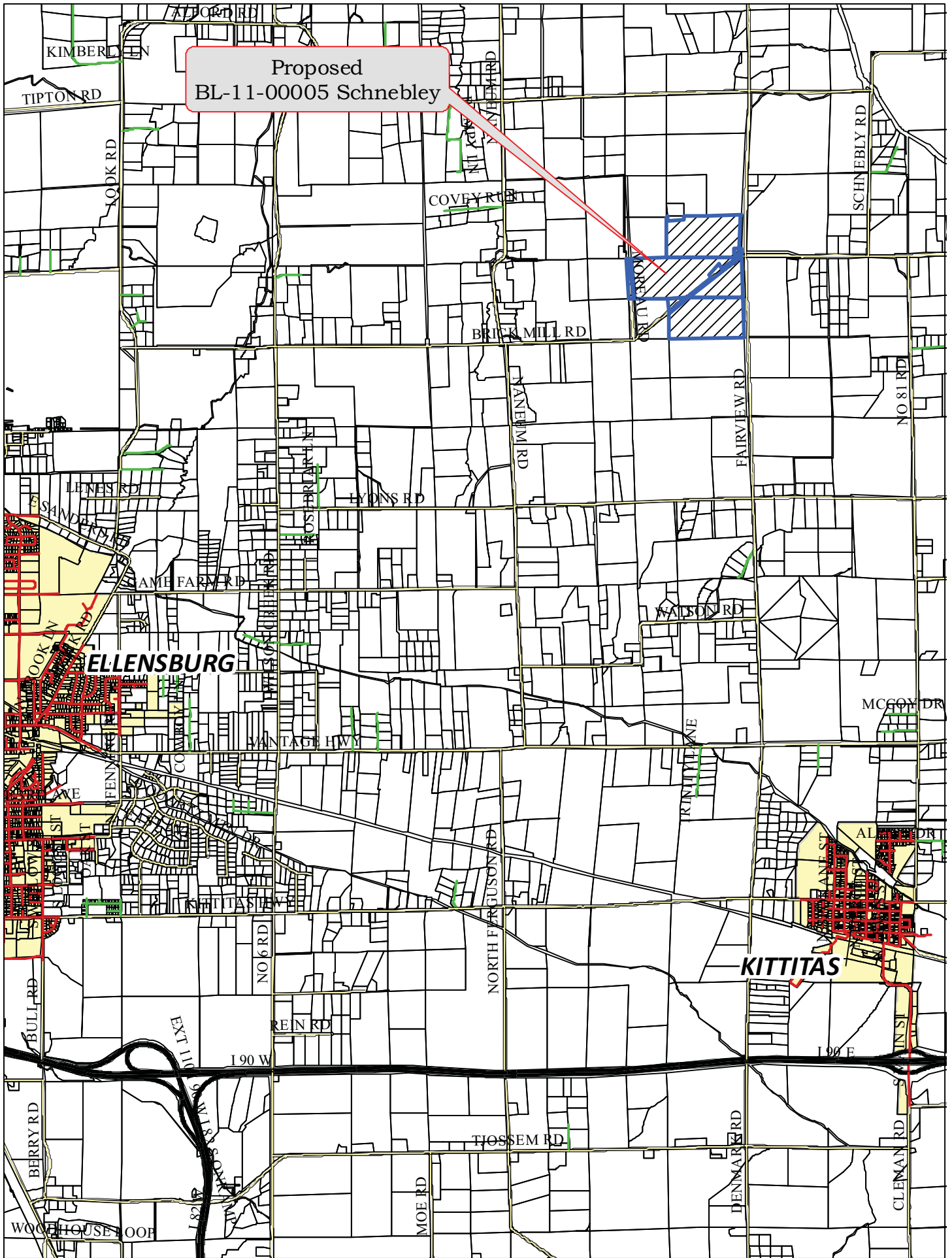
Yes No **Adjacent to Forest Service Road** **Road:**

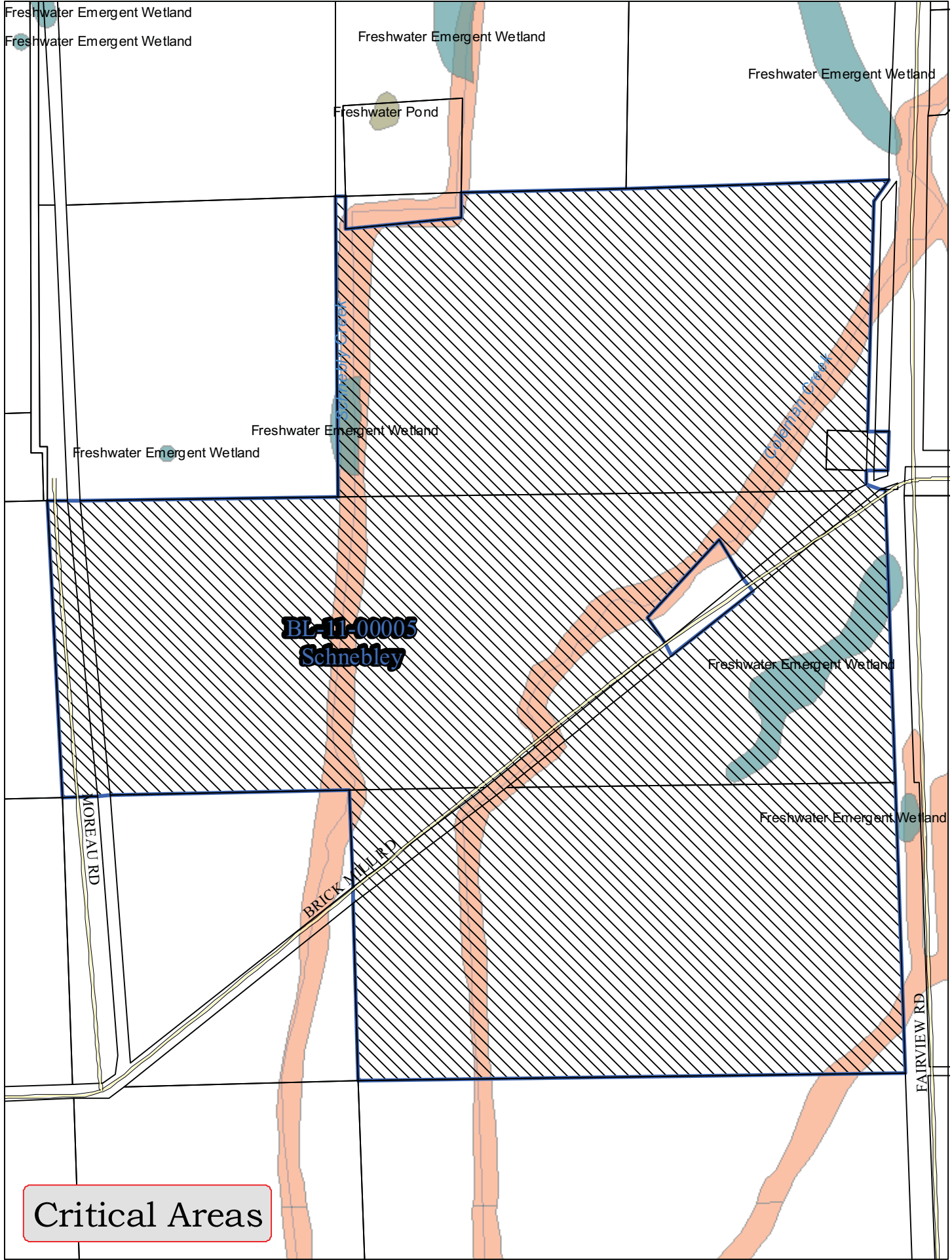
Yes No **Adjacent to BPA Lines or Easement**

Yes No **Within 1000' of Mineral Land of LTS**

Yes No **Within Landslide Area**

Proposed
BL-11-00005 Schnebley





Freshwater Emergent Wetland
Freshwater Emergent Wetland

Freshwater Emergent Wetland

Freshwater Emergent Wetland

Freshwater Pond

Freshwater Emergent Wetland
Freshwater Emergent Wetland

**BL-11-00005
Schnebley**

Freshwater Emergent Wetland

Freshwater Emergent Wetland

MOREAU RD

BRICK MILL RD

FAIRVIEW RD

Chestnut Creek

Critical Areas



U.S. Fish & Wildlife Service

National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code: (Example: **L1UB1Hx**)

For geographically specific information* (optional), please enter a State code: (Example: **TX** for Texas)

Description for code **PEMC** :

P System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares (20 acres); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Subsystem :

EM Class **EMERGENT**: Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass :

Modifier(s):

C WATER REGIME **Seasonally Flooded**: Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.



BL-11-00005
Schnebley

MOREAU RD

BRICK MILL RD

FAIRVIEW RD



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

PERMIT NUMBER: BL-11-00005

KITTTITAS COUNTY
REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
Kittitas County Courthouse
205 W 5th, Suite 101
Ellensburg, WA 98926

Community Development Services
Kittitas County Permit Center
411 N Ruby, Suite 2
Ellensburg, WA 98926

Treasurer's Office
Kittitas County Courthouse
205 W 5th, Suite 102
Ellensburg, WA 98926

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED FOR SUBMITTAL

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
Signatures of all property owners.

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
Legal descriptions of the proposed lots.
Assessor Compas Information about the parcels.

APPLICATION FEE:

- \$875 Administrative Segregation (\$630 CDS/\$130 FM/\$115PW) SEGREGATED INTO ___ LOTS,
\$380 Boundary Line Adjustment (\$225 CDS/\$65 FM/\$90PW) B LA BETWEEN PROPERTY OWNERS, BLA BETWEEN PROPERTIES IN SAME OWNERSHIP
\$50 COMBINATION COMBINED AT OWNERS REQUEST

FOR STAFF USE ONLY

APPLICATION RECEIVED BY: (CDS STAFF SIGNATURE)

X [Signature]

DATE:

2/3/11

RECEIPT #

10226



NOTES:

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

1. Contact information:

Schnebly C/O Cruse and Assoc
Applicant's Name
Ellensburg
City
962-8242
Phone number

P.O. Box 959
Address
WA, 98926
State, Zip Code
cruseandassoc@kvalley.com
Email Address

2. Street address of property:

Address: 6151 Brick Mill Road
City/State/ZIP: Ellensburg, WA 98926

3. Zoning Classification: AG-20

Table with 2 columns: Original Parcel Number(s) & Acreage (1 parcel number per line) and New Acreage (Survey Vol. ____, Pg ____). Rows include parcel numbers like 18-19-15000-0014 and their corresponding acreages.

Applicant is: Owner Purchaser Lessee Other
Fred Schnebly (Owner Signature Required)
Chris Cruse (Applicant Signature if different from owner)

Treasurer's Office Review

Tax Status: By: Date:
Kittitas County Treasurer's Office

Community Development Services Review

- () This segregation meets the requirements for observance of intervening ownership.
() This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)
() This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____
() This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: Parcel Creation Date:
Last Split Date: Current Zoning District:
Review Date: By:
**Survey Approved: By:

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation.

1" = 500'

TAX PARCEL NUMBER
18-19-15000-0013
76.47 acres

TAX PARCEL NUMBER
18-19-15000-0014
0.40 acres

TAX PARCEL NUMBER
18-19-22000-0004
110.69 acres

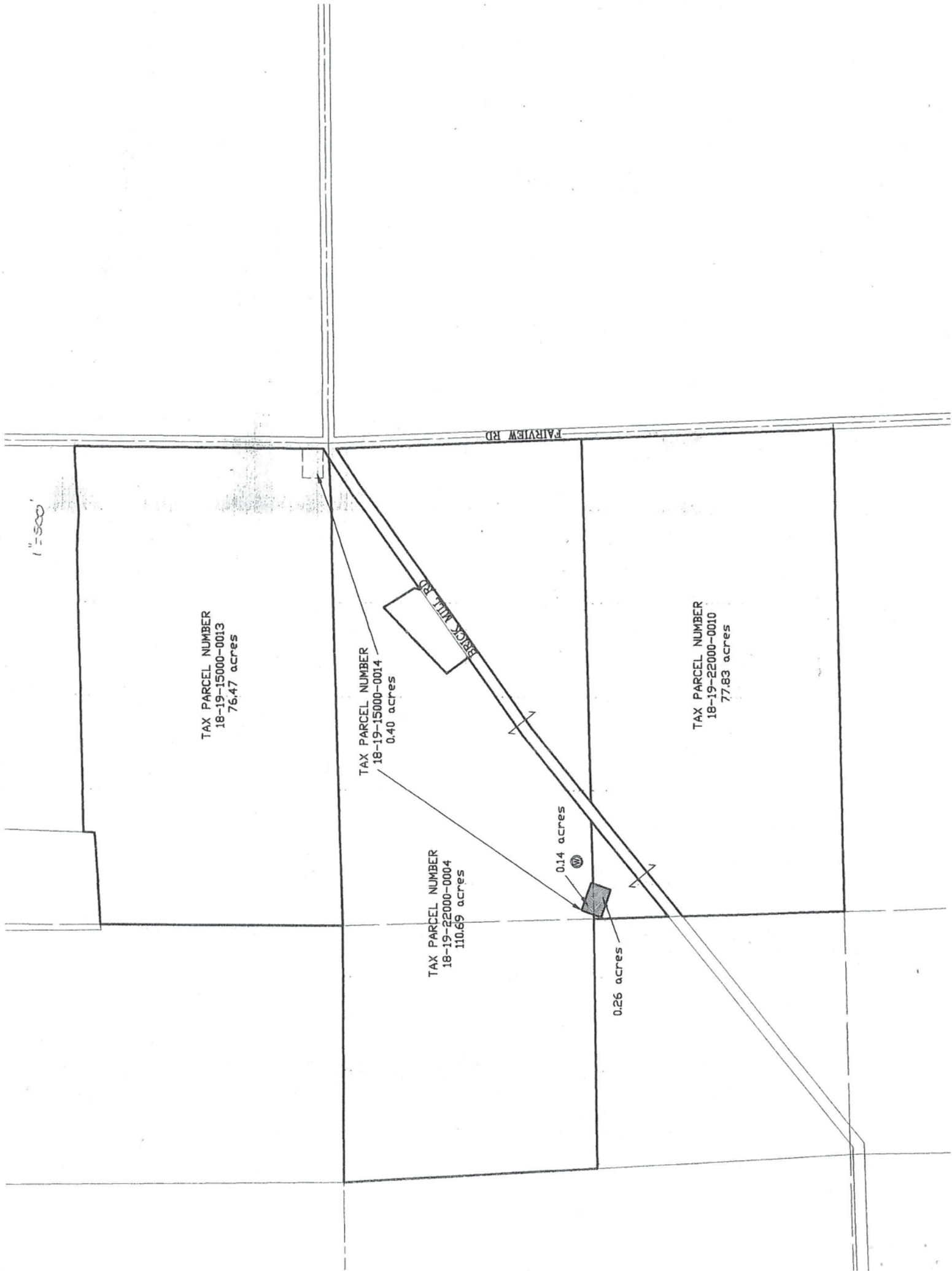
0.14 acres

0.26 acres

TAX PARCEL NUMBER
18-19-22000-0010
77.83 acres

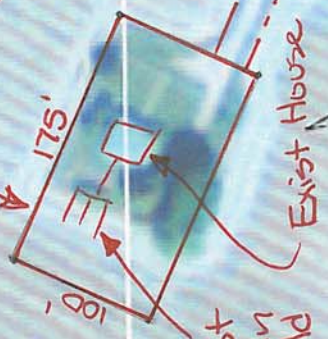
FAIRVIEW RD

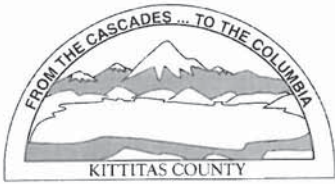
BRICK MILL RD



110.83

Proposed 0.40 Acre Parcel
Exist well
Exist House
Exist Drain Field





KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00010226

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 023392

Date: 2/3/2011

Applicant: SCHNEBLY, HENRY J ETUX

Type: check # 6457

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-11-00005	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-11-00005	PUBLIC WORKS BLA	90.00
BL-11-00005	BLA FM FEE	65.00
BL-11-00005	OTHER	125.00
	<u>Total:</u>	<u>505.00</u>