

Jeff Watson

From: Jeff Watson
Sent: Tuesday, July 16, 2013 8:35 AM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: BL-11-00024 Otte

[BL-11-00024 Otte](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

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



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 16, 2013

Frank and Roy Otte
1215 Sanders Road
Ellensburg WA 98926

RE: Otte Boundary Line Adjustment, BL-11-00024

Map Number 18-18-25053-0002 Parcel Number 10877
Map Number 18-18-25053-0007 Parcel Number 955001

Dear Mr. Otte,

Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, a final packet has been submitted to the Assessor's Office on June 21, 2013 to finalize the boundary line adjustment.

Please see the attached letter from Kittitas County Public Works for possible additional information and requirements.

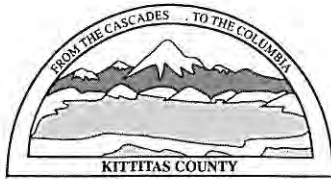
If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson
Staff Planner

CC via E-Mail to: cruseandassoc@kvalley.com

BL-11-00024 Otte Master File @ \\Arda\teams\CDS\Projects\BLAs\BL 2011\BL-11-00024 Otte



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, CDS
FROM: Christina Wollman, Planner II *CW*
DATE: June 28, 2013
SUBJECT: Otte BL-11-00024

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

Our department recommends final approval with the following conditions:

- 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.

Please let me know if you have any questions or need further information.

Jeff Watson

From: Jeff Watson
Sent: Friday, June 21, 2013 10:42 AM
To: Christina Wollman
Subject: BL-11-00024 Otte

[BL-11-00024 Otte](#)

Could you please review for Final Approval?

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

CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

OTTE BLA DESCRIPTIONS 4/17/13

Westerly Parcel

The North Half of Lot B-1 of FRENCH SHORT PLAT, Kittitas County Short Plat No. SP-94-63, recorded September 8, 1995, under Auditor's File No. 585138 and filed in Book E of Short plats, pages 9 and 10, records of Kittitas County, State of Washington, being a portion of the East Half of the Northwest Quarter and of the Northeast Quarter of the Southeast Quarter of Section 25, Township 18 North, Range 18 east, W.M., Kittitas County, State of Washington; EXCEPT THE North 136.12 feet thereof;

AND

The north 136.12 feet of Lot B-1 of French Short Plat, as described and/or delineated on Kittitas County Short Plat No. SP-94-63, recorded September 8, 1995 under Auditor's File No. 585138 and filed in Book E of Short Plats, pages 9-10, records of Kittitas County, State of Washington;

AND

That portion of Lot B-2 of French Short Plat, as described and/or delineated on Kittitas County Short Plat No. SP-94-63, recorded September 8, 1995 under Auditor's File No. 585138 and filed in Book E of Short Plats, pages 9-10, records of Kittitas County, State of Washington, lying northwesterly of a line described as follows:

Beginning at the northeast corner of said Lot B-2; thence S 88°26'35" W, along the north boundary of said Lot B-2, 254.28 feet to the true point of beginning for said described line; thence S 18°32'11" E, 393.93 feet; thence S 00°03'02" E, 160.00 feet; thence S 32°35'57" W, 89.17 feet; thence N 73°53'01" W, 94.47 feet; thence S 85°34'09" W, 49.77 feet to a point on the west boundary of said Lot B-2 and the end of said described line;

Being a portion of the Southeast Quarter of the Northwest Quarter of Section 25, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Contains 5.00 acres



CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

OTTE BLA DESCRIPTIONS 4/17/13

Easterly Parcel

Lot B-2 of French Short Plat, as described and/or delineated on Kittitas County Short Plat No. SP-94-63, recorded September 8, 1995 under Auditor's File No. 585138 and filed in Book E of Short Plats, pages 9-10, records of Kittitas County, State of Washington; EXCEPT that portion thereof lying northwesterly of a line described as follows:

Beginning at the northeast corner of said Lot B-2; thence S 88°26'35" W, along the north boundary of said Lot B-2, 254.28 feet to the true point of beginning for said described line; thence S 18°32'11" E, 393.93 feet; thence S 00°03'02" E, 160.00 feet; thence S 32°35'57" W, 89.17 feet; thence N 73°53'01" W, 94.47 feet; thence S 85°34'09" W, 49.77 feet to a point on the west boundary of said Lot B-2 and the end of said described line;

Being a portion of the Southeast Quarter of the Northwest Quarter of Section 25, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

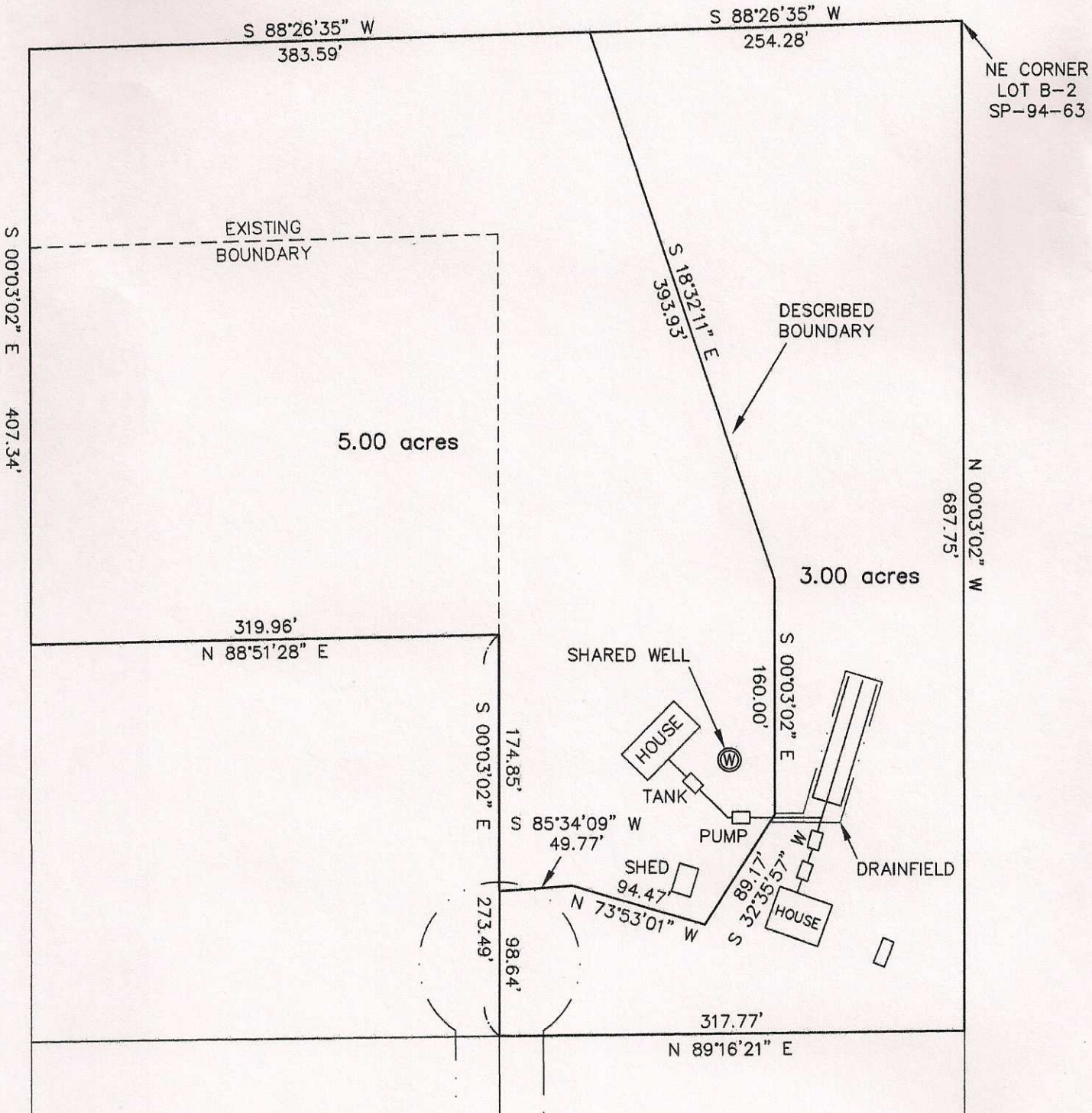
Contains 3.00 acres

These descriptions are based on information of record.
No field work was performed by Cruse & Associates.





OTTE BLA
SECTION 25, T. 18 N., R. 18 E., W.M.



Jeff Watson

From: Jeff Watson
Sent: Thursday, March 07, 2013 9:28 AM
To: Chris Cruse (cruseandassoc@kvalley.com)
Subject: BL-11-00024 Otte
Attachments: BL-11-00024 Otte Master File Compressed 3.7.2013.pdf

BL-11-00024 Otte

Kittitas County Community Development Services has issued conditional approval for the above Boundary Line Adjustment. See attached file. The signed original conditional approval letter has been sent to the applicant 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
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

March 7, 2013

Frank and Roy Otte
1215 Sanders Road
Ellensburg WA 98926

RE: Otte Boundary Line Adjustment, BL-11-00024

Map Number 18-18-25053-0002 Parcel Number 10877
Map Number 18-18-25053-0007 Parcel Number 955001

Dear Mr. Otte,

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 legal descriptions and the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. **Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.
3. 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: cruseandassoc@kvalley.com

BL-11-00024 Otte Master File @ \\Arda\teams\CDS\Projects\BLAs\BL 2011\BL-11-00024 Otte

Jeff Watson

From: Holly Duncan
Sent: Wednesday, February 27, 2013 10:50 AM
To: Jeff Watson
Subject: RE: BL-11-00024 Otte

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Jeff,

Since this is a shared well between the two lots the 50 foot setback from the property line is not an issue. I am not sure how the drainfield got within the 100 foot radius.

Holly

From: Jeff Watson
Sent: Monday, February 25, 2013 12:30 PM
To: Holly Duncan
Subject: RE: BL-11-00024 Otte

The whole file is [HERE](#)

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

From: Holly Duncan
Sent: Monday, February 25, 2013 12:28 PM
To: Jeff Watson
Subject: RE: BL-11-00024 Otte

Oops, can you send me that last drawing again?

From: Jeff Watson
Sent: Monday, February 25, 2013 12:17 PM
To: Holly Duncan
Subject: RE: BL-11-00024 Otte

I was wondering about that... those buffer rings are pretty ham dandy eh... what shall we do?

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby

Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: Holly Duncan
Sent: Monday, February 25, 2013 12:15 PM
To: Jeff Watson
Subject: RE: BL-11-00024 Otte

50 feet. The existing well isn't even 100 feet from the existing drainfield.

From: Jeff Watson
Sent: Monday, February 25, 2013 10:45 AM
To: Holly Duncan
Subject: RE: BL-11-00024 Otte

Here's what it looks like with the georeferenced image he sent over; how much space do you need?

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

From: Holly Duncan
Sent: Monday, February 25, 2013 9:54 AM
To: Jeff Watson
Subject: RE: BL-11-00024 Otte

Jeff,

Is there a scale for the drawing so I know how far the proposed lot line is from the well?

Holly

From: Jeff Watson
Sent: Monday, February 25, 2013 9:13 AM
To: Holly Duncan
Subject: RE: BL-11-00024 Otte

The applicant has sent the requested information for this one; the link below should still work.

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

From: Holly Duncan
Sent: Tuesday, October 04, 2011 3:57 PM
To: Jeff Watson
Subject: RE: BL-11-00024 Otte

Jeff,

I also have questions on this one. It appears that the proposed project will have a lot line going through the area where the house, well site and drainfield might be. I need a better site plan showing the location of the well and on-site sewage system in relation to the proposed lot line. Can the applicant provide this?

Thank you.

Holly

From: Jeff Watson
Sent: Tuesday, October 04, 2011 11:47 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-11-00024 Otte

[BL-11-00024 Otte](#)

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,

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

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message id: 38eb45916c6dcbdac24bb8719d004a14





Jeff Watson

From: Jeff Watson
Sent: Monday, February 25, 2013 9:13 AM
To: Holly Duncan
Subject: RE: BL-11-00024 Otte

The applicant has sent the requested information for this one; the link below should still work.

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

From: Holly Duncan
Sent: Tuesday, October 04, 2011 3:57 PM
To: Jeff Watson
Subject: RE: BL-11-00024 Otte

Jeff,

I also have questions on this one. It appears that the proposed project will have a lot line going through the area where the house, well site and drainfield might be. I need a better site plan showing the location of the well and on-site sewage system in relation to the proposed lot line. Can the applicant provide this?

Thank you.

Holly

From: Jeff Watson
Sent: Tuesday, October 04, 2011 11:47 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-11-00024 Otte

[BL-11-00024 Otte](#)

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,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Pearl

Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

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message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Cruse & Associates <cruseandassoc@kvalley.com>
Sent: Friday, February 22, 2013 9:14 AM
To: Jeff Watson; Holly Duncan
Cc: Cathy Busha Law Offices; Paul Dempsey
Subject: Re: BL-11-00024 Otte
Attachments: Otte.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Jeff and Holly

This took a little while but the attached exhibit shows the existing utilities and where both parties would like the revised boundary to end up. Currently there is one well and one drain field that serves both residences. They have agreed to share these utilities and can record the necessary easements and shared well agreements once they have received the conditions for final approval. Please review and contact me back with any questions or concerns.

Thanks,
Chris Cruse 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

From: [Jeff Watson](#)
Sent: Wednesday, October 05, 2011 8:15 AM
To: [Chris Cruse \(cruseandassoc@kvalley.com\)](#)
Subject: BL-11-00024 Otte

See below:

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

From: Holly Duncan
Sent: Tuesday, October 04, 2011 3:57 PM
To: Jeff Watson
Subject: RE: BL-11-00024 Otte

Jeff,

I also have questions on this one. It appears that the proposed project will have a lot line going through the area where the house, well site and drainfield might be. I need a better site plan showing the location of the well and on-site sewage system in relation to the proposed lot line. Can the applicant provide this?

Thank you.

Holly

From: Jeff Watson
Sent: Tuesday, October 04, 2011 11:47 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-11-00024 Otte

[BL-11-00024 Otte](#)

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,

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.1831 / Virus Database: 2085/4539 - Release Date: 10/05/11

S88°26'35"W
254.28'

EXISTING
BOUNDARY

5.00 acres

S18°32'11"E
393.93'

PROPOSED
BOUNDARY

S00°03'02"E
687.75'

3.00 acres

SHARED WELL

HOUSE

160.00'

SHED

DRAINFIELD
EASEMENT

HOUSE

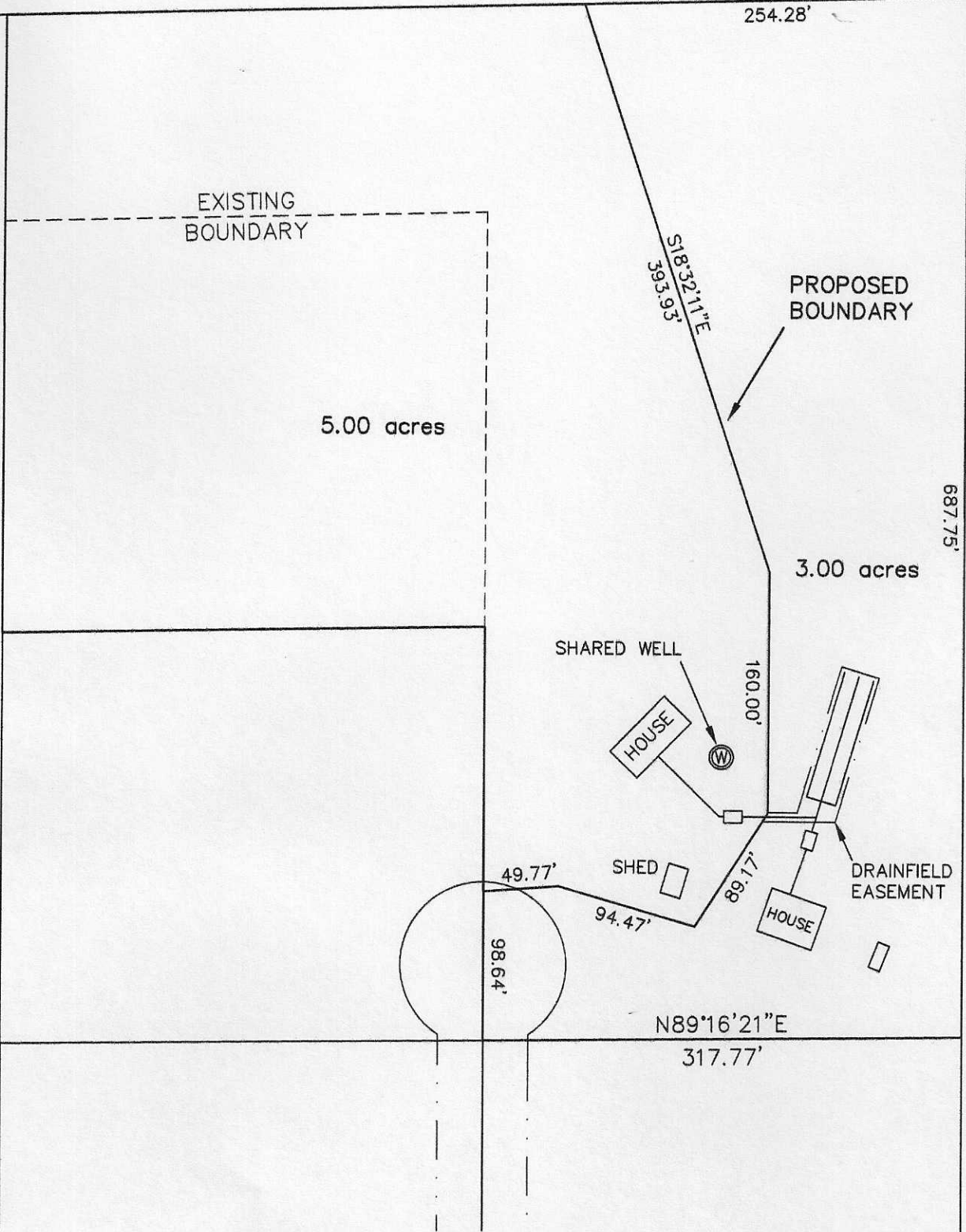
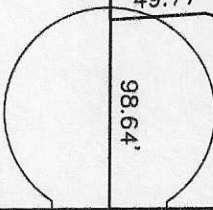
49.77'

94.47'

98.64'

N89°16'21"E

317.77'





EXISTING
BOUNDARY

5.00 acres

PROPOSED
BOUNDARY

3.00 acres

SHARED WELL

HOUSE

SHED

HOUSE

RAINFIELD
EASEMENT

S88°28'35"W
254.28'

49.77'

94.47'

98.64'

N89°16'21"E
317.71'

S65°12'12"E
315.42'

S65°12'12"E
315.42'

S65°12'12"E
315.42'

Jeff Watson

From: Brenda Larsen
Sent: Monday, November 21, 2011 7:55 AM
To: Jeff Watson
Subject: BL-11-00024 Otte

Follow Up Flag: Follow up
Flag Status: Flagged

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

Re: Otte (BL-11-00024)

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 and KCC Title 12.
- All future development must comply with the International Fire Code.

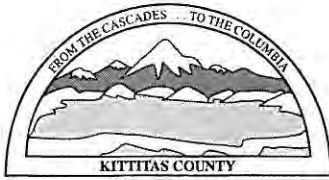
Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Kittitas County Fire Marshal
509-962-7000

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KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner *CW*
DATE: October 12, 2011
SUBJECT: Otte BL-11-00024

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

From: Jeff Watson
Sent: Wednesday, October 05, 2011 9:15 AM
To: Chris Cruse (cruseandassoc@kvalley.com)
Subject: BL-11-00024 Otte

See below:

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

From: Holly Duncan
Sent: Tuesday, October 04, 2011 3:57 PM
To: Jeff Watson
Subject: RE: BL-11-00024 Otte

Jeff,

I also have questions on this one. It appears that the proposed project will have a lot line going through the area where the house, well site and drainfield might be. I need a better site plan showing the location of the well and on-site sewage system in relation to the proposed lot line. Can the applicant provide this?

Thank you.

Holly

From: Jeff Watson
Sent: Tuesday, October 04, 2011 11:47 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-11-00024 Otte

[BL-11-00024 Otte](#)

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,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Pearl

Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

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Jeff Watson

From: Holly Duncan
Sent: Tuesday, October 04, 2011 3:57 PM
To: Jeff Watson
Subject: RE: BL-11-00024 Otte

Follow Up Flag: Follow up
Flag Status: Flagged

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Sent: Tuesday, October 04, 2011 11:47 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-11-00024 Otte

[BL-11-00024 Otte](#)

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,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
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Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
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Jeff Watson

From: Jeff Watson
Sent: Tuesday, October 04, 2011 11:51 AM
To: 'baileyl@ci.ellensburg.wa.us'
Subject: BL-11-00024 Otte
Attachments: BL-11-00024 Otte Master File.pdf

BL-11-00024 Otte

The above boundary line adjustment is located within the City of Ellensburg's Urban Growth Area.
Please review the attached file for 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
509-933-8274



Jeff Watson

From: Keli Bender <krd.keli@fairpoint.net>
Sent: Tuesday, October 04, 2011 2:47 PM
To: Jeff Watson
Subject: Re: BL-11-00024 Otte

Follow Up Flag: Follow up
Flag Status: Completed

Jeff:

There is no KRD irrigable acres on the Otte property. They will not need to comply with our requirements. If you need additional information, please let me know.

Keli

On 10/4/2011 11:49 AM, Jeff Watson wrote:
BL-11-00024 Otte

Please review the attached file for KRD comments and requirements.

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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message id: 38eb45916c6dcbdac24bb8719d004a14

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Keli R. Bender
KRD Lands Clerk/RRA
(509)925-6158
krd.keli@fairpoint.net
www.krddistrict.org

Jeff Watson

From: Jeff Watson
Sent: Tuesday, October 04, 2011 11:49 AM
To: 'Keli Bender'
Subject: BL-11-00024 Otte
Attachments: BL-11-00024 Otte Master File.pdf

BL-11-00024 Otte

Please review the attached file for KRD comments and requirements.

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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Jeff Watson

From: Jeff Watson
Sent: Tuesday, October 04, 2011 11:47 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-11-00024 Otte

[BL-11-00024 Otte](#)

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,

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

BLA Preliminary Submittal Requirements For:

BL-11-00024 Otte

Date Received: September 29, 2011

Review Date: October 4, 2011

Map Number: 18-18-25053-0002, 18-18-25053-0007 Parcel Number: 10877, 955001

Planner: Jeff Watson Zoning: Urban Residential

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:

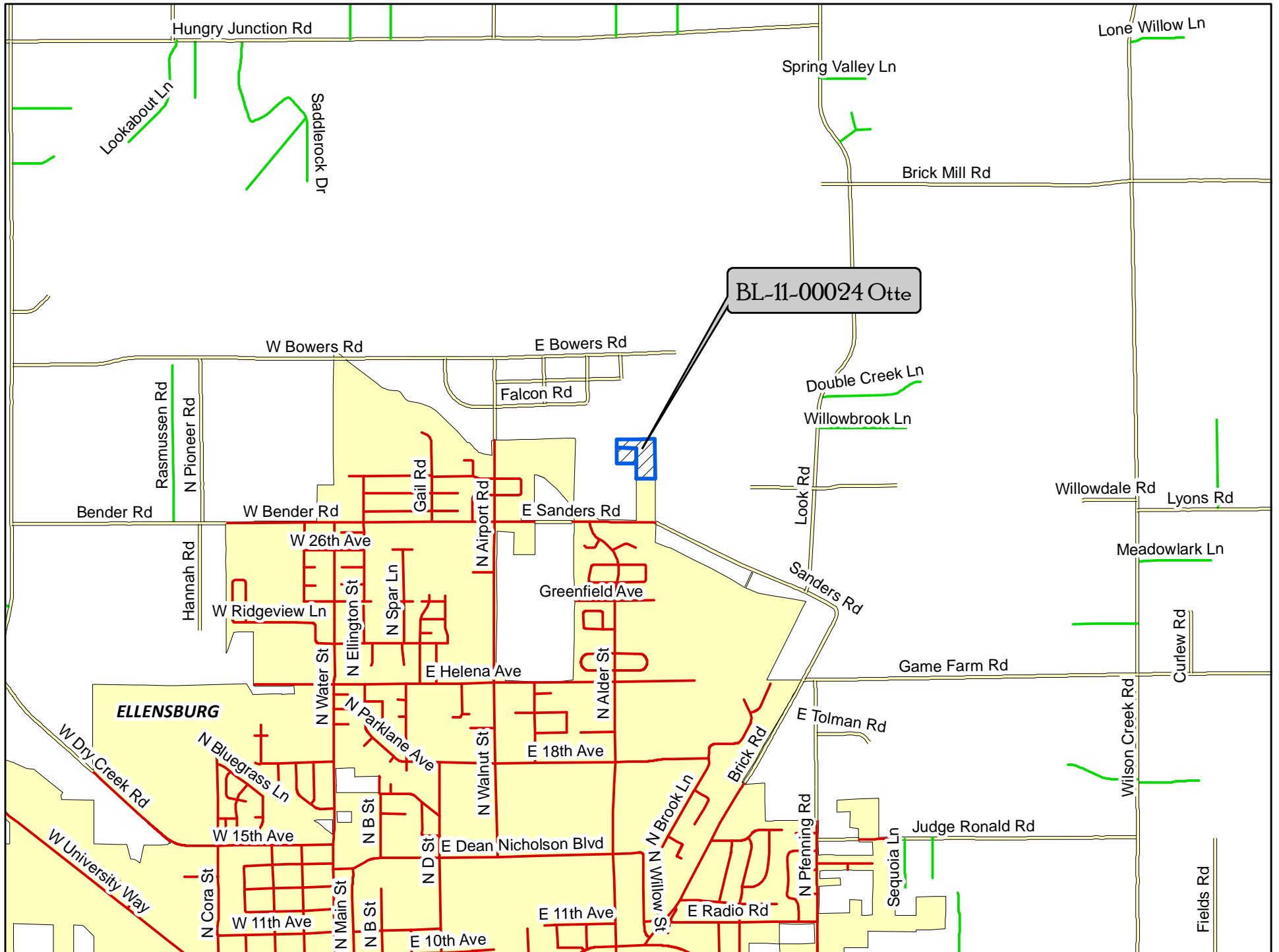
Yes No Airport Zones within Parcel Zone:

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



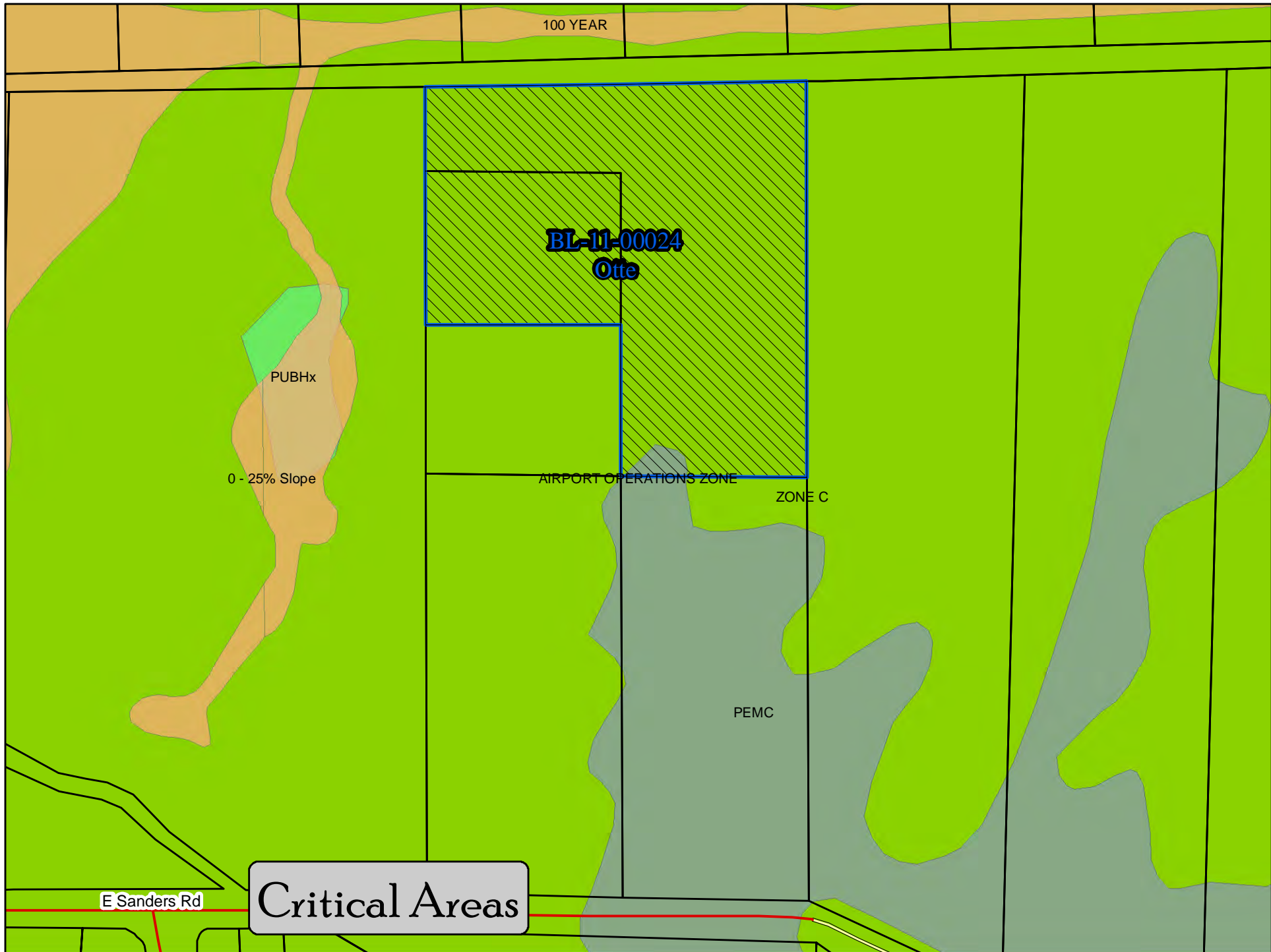
BL-11-00024 Otte

ELLENSBURG



BL-11-00024
Otte

E Sanders Rd





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):

CWATER 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.

VICINITY MAP

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 5th DAY OF September, A.D. 1995
[Signature]
 DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.
 DATED THIS 12 DAY OF SEPTEMBER, A.D. 1995
[Signature]
 KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE FRENCH SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
 DATED THIS 8th DAY OF September, A.D. 1995
[Signature]
 KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 PARCEL NO. 1818-2520-0016 & 1818-2520-0017
 DATED THIS 2nd DAY OF Sept, A.D. 1995
[Signature]
 KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: GERALD FRENCH
 ADDRESS: 917 SANDERS ROAD
 ELLENSBURG, WA 98926
 PHONE: (509) 962-9366

EXISTING ZONE: AG-3
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W

NO. OF SHORT PLATTED LOTS: FOUR (4)
 SCALE: 1" = 200'

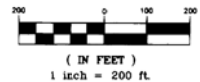
SUBMITTED ON: _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

FRENCH SHORT PLAT
PART OF SECTION 25, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON

RECEIVING NO. 585178

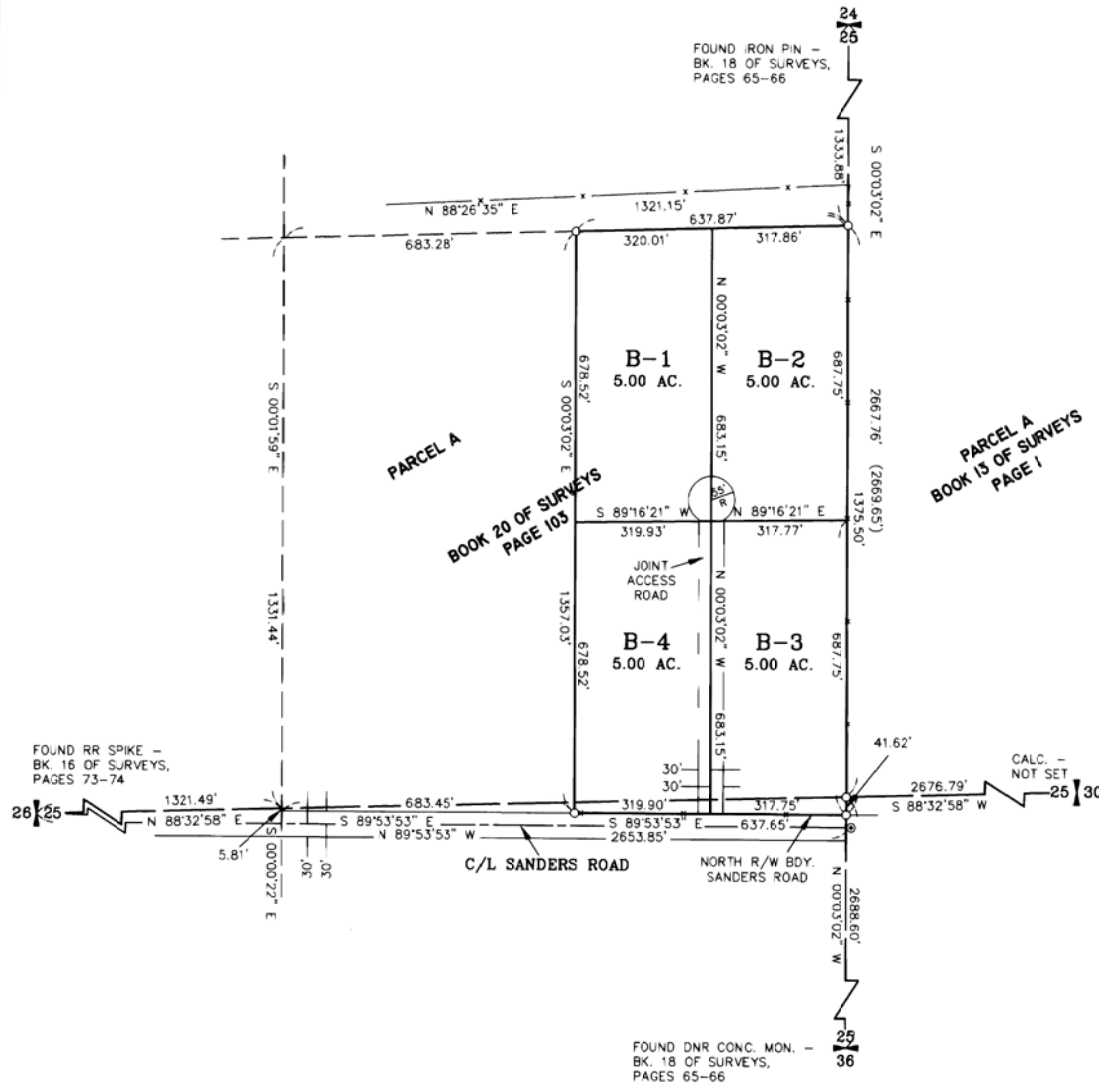


SP-94-63



LEGEND

- SET PIN & CAP
- FOUND PIN & CAP
- x FENCE



AUDITOR'S CERTIFICATE

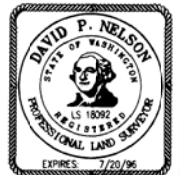
Filed for record this 8th day of September 1995, at 2:17 P.M., in Book E of Short Plats at page(s) 9 at the request of Cruse & Nelson.

BEVERLY W. ALLENBAUGH by *[Signature]*
 KITITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of GERALD FRENCH in NOVEMBER of 1994.

[Signature]
 DAVID P. NELSON
 Professional Land Surveyor
 License No. 18092



8-31-95
 DATE

X		
X		

CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 959
 Ellensburg, WA 98926 (509) 925-4747

FRENCH SHORT PLAT

FRENCH SHORT PLAT
PART OF SECTION 25, T. 18 N., R. 18 E., W.M.
KITITAS COUNTY, WASHINGTON

SP-94-63

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT GERALD FRENCH AND MAXINE L. FRENCH, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON WHICH SHALL BE MAINTAINED BY THE KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 8 DAY OF Sept A.D., 1995.

Gerald French
GERALD FRENCH
Maxine L. French
MAXINE L. FRENCH

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS 8 DAY OF September, A.D., 1995, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GERALD FRENCH AND MAXINE L. FRENCH, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

Janet Vaughan
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES: 6-30-98

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT ROBERT G. DLOUHY AND WILMA A. DLOUHY, HUSBAND AND WIFE, BENEFICIARIES OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON WHICH SHALL BE MAINTAINED BY THE KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 8 DAY OF September A.D., 1995.

Robert G. Dlouhy
ROBERT G. DLOUHY
Wilma A. Dlouhy
WILMA A. DLOUHY

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS 8 DAY OF September, A.D., 1995, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT G. DLOUHY AND WILMA A. DLOUHY, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

Janet Vaughan
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg
MY COMMISSION EXPIRES: 6-30-98

ORIGINAL PARCEL DESCRIPTION

PARCEL B AS DESCRIBED AND/OR DELINEATED ON THAT CERTAIN SURVEY, RECORDED AUGUST 29, 1994 UNDER AUDITOR'S FILE NO. 574459 AND FILED IN BOOK 20 OF SURVEYS, PAGE 103, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. FOR ADDITIONAL SURVEY INFORMATION, SECTION SUBDIVISION AND SECTION CORNER DOCUMENTATION, SEE BOOK 19 OF SURVEYS, PAGE 144, AND BOOK 20 OF SURVEYS, PAGE 103.
4. SECTION AND QUARTER SECTION CORNERS SHOWN HEREON WERE LAST VISITED IN AUGUST 1993.
5. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS THE ABOVE MENTIONED SURVEYS OF RECORD.
6. ACCESS FROM LOTS B-1 THROUGH B-4 TO SANDERS ROAD WILL BE LIMITED TO A SINGLE JOINT ACCESS DRIVEWAY. MAINTENANCE OF SAID DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LANDOWNERS THAT BENEFIT FROM ITS USE.
7. ACCORDING TO KITITAS RECLAMATION DISTRICT'S (KRD) RECORDS, LOT B-3 HAS 3 IRRIGABLE ACRES, AND LOT B-4 HAS 3 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
8. PRIOR TO DELIVERY OF KRD WATER TO PARCELS B-3 AND B-4, A LOCKABLE METERING DEVICE SHALL BE INSTALLED. THE INSTALLATION OF THE FLOW METERS, LOCKABLE PIPE GATES AND PIPE ACROSS LOT B-2 FOR DELIVERY OF IRRIGATION WATER TO LOTS B-3 AND B-4, AS REQUIRED BY THE KITITAS RECLAMATION DISTRICT, IS THE RESPONSIBILITY OF THE PURCHASERS OF LOTS B-3 AND B-4.
9. THE DIVERSION STRUCTURE AFTER CONSTRUCTION AND THE MEASURING DEVICES AFTER INSTALLATION SHALL BECOME PROPERTY OF THE KRD. INSTALLATION AND MAINTENANCE OF CONVEYANCE FACILITIES ATTACHED TO THE STRUCTURE ARE THE RESPONSIBILITY OF THE LANDOWNERS, WHICH THE KRD MAY MAINTAIN AT THE EXPENSE OF THE OWNER.
10. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
11. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
12. THIS SHORT PLAT IS IN THE PROXIMITY OF BOWERS FIELD AIRPORT AND SOUTHEAST FLIGHT APPROACH WITH THE POTENTIAL FOR AIRCRAFT-RELATED ACTIVITIES AND NOISE.

AUDITOR'S CERTIFICATE

Filed for record this 24 day of September 1995, at 2:17 P.M., in Book E of Short Plats at page(s) 10 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH by B. V. Nelson
KITITAS COUNTY AUDITOR



CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 925-4747

FRENCH SHORT PLAT

BL-11-00024



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"



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.03.040, 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:

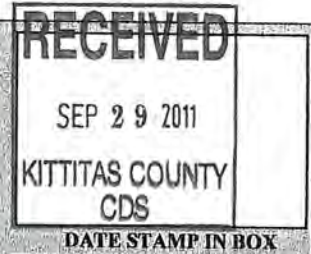
- \$225.00 Kittitas County Community Development Services (KCCDS)
- \$90.00 Kittitas County Department of Public Works
- \$65.00 Kittitas County Fire Marshal
- \$125.00 Kittitas County Public Health Department Environmental Health
- \$505.00 Total fees due for this application (One check made payable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

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE: 9/29/11

RECEIPT # 12381



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: FRANK & ROY OTTE

Mailing Address: 1215 SANDERS RD

City/State/ZIP: ELLENSBURG, WA 98926

Day Time Phone: _____

Email Address: _____

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 submittal.

Agent Name: CHRIS CRUSE

Mailing Address: P.O. BOX 959

City/State/ZIP: ELLENSBURG, WA 98926

Day Time Phone: (509) 962-8242

Email Address: CRUSEANDASSOC@KVALLEY.COM

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: 1215 SANDERS RD

City/State/ZIP: ELLENSBURG, WA 98926

5. **Legal description of property (attach additional sheets as necessary):**
TO BE PROVIDED FOR FINAL REVIEW

6. **Property size:** 6.0 & 2.0 _____ (acres)

7. **Land Use Information:** Zoning: URBAN-RES Comp Plan Land Use Designation: URBAN

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage
(1 parcel number per line)
18-18-25053-0002 6.0 ACRES

New Acreage
(Survey Vol. ____, Pg ____)
3.0 ACRES

18-18-25053-0007 2.0 ACRES

5.0 ACRES

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:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X Chris Cruise (date) 9/27/2011

X Ray Kott (date) 9-28-11

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: 2013 paid in full

By: Dania Cochran

Date: 6/21/13

COMMUNITY DEVELOPMENT SERVICES REVIEW

This BLA 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: Urban Residential

Preliminary Approval Date: 3/7/2013

By: Jeff Watson

Final Approval Date: 6/21/2013

By: [Signature]

RECEIVED

SEP 29 2011

KITTITAS COUNTY
CDS

Proposed

1"=100'

136.12

320.01

317.86

331

053-0007

5.00
AC

3.00 AC

LOT

PTN LOT B-1

683.15

052-01

11.0

687.75

053-0001

053-0002

2.00

PTN LOT B-1

LOT B-2

PTN LOT B-1

319.93

317.77

FRENCH
PLA.



Existing

BOUNDING SITE PLAT

136.12

320.01

317.86

331.11

053-0007

2.00

PTN LOT B-1

687.15

LOT 4

052-0004

11.04

687.75

053-0001

2.00

PTN LOT B

317.00

6.00

319.93

317.77

SON

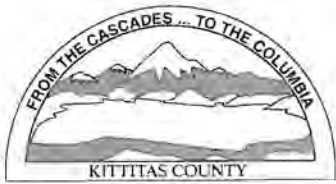
PLAT FINCH SHORT
94-65

0016

72

ELA

#574459



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

RECEIPT NO.: 00012381

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 024692

Date: 9/29/2011

Applicant: OTTE, FRANK K

Type: check # 1001

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-11-00024	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-11-00024	BLA MAJOR FM FEE	65.00
BL-11-00024	PUBLIC WORKS BLA	90.00
BL-11-00024	ENVIRONMENTAL HEALTH BLA	125.00
	Total:	505.00