

## Jeff Watson

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**From:** Jeff Watson  
**Sent:** Tuesday, July 19, 2011 11:26 AM  
**To:** olexsyjandt09@yahoo.com  
**Cc:** Chuck Cruse (cruseandassoc@kvalley.com)  
**Subject:** BL-11-00011 Olexsy  
**Attachments:** BL-11-00011 Olexsy Master File.pdf

BL-11-00011 Olexsy

Kittitas County Community Development Services has issued conditional approval for the above Boundary Line Adjustment/Segregation Application. See attached file. The signed original conditional approval letter has been sent via U.S. Mail. Please feel free to contact me if you have additional concerns or questions.

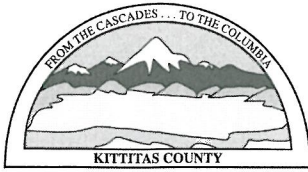
Jeff Watson  
Planner I

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



"Building Partnerships-Building Communities"

*All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.*



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

July 19, 2011

John T. and Kim Olexsy  
5971 No 6 Road  
Ellensburg WA 98926

RE: Olexsy Boundary Line Adjustment, BL-11-00011

Map Number 17-19-19040-0004 Parcel Number 260233  
Map Number 17-19-19010-0002 Parcel Number 600233

Dear Mr. Cameron,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the administrative segregation and must be submitted to our offices for review:

1. A metes and bounds legal description or recorded survey displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. These properties are within the boundaries of the Bull Irrigation District. The applicant will need to comply with all BID requirements prior to final approval of the Boundary Line Adjustment.
3. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
4. Please refer to the attached Kittitas County Public Works and Kittitas County Fire Marshall Comment Memos for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson  
Staff Planner

CC via E-Mail to: [olexssyjandt09@yahoo.com](mailto:olexssyjandt09@yahoo.com)  
[cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)

BL-11-00011 Olexsy Master File @ \\Arda\teams\CDS\Projects\BLAs\BL 2011\BL-11-00011 Olexsy



# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

July 13, 2011

Jeff Watson  
Public Works Department  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Olexsy (BL-11-00011)

Dear Mr. Watson:

After conducting a review of the above named project, I have the following comments:

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- Creation of any additional roads or access must comply with the International Fire Code.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen  
Fire Marshal

## Jeff Watson

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**From:** Jeff Watson  
**Sent:** Friday, July 08, 2011 10:11 AM  
**To:** 'Cruse & Associates'  
**Cc:** 'olexsyjandt09@yahoo.com'  
**Subject:** RE: BL-11-00011

BL-11-00011 Olexsy

The above application was processed and submitted to state and county agencies for comment on June 23<sup>rd</sup> and 24<sup>th</sup>, 2011. To date comments have been received from all required parties for preliminary approval except the KC Fire Marshals office (see [<http://www.co.kittitas.wa.us/cds/current/boundary-line-adjustments.asp>] for documentation). Confirmation that irrigation requirements (if any) have been met will be required from Bull Ditch prior to final approval. It should be noted that at this time, that the Board of County Commissioners have been informed *as per their instruction*, my duties have been limited to clerical and GIS related functions of land use application processing. To date, I have not been apprized as to nature of administrative application processing beyond that point and am therefore unable to speculate with regard to time frames for conditional or final approval. If you should have any additional questions I will be happy to answer them to the best of my ability, or forward them to someone who can.

Best Regards,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Pearl  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

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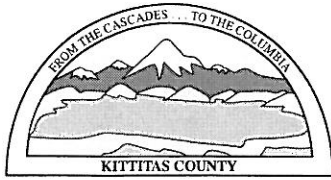
**From:** Cruse & Associates [mailto:[cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)]  
**Sent:** Tuesday, July 05, 2011 11:23 AM  
**To:** Jeff Watson  
**Subject:** BL-11-00011

Jeff,

I'm getting calls regarding the Olexsy BLA. When can they expect preliminary approval?

Chuck

Charles A. Cruse, Jr. P.L.S.  
Cruse and Associates  
217 East 4th Ave.  
P.O. Box 959  
Ellensburg, WA 98926  
(509) 962-8242 Office  
(509) 962-8238 Fax  
[cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: July 6, 2011  
SUBJECT: Olexsy BL-11-00011

The Public Works Department has reviewed the Request for Boundary Line Adjustment Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. A revised legal description that describes the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.

## Jeff Watson

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**From:** Holmstrom, Rick <HolmstR@wsdot.wa.gov>  
**Sent:** Friday, July 01, 2011 7:26 AM  
**To:** Jeff Watson  
**Cc:** Gonseth, Paul; Kaiser, Mark  
**Subject:** FW: BL-11-00011 Olexsy  
**Attachments:** image002.gif; image003.png; image001.png; BL-11-00011 Olexsy Master File.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jeff-regarding the BLA, WSDOT has no comments for this action.

Regarding notification, for future correspondence such as this, please send the notices either to Paul or myself. Thanks

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**From:** Eberle, Dan  
**Sent:** Friday, June 24, 2011 8:44 AM  
**To:** Holmstrom, Rick  
**Subject:** FW: BL-11-00011 Olexsy

**Dan Eberle**  
509-577-1724  
[eberled@wsdot.wa.gov](mailto:eberled@wsdot.wa.gov)

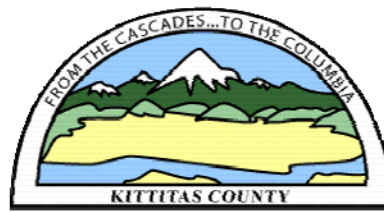
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**From:** Jeff Watson [mailto:[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)]  
**Sent:** Friday, June 24, 2011 8:23 AM  
**To:** Eberle, Dan  
**Subject:** BL-11-00011 Olexsy

BL-11-00011 Olexsy

Please review the attached boundary line adjustment application for DOT comment.

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](http://www.kittitascountywa.gov/CommunityDevelopmentServices)  
411 North Pearl  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274



message id: 38eb45916c6dcbdac24bb8719d004a14

\*\*\* eSafe2 scanned this email for malicious content \*\*\*

\*\*\* IMPORTANT: Do not open attachments from unrecognized senders \*\*\*

## Jeff Watson

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**From:** Holly Duncan  
**Sent:** Tuesday, June 28, 2011 2:16 PM  
**To:** Jeff Watson  
**Subject:** RE: BL-11-00011 Olexsy

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This looks fine as long as wells are at least 50 feet away from the proposed property line.

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**From:** Jeff Watson  
**Sent:** Thursday, June 23, 2011 5:02 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan  
**Subject:** BL-11-00011 Olexsy

[BL-11-00011 Olexsy](#)

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

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Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



## Jeff Watson

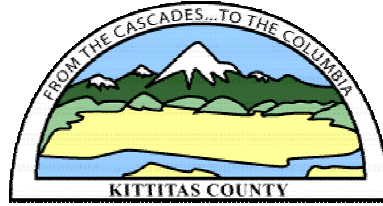
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**From:** Jeff Watson  
**Sent:** Friday, June 24, 2011 8:20 AM  
**To:** 'jbrunson@elltel.net'  
**Subject:** BL-11-00011 Olexsy  
**Attachments:** BL-11-00011 Olexsy Master File.pdf

A boundary line adjustment has been submitted to Kittitas County Community Development Services which is within the domain of the Bull Ditch Irrigation District. The application will not be approved without consultation with and written permission from the district being submitted by the applicant. Attached is the application Master File for your preliminary review.

Thank you,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Pearl  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274



## Jeff Watson

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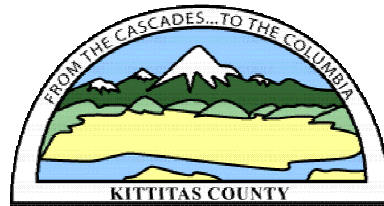
**From:** Jeff Watson  
**Sent:** Friday, June 24, 2011 8:23 AM  
**To:** 'Dan Eberle (eberled@wsdot.wa.gov)'  
**Subject:** BL-11-00011 Olexsy  
**Attachments:** BL-11-00011 Olexsy Master File.pdf

**Contacts:** Dan Eberle

BL-11-00011 Olexsy

Please review the attached boundary line adjustment application for DOT comment.

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Pearl  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274



**From:** [Jeff Watson](#)  
**To:** [Christina Wollman](#); [Brenda Larsen](#); [Jan Ollivier](#); [Holly Duncan](#)  
**Subject:** BL-11-00011 Olexsy  
**Date:** Thursday, June 23, 2011 5:02:00 PM

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[BL-11-00011 Olexsy](#)

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

**BLA Preliminary Submittal Requirements For:**

**BL-11-00011 Olexsy**

Date Received: June 9, 2011

Review Date: June 23, 2011

Map Number: 17-19-19040-0004, 17-19-19010-0002 Parcel Number: 260233, 600233

Planner: Jeff Watson Zoning: Commercial Agriculture

**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:**

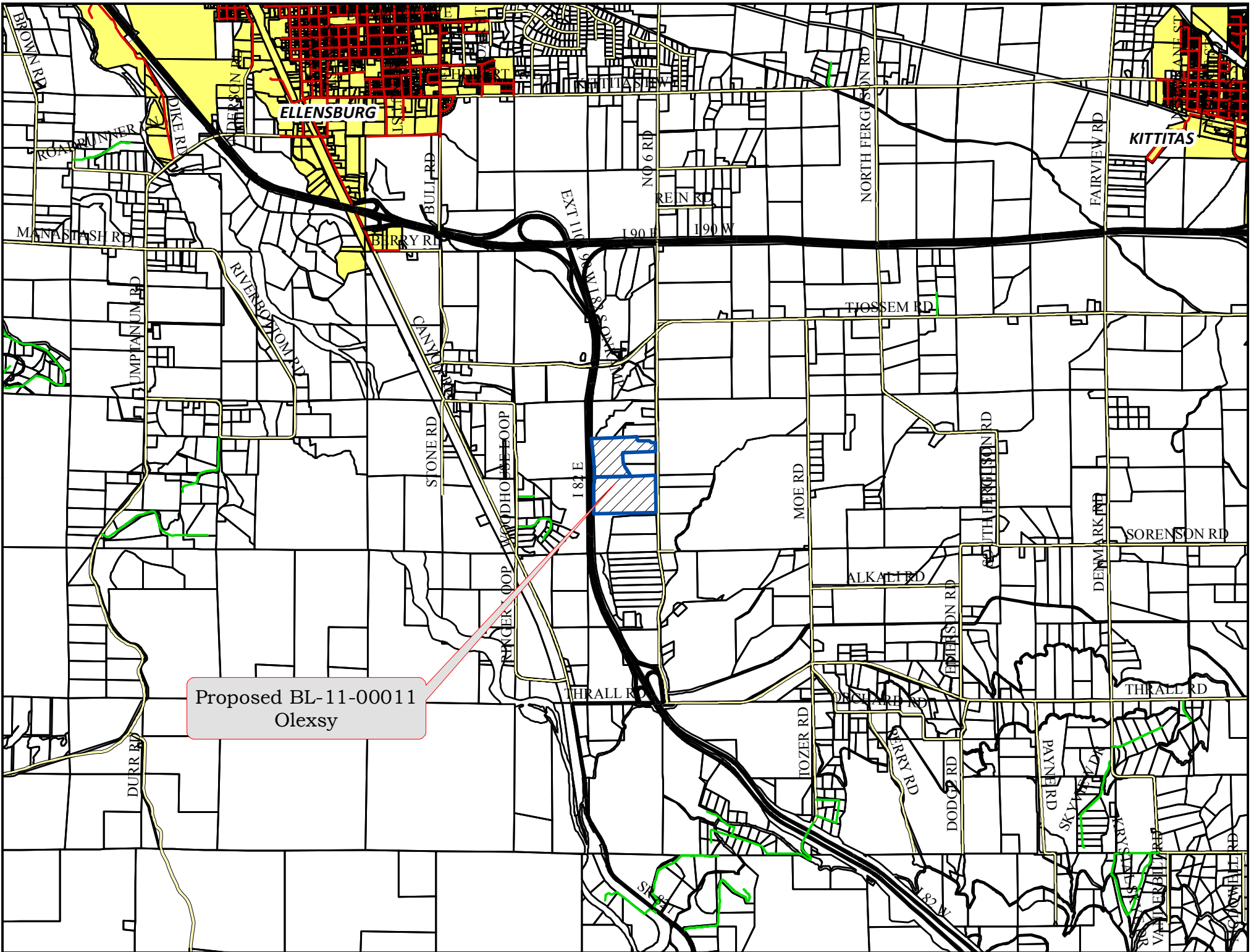
Yes  No **Airport Zones within Parcel Zone:**

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-11-00011  
Olexsy

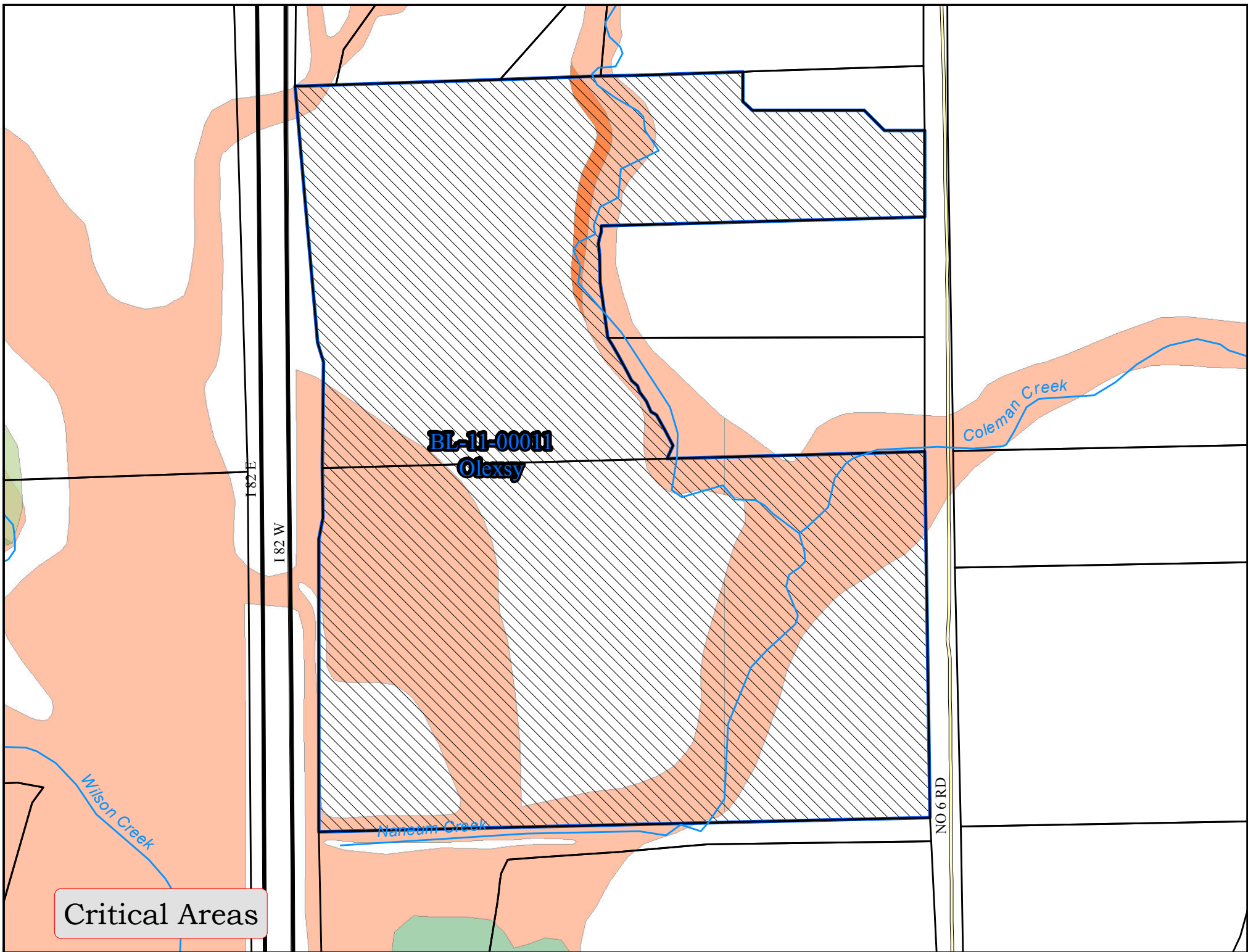


**BL-11-00011**  
**Olexsy**

182 E

182 W

NO 6 RD



Critical Areas

**BL-11-00011**  
**Olexy**

182 E

182 W

NO 6 RD

Wilson Creek

Nareum Creek

Coleman Creek



# KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@KITTTAS.WA.US

Office (509) 962-7516

Fax (509) 962-7682

"Building Partnerships - Building Communities"

BL-11-06011

## BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.08.055)

**NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.**

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.046, 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 ATTACHMENTS

Note: a separate application must be filed for each boundary line adjustment request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- For preliminary approval, please submit a sketch containing the following elements:
  1. Identify the boundary of the segregation:
    - a. The boundary lines and dimensions
    - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
  2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
  3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map.  
Example: Parcel
  4. A - The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- For final approval (not required for initial application): Legal descriptions of the proposed lots, or a recorded survey.

### APPLICATION FEES:

\$225.00	Kittitas County Community Development Services (KCCDS)
\$90.00	Kittitas County Department of Public Works
\$65.00	Kittitas County Fire Marshal
\$125.00	Kittitas County Public Health Department Environmental Health
<hr/>	
\$505.00	Total fees due for this application (One check made payable to KCCDS)

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 06-09-11	RECEIPT #	<div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold; font-size: 1.2em;">PAID</div> <div style="color: red; font-weight: bold; font-size: 1.1em;">JUN 09 2011</div> <div style="color: red; font-weight: bold; font-size: 1.1em;">KITTTAS CO.</div> <div style="color: red; font-weight: bold; font-size: 0.8em;">DATE STAMP IN RED CDS</div>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • PEEK INVESTIGATION

FORM LAST REVISED: 1-24-2011



**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.)
- Assessor COMPAS information about the parcels.

**GENERAL APPLICATION INFORMATION**

1. Name, mailing address and day phone of land owner(s) of record:  
*Landowner(s) signature(s) required on application form*

Name: John T. Oleksy + Kim Oleksy + Robert Dodge  
Mailing Address: 5971 No 6 Rd  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 509 962 6418  
Email Address: Oleksyjandt09@yahoo.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submission*

Agent Name: Chuck Cruse  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: 962-8242  
Email Address: \_\_\_\_\_

3. Name, mailing address and day phone of other contact person  
*If different than land owner or authorized agent.*

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

4. Street address of property:

Address: 5971 No. 6 Rd  
City/State/ZIP: Ellensburg WA 98926

5. Legal description of property (attach additional sheets as necessary):

E 1/2 S19 T17N, R19E

6. Property size: 114.84 (acres)

7. Land Use Information: Zoning: CA Comp Plan Land Use Designation: CA

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. _____, Pg. _____)
17-19-19040-0004 68.58	<del>20.00</del> 20.00
17-19-19010-0002 46.26	94.84

APPLICANT IS:  OWNER  PURCHASER  LESSEE  OTHER

**AUTHORIZATION**

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and/or completed work.

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

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

(REQUIRED if indicated on application)

*Charles A. Crum* (date) 6-8-11

Signature of Land Owner of Record  
(Required for application submittal):

*Robert Dodge*  
 *John T. Olney* (date) 6-7-2011  
 *Kim R. Olney* 6/8/11

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

**TREASURER'S OFFICE REVIEW**

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

**COMMUNITY DEVELOPMENT SERVICES REVIEW**

( ) This B/LA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes \_\_\_\_\_ No \_\_\_\_\_

Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_

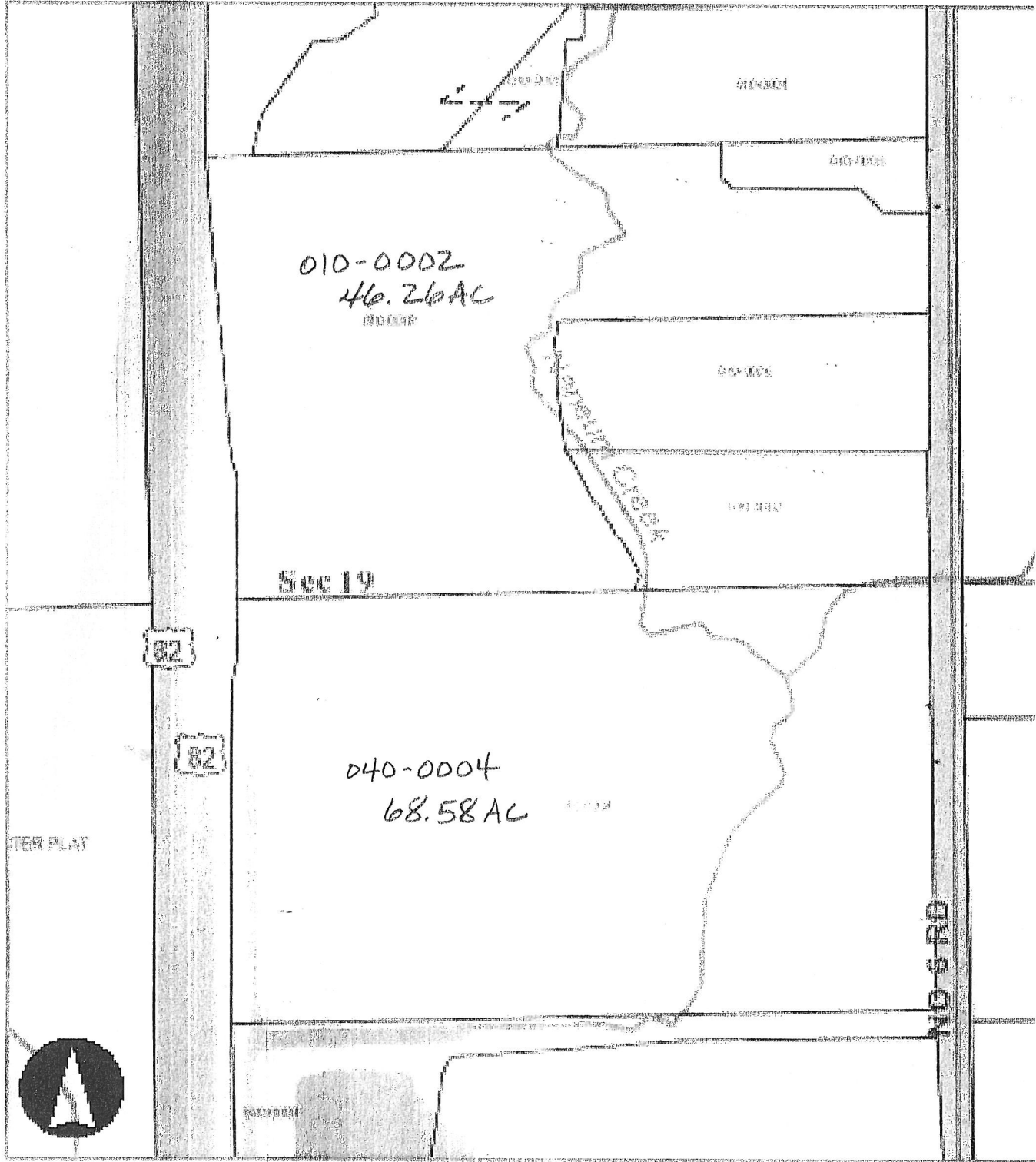
Last Split Date: \_\_\_\_\_ Current Zoning District: \_\_\_\_\_

Preliminary Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

Final Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

EXISTING

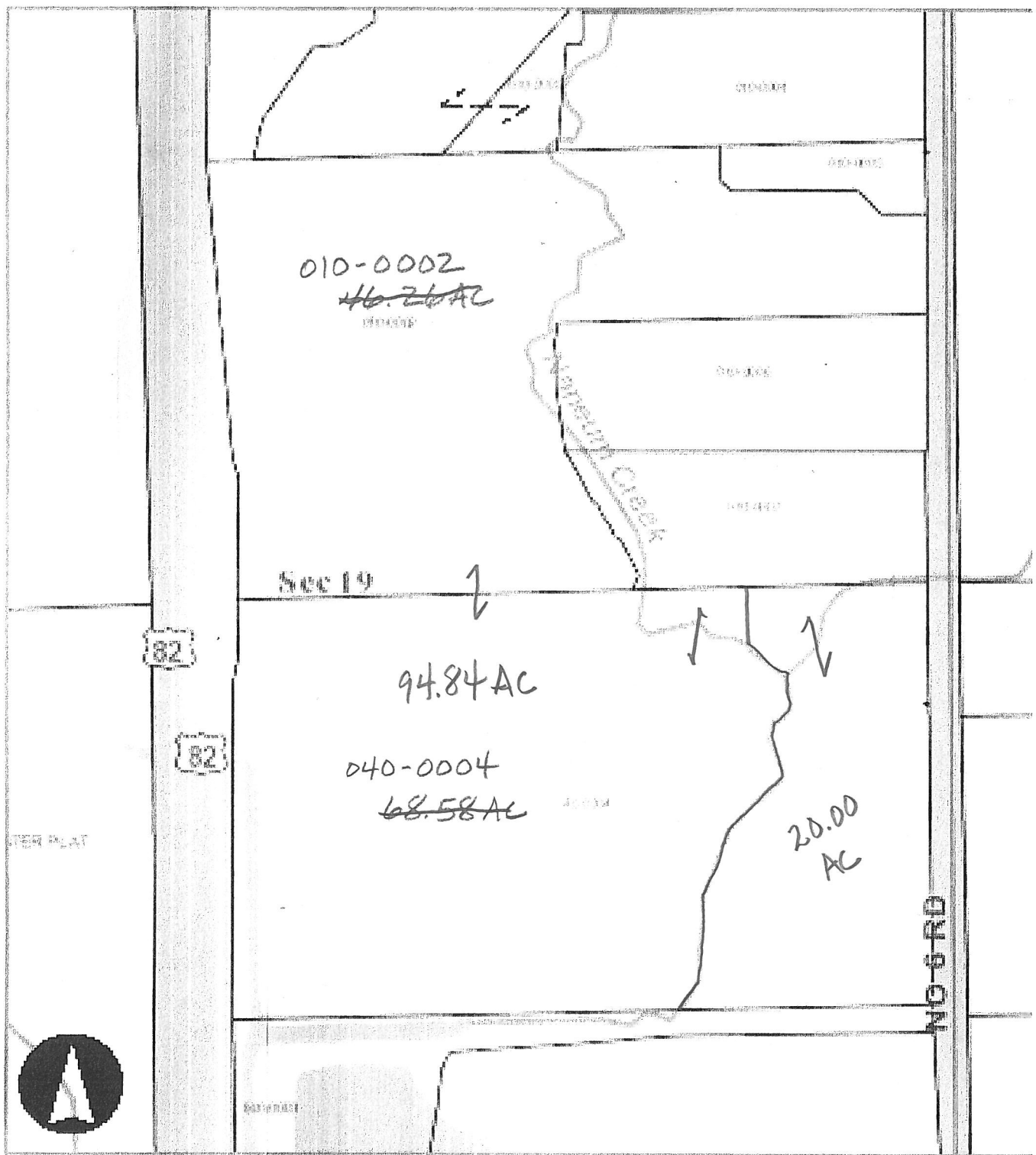
Enter title here



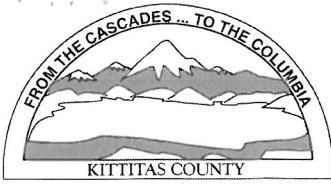
Map Center: Township:17 Range:19 Section:19

# Enter title here

PROPOSED



## Map Center: Township:17 Range:19 Section:19



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

**RECEIPT NO.: 00011206**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 024061

**Date:** 6/9/2011

**Applicant:** OLEXY, JOHN T ETUX

**Type:** check # 5740

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-11-00011	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-11-00011	BLA MAJOR FM FEE	65.00
BL-11-00011	PUBLIC WORKS BLA	90.00
BL-11-00011	ENVIRONMENTAL HEALTH BLA	125.00
	Total:	505.00