

Jeff Watson

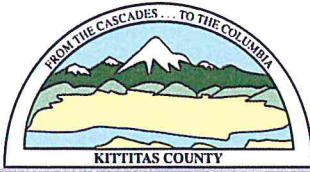
From: Jeff Watson
Sent: Thursday, March 06, 2014 3:05 PM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: BL-13-00022 Hayden

[BL-13-00022 Hayden](#)

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"

March 6, 2014

Mark Hayden
2090 Vantage Highway
Ellensburg WA 98926

RE: Hayden Boundary Line Adjustment (BL-13-00022),

Map Number 17-19-06075-0001 Parcel Number 043437

Map Number 17-19-06020-0002 Parcel Number 891933

Dear Mr. Hayden,

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, please note the following items involved in completing the process:

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. A final packet has been submitted to the Assessor's Office on March 6, 2014 to finalize the boundary line adjustment.

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.net
hayden@elltel.net
RCrispin@lwhsd.com
lindsey.ozbolt@co.kittitas.wa.us

BL-13-00022 Hayden Master File @ T:\CDS\Projects\BLAs\BL 2013\BL-13-00022 Hayden

Tax Receipt

DEANNA JO PANATTONI
Kittitas County Treasurer
205 W 5th Ave Suite 102

ROLL YEAR
TYPE OF TAX
TAX DISTRICT

2014
REAL
22

Ellensburg, WA 98926 (509)962-7535

LEGAL ACRES 1.33, CD #9714-A; SEC 6; TWP 17; RGE 19; PTN NE1/4
NW1/4; PTN TAX #17

PARCEL # 891933
PAID BY
DATE OF PAYMENT 03/04/2014
RECEIPT # 2014-0497538
LOAN PAYMENT CODE
METHOD CHECK
PAYMENT FULL
INITIALS BRITTANY
CHECK # 16390

INSTALLMENT	3,976.26
INTEREST	0.00
TOTAL COLLECTED	3,976.26

HAYDEN, MARK R DVM ETUX

2090 VANTAGE HWY
ELLENSBURG WA 98926-

COMMENTS

Tax Receipt

DEANNA JO PANATTONI
Kittitas County Treasurer
205 W 5th Ave Suite 102
Ellensburg, WA 98926 (509)962-7535
LEGAL ACRES 1.33, CD #9714-A; SEC 6; TWP 17; RGE 19; PTN NE1/4
NW1/4; PTN TAX #17

ROLL YEAR 2014
TYPE OF TAX IRRIGATION
TAX DISTRICT 100

PARCEL # 891933
PAID BY
DATE OF PAYMENT 03/04/2014
RECEIPT # 2014-0000015
LOAN PAYMENT CODE
METHOD CHECK
PAYMENT FULL
INITIALS BRITTANY
CHECK # 16390

INSTALLMENT	66.50
INTEREST	0.00
TOTAL COLLECTED	66.50

HAYDEN, MARK R DVM ETUX

2090 VANTAGE HWY
ELLENSBURG WA 98926-

COMMENTS

Tax Receipt

DEANNA JO PANATTONI
Kittitas County Treasurer
205 W 5th Ave Suite 102
Ellensburg, WA 98926 (509)962-7535

ROLL YEAR
TYPE OF TAX
TAX DISTRICT

2014
REAL
22

LEGAL ACRES 2.31, WIDMAN SHORT PLAT 94-28; LOT 1 & PTN LOT 2;
SEC 6; TWP 17; RGE 19

PARCEL # 043437
PAID BY
DATE OF PAYMENT 03/04/2014
RECEIPT # 2014-0497539
LOAN PAYMENT CODE
METHOD CHECK
PAYMENT FULL
INITIALS BRITTANY
CHECK # 16390

INSTALLMENT	9,268.15
INTEREST	0.00
TOTAL COLLECTED	9,268.15

CASCADE VIEW
BUSINESS PARK LLC
PO BOX 662
KITTTITAS WA 98934-0662

COMMENTS

Tax Receipt

DEANNA JO PANATTONI
Kittitas County Treasurer
205 W 5th Ave Suite 102
Ellensburg, WA 98926 (509)962-7535

ROLL YEAR
TYPE OF TAX
TAX DISTRICT

2014
IRRIGATION
100

LEGAL ACRES 2.31, WIDMAN SHORT PLAT 94-28; LOT 1 & PTN LOT 2;
SEC 6; TWP 17; RGE 19

PARCEL # 043437
PAID BY
DATE OF PAYMENT 03/04/2014
RECEIPT # 2014-0000016
LOAN PAYMENT CODE
METHOD CHECK
PAYMENT FULL
INITIALS BRITTANY
CHECK # 16390

INSTALLMENT	115.50
INTEREST	0.00
TOTAL COLLECTED	115.50

CASCADE VIEW
BUSINESS PARK LLC
PO BOX 662
KITTTITAS WA 98934-0662

COMMENTS

KITTITAS COUNTY TREASURER'S OFFICE

Batch Receipting Edit Report

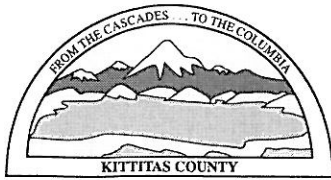
Date of Run : 03/04/2014

Statement #	Parcel #	Year	Code	Paid By	Source	Taxes	Interest	Other	Under/Over	Total
2014-891933	891933	2014	3	HAYDEN, MARK R DVM ETUX	REAL	3,963.26	0.00	13.00	0.00	3,976.26
2014-891933-100-1	891933	2014	3	HAYDEN, MARK R DVM ETUX	IRRIGATION	66.50	0.00	0.00	0.00	66.50
2014-043437	043437	2014	3	CASCADE VIEW	REAL	9,255.15	0.00	13.00	0.00	9,268.15
2014-043437-100-1	043437	2014	3	CASCADE VIEW	IRRIGATION	115.50	0.00	0.00	0.00	115.50
Parcel Count : 4					Batch Totals :	13,400.41	0.00	26.00	0.00	13,426.41

PAID

MAR 04 2014

**KITTITAS COUNTY TREASURER
ELLENSBURG, WASHINGTON**



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, CDS
FROM: Christina Wollman, Planner III *CW*
DATE: February 7, 2014
SUBJECT: Hayden BL-13-00022

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: Thursday, January 23, 2014 1:04 PM
To: Shawn Hayden (hayden@elltel.net)
Subject: BL-13-00022 Hayden

[BL-13-00022 Hayden Link to On-Line File](#)

Community Development Services received the legal description for the above boundary line adjustment on January 10, 2014; because the tax rolls for 2014 have been turned over, all of the 2014 taxes will need to be paid on both parcels (per [RCW 84.56.345](#) & [RCW 84.40.042](#)) prior to final approval. Feel free to contact me if you should have additional questions.

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

1/10/2014
See Hard Copy

CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

RECORDED

JAN 1 2014

KITTITAS COUNTY
CDS

CASCADE VIEW BUSINESS PARK LOT 1
REVISED DESCRIPTION
11/12/13

That portion of Lots 1 and 2 of the Widman Short Plat (Kittitas County Short Plat No. SP-94-28), as per short plat thereof recorded in Book D of Short Plats, pages 158 and 159, under Auditor's File No. 574929, records of Kittitas County, Washington, which lies northerly and easterly of the following described line:

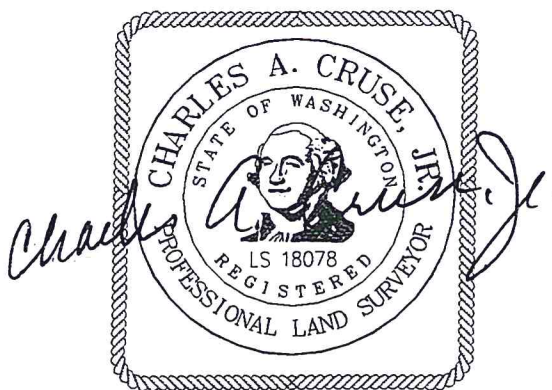
Beginning at the southeast corner of said Lot 2, thence N 39°53'43" W, 300.20 feet; thence N 76° 30'00" W, 194.13 feet; thence N 16°15'00" E, 65.57 feet; thence N 62°18'51" W, 45.89 feet to the existing boundary between said Lots 1 and 2; thence N 16°15'00" E, 259.31 feet to the existing northerly corner between said Lots 1 and 2 and the end of said described line;

EXCEPT The north 184.98 feet, perpendicular measure as measured from the south right of way boundary of the Vantage Highway, of Lot 1, WIDMAN SHORT PLAT, Kittitas County Short Plat No. SP-94-28, as per short plat thereof recorded in Book D of Short Plats, pages 158 and 159, under Auditor's File No. 574929, records of said county.

AND

That portion of Government Lots 3 and 4 of Section 6, Township 17 North, Range 19 East, W.M.. in the County of Kittitas, State of Washington, described as follows:

Beginning at the southeast corner of Lot 1 of the Widman Short Plat (Kittitas County Short Plat No. SP-94-28), as per short plat thereof recorded in Book D of Short Plats, pages 158 and 159, under Auditor's File No. 574929, records of Kittitas County, Washington; thence along the boundary of said Lot 1 the following two courses: N 00°30'00" W, 246.16 feet; and S 89°30'00" W, 220.00 feet to the existing property corner and the true point of beginning for said described parcel; thence continuing S 89°30'00" W, 111.74 feet to the boundary of said Lot 1; thence along the boundary of said Lot 1 the following two courses: S 16°15'00" W, 18.82 feet; and N 80°45'16" E, 118.55 feet to the true point of beginning and end of said described parcel.



11-12-13



CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

HAYDEN PARCEL REVISED DESCRIPTION

11/12/13

That portion of Government Lot 3, Section 6, Township 17 North, Range 19 East, W.M., which is described as follows:

Beginning at a point on the South right of way line of Vantage Highway (formerly State Road No. 7) which is 75 feet South of a point on the section line which is 940.5 feet West of the quarter section corner on said line; thence running South 185 feet; thence West 170 feet; thence North 185 feet to the South right of way line of said State Road; and thence running East on said line 170 feet to the point of beginning; situate in the County of Kittitas, State of Washington;

AND

That portion of Government Lot 3, Section 6, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

Beginning at a point on the South right of way line of Vantage Highway (formerly State Road No. 7) which is 75 feet South of a point on the North section line which is 940.5 feet West of the quarter section corner on said line; thence West on said South right of way line 170 feet to the true point of beginning; thence South 185 feet; thence West 50 feet; thence North 185 feet to the South right of way line of said State Road; thence East on said South line 50 feet to the true point of beginning;

AND

That portion of the North half of the Northwest Quarter of Section 6, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

Beginning at a point on the South right of way line of Vantage Highway (formerly State Road No. 7) 75 feet more or less South of a point on the section line which is 1,160.5 feet West of the North quarter section corner of said section; thence South 185 feet; thence running Southwesterly to a point which is South 16°15' West 290.32 feet of a point which is North 89°30' East 1,397.50 feet from the Northwest corner of said section; thence North 16°15' East 212 feet to the South right of way line of the Vantage Highway; and thence running Easterly along said right of way line to the point of beginning;



CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS
HAYDEN PARCEL REVISED DESCRIPTION (CONT.)
11/12/13

AND

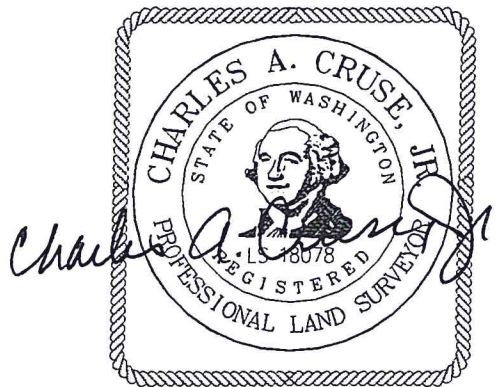
The north 184.98 feet, perpendicular measure as measured from the south right of way boundary of the Vantage Highway, of Lot 1, WIDMAN SHORT PLAT, Kittitas County Short Plat No. SP-94-28, as per short plat thereof recorded in Book D of Short Plats, pages 158 and 159, under Auditor's File No. 574929, records of said county;

Being a portion of the Northwest Quarter of Section 6, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT

That portion of Government Lots 3 and 4 of Section 6, Township 17 North, Range 19 East, W.M.. in the County of Kittitas, State of Washington, described as follows:

Beginning at the southeast corner of Lot 1 of the Widman Short Plat (Kittitas County Short Plat No. SP-94-28), as per short plat thereof recorded in Book D of Short Plats, pages 158 and 159, under Auditor's File No. 574929, records of Kittitas County, Washington; thence along the boundary of said Lot 1 the following two courses: N 00°30'00" W, 246.16 feet; and S 89°30'00" W, 220.00 feet to the existing property corner and the true point of beginning for said described parcel; thence continuing S 89°30'00" W, 111.74 feet to the boundary of said Lot 1; thence along the boundary of said Lot 1 the following two courses: S 16°15'00" W, 18.82 feet; and N 80°45'16" E, 118.55 feet to the true point of beginning and end of said described parcel.



11-12-13



Jeff Watson

From: Jeff Watson
Sent: Tuesday, December 17, 2013 8:05 AM
To: 'Shawn Hayden'
Subject: RE: hayden-wray BLA
Attachments: BL-13-00022 Hayden Correspondence.pdf; BL-13-00022 Hayden Preliminary Approval Signed.pdf

As per the attached... taxes are showing paid (condition 2), CID signed off (condition 3)... I have no legals or survey (condition 1).

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: Shawn Hayden [mailto:hayden@elltel.net]
Sent: Tuesday, December 17, 2013 6:45 AM
To: Jeff Watson
Cc: jwinbauer@lwhsd.com
Subject: hayden-wray BLA

Jeff,
Can you give me a timeline on final BLA approval for the Hayden-Wray BLA? Cascade Irrigation District should have contacted you, and the Cascade View Business Park property taxes were paid in November, so I believe all the conditions have been met.
Let me know if there is anything else you need.

Thanks for your time,

Mark Hayden
Cell 509 856 6119

Jeff Watson

From: Jeff Watson
Sent: Tuesday, November 19, 2013 10:06 AM
To: 'Shawn Hayden'
Cc: Chuck Cruse (cruseandassoc@kvalley.com)
Subject: RE: Hayden-Wray Boundary Line Adjustment
Attachments: BL-13-00022 Hayden Preliminary Approval Signed.pdf

That takes care of Condition 3 of the preliminary approval. I'm not seeing a Survey or Legal Description yet (Chuck did I miss them somewhere?) and the taxes are still due on the [Cascade View parcel...](#)

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: Richard Lee [mailto:cid@fairpoint.net]
Sent: Monday, November 18, 2013 8:58 AM
To: 'Shawn Hayden'; Jeff Watson
Subject: RE: Hayden-Wray Boundary Line Adjustment

CID has no objections to this BLA. I will make the changes at the Treasures office when I see the final parcel acreages.

Thanks you,

Richard Lee
Cascade Irrigation District.
8063 Hwy 10
Ellensburg, WA 98926
(509) 962-9583

From: Shawn Hayden [mailto:hayden@elltel.net]
Sent: Thursday, November 14, 2013 3:48 PM
To: jeff.watson@co.kittitas.wa.us
Cc: cid@fairpoint.net
Subject: Hayden-Wray Boundary Line Adjustment

Jeff,
I spoke with Richard Lee from Cascade Irrigation District and he has given verbal approval of the BLA in regards to water rights. What is the next step we need to take in order to make that formalized? Is there a form that he needs to complete, or would a response from him by e mail be sufficient? His e mail address is above on the CC line.

Thank you,

Mark Hayden
Valley Veterinary Hospital
Ellensburg

Jeff Watson

From: Richard Lee <cid@fairpoint.net>
Sent: Monday, November 18, 2013 8:58 AM
To: 'Shawn Hayden'; Jeff Watson
Subject: RE: Hayden-Wray Boundary Line Adjustment

Follow Up Flag: Follow up
Flag Status: Flagged

CID has no objections to this BLA. I will make the changes at the Treasures office when I see the final parcel acreages.

Thanks you,

Richard Lee
Cascade Irrigation District.
8063 Hwy 10
Ellensburg, WA 98926
(509) 962-9583

From: Shawn Hayden [mailto:hayden@elltel.net]
Sent: Thursday, November 14, 2013 3:48 PM
To: jeff.watson@co.kittitas.wa.us
Cc: cid@fairpoint.net
Subject: Hayden-Wray Boundary Line Adjustment

Jeff,
I spoke with Richard Lee from Cascade Irrigation District and he has given verbal approval of the BLA in regards to water rights. What is the next step we need to take in order to make that formalized? Is there a form that he needs to complete, or would a response from him by e mail be sufficient? His e mail address is above on the CC line.

Thank you,

Mark Hayden
Valley Veterinary Hospital
Ellensburg

Jeff Watson

From: Jeff Watson
Sent: Wednesday, October 16, 2013 5:11 PM
To: Chuck Cruse (cruseandassoc@kvalley.com)
Cc: Shawn Hayden (hayden@elltel.net)
Subject: BL-13-00022 Hayden
Attachments: BL-13-00022 Hayden Master File 10.16.2013.pdf

[BL-13-00022 Hayden](#)

Kittitas County Community Development Services has issued conditional approval for the above Boundary Line Adjustment Application. See attached file. The signed original conditional approval letter has been sent to the applicant, please feel free to contact me if you have additional concerns or questions.

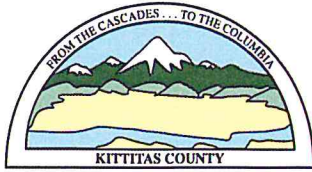
Jeff Watson
Planner II

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

October 16, 2013

Mark Hayden
2090 Vantage Highway
Ellensburg WA 98926

RE: Hayden Boundary Line Adjustment (BL-13-00022),

Map Number 17-19-06075-0001 Parcel Number 43437
Map Number 17-19-06020-0002 Parcel Number 891933

Dear Mr. Hayden,

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. This property is within the boundaries of the Cascade Irrigation District irrigation entity. The applicant will need to comply with the requirements set forth by CID prior to final approval of the boundary line adjustment.
4. Please refer to the attached Kittitas County Public Works and Kittitas County Fire Marshall comment memos for information regarding additional requirements.

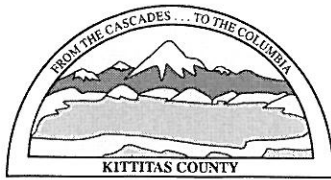
If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson
Staff Planner

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

BL-13-00022 Hayden Master File @ T:\CDS\Projects\BLAs\BL 2013\ BL-13-00022 Hayden



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: September 27, 2013
SUBJECT: Hayden BL-13-00022

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: Brenda Larsen
Sent: Monday, September 23, 2013 8:26 AM
To: Jeff Watson
Subject: RE: BL-13-00022 Hayden

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff Watson
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Hayden (BL-13-00022)

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.
- Ensure adequate access for fire apparatus. Any driveways or access points created based off the new lot configurations shall comply with Kittitas County Code 20.02.030.
- 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

From: Jeff Watson
Sent: Wednesday, September 18, 2013 10:54 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert
Subject: BL-13-00022 Hayden

[BL-13-00022 Hayden](#)

Christina, Holly (Erin), and Brenda,

Jeff Watson

From: Erin Moore
Sent: Friday, September 20, 2013 2:34 PM
To: Jeff Watson
Subject: FW: BL-13-00022 Hayden

From: Holly Duncan
Sent: Friday, September 20, 2013 2:30 PM
To: Erin Moore
Subject: FW: BL-13-00022 Hayden

I am not seeing any problems. It's all going to be city water soon if it isn't already anyway.

From: Jeff Watson
Sent: Wednesday, September 18, 2013 10:54 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert
Subject: BL-13-00022 Hayden

[BL-13-00022 Hayden](#)

Christina, Holly (Erin), 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 Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

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

From: Richard Lee <cid@fairpoint.net>
Sent: Wednesday, September 18, 2013 2:19 PM
To: Jeff Watson
Subject: RE: BL-13-00022 Hayden

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff,
The applicant will need to provide the CID with an Irrigation plan that will show a means of water delivery across lot 1 to lot 2. The applicant can contact the CID to obtain information about the requirements.

Thank you,

Richard Lee
District Manager

Cascade Irrigation District
8063 Hwy 10
Ellensburg, WA 98926
(509) 929-6146

From: Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]
Sent: Wednesday, September 18, 2013 11:00 AM
To: cid@fairpoint.net; Daniel Valoff (valoffd@ci.ellensburg.wa.us); baileyl@ci.ellensburg.wa.us
Cc: Chuck Cruse (cruseandassoc@kvalley.com)
Subject: BL-13-00022 Hayden

[BL-13-00022 Hayden](#) (This hyperlink will take you directly to the on-line file)

Please review the attached file for comments and requirements.

Thanks,

Jeff Watson
Planner II

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.

Jeff Watson

From: Jeff Watson
Sent: Wednesday, September 18, 2013 11:00 AM
To: cid@fairpoint.net; Daniel Valoff (valoffd@ci.ellensburg.wa.us);
bailey1@ci.ellensburg.wa.us
Cc: Chuck Cruse (cruseandassoc@kvalley.com)
Subject: BL-13-00022 Hayden

[BL-13-00022 Hayden](#) (This hyperlink will take you directly to the on-line file)

Please review the attached file for comments and requirements.

Thanks,

Jeff Watson
Planner II

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.

Jeff Watson

From: Jeff Watson
Sent: Wednesday, September 18, 2013 10:54 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert
Subject: BL-13-00022 Hayden

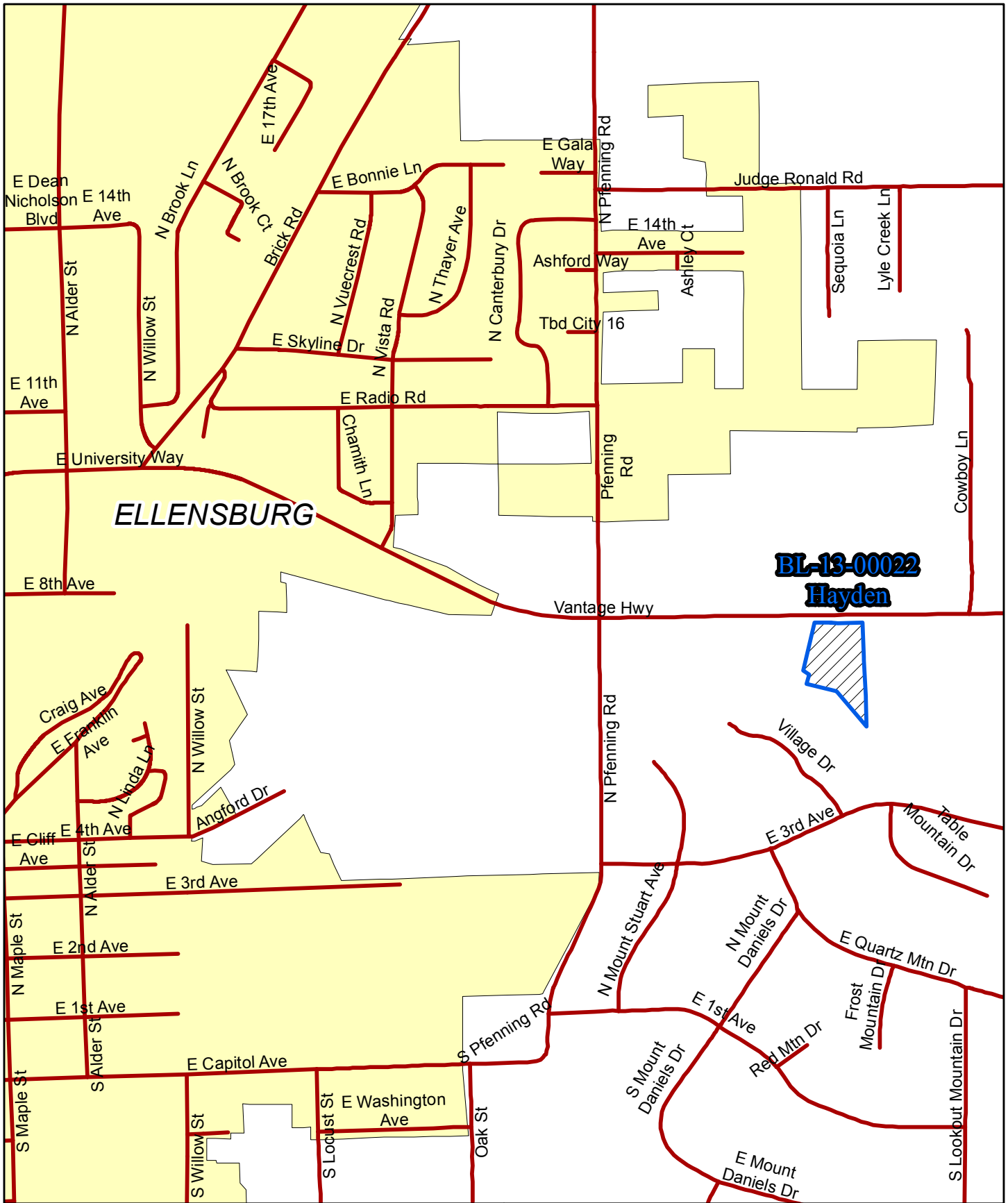
[BL-13-00022 Hayden](#)

Christina, Holly (Erin), 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 Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



BL-13-00022
Hayden

BL-13-00022
Hayden

Area Map



Google earth



BL-13-00022
Hayden

Air Photo Vertical

jeff.watson

9/18/2013



BL-13-00022
Hayden

Critical Areas Map

Critical Areas Checklist

Wednesday, September 18, 2013

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

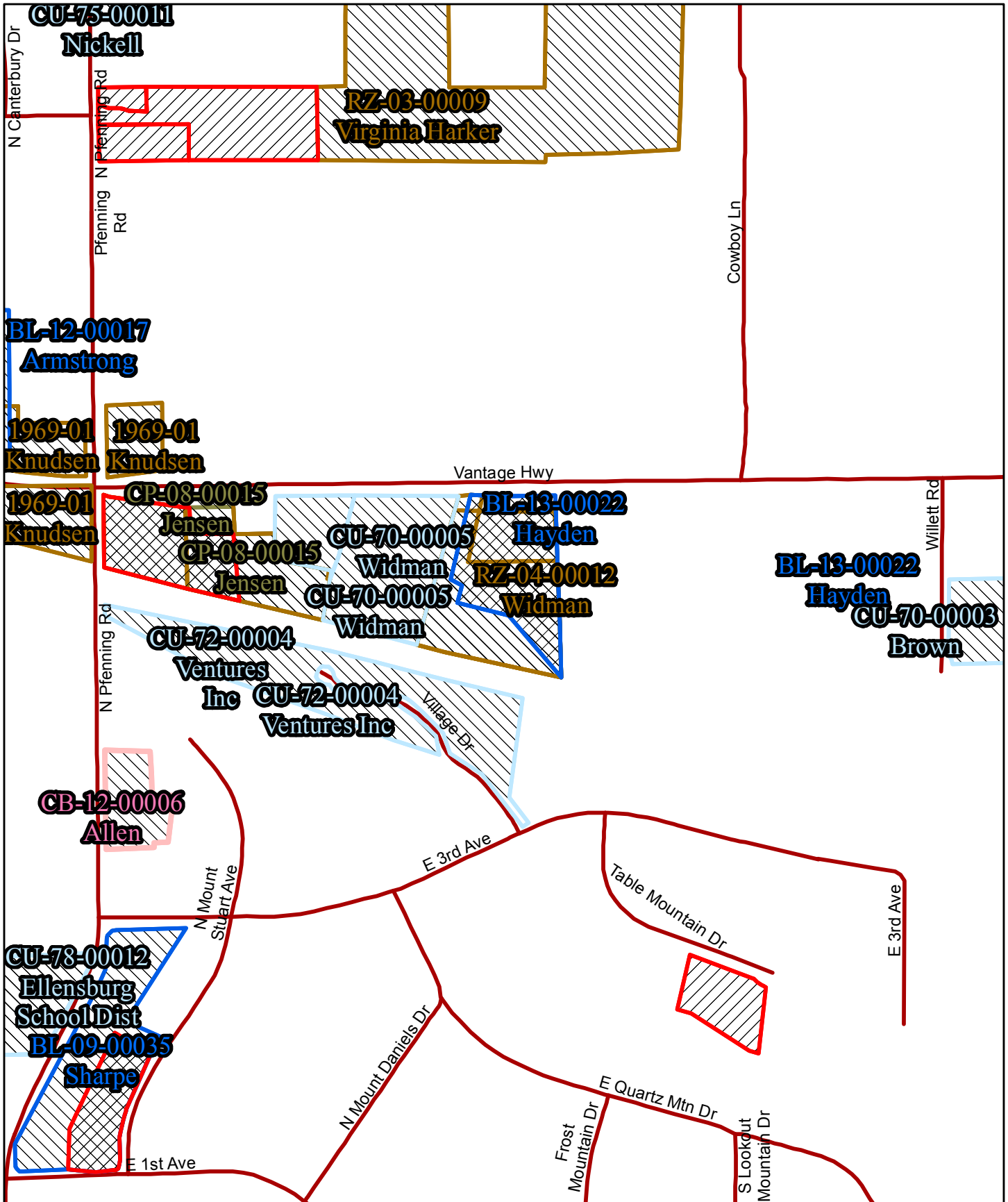
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



BL-13-00022
Hayden

Regional Land Use Map

RECEIVING NO. S 74929

SP-94-28



(IN FEET)
1 inch = 200 ft

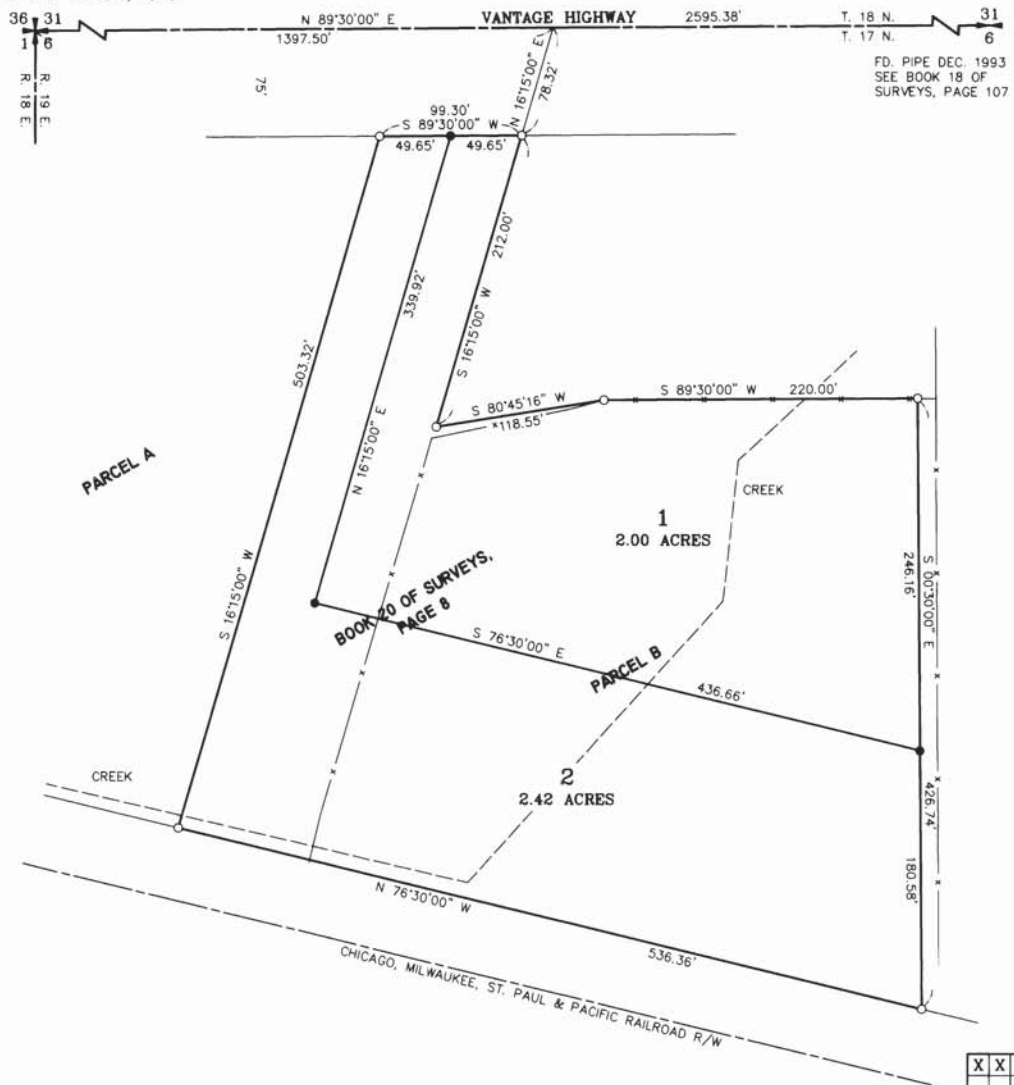
LEGEND

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

WIDMAN SHORT PLAT
PART OF GOV'T LOTS 3 & 4, SECTION 6, T. 17 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON

FD. ENC. MON. DEC 1993
SEE BK 11 OF SURVEYS, PG.
40 & BK 8 OF SURVEYS, PG. 6

FD. PIPE DEC. 1993
SEE BOOK 18 OF
SURVEYS, PAGE 107



TOTAL PARCEL DESCRIPTION

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED APRIL 12, 1994, IN BOOK 20 OF SURVEYS, PAGE 8, UNDER AUDITOR' FILE NO. 569738, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF GOVERNMENT LOTS 3 AND 4, SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

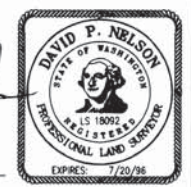
Filed for record this 13th day of September 1994, at 9:46 A.M., in Book D of Short Plats at page(s) 158 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH by S. Pelt (Deputy)
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 JEFF WIDMAN in MARCH of 1994.

David P. Nelson
DAVID P. NELSON
Professional Land Surveyor
License No. 18092

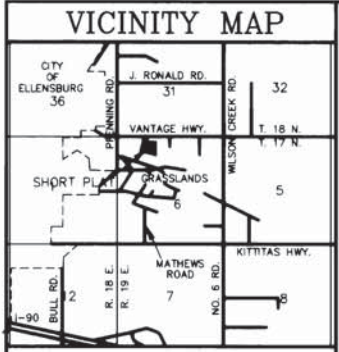


DATE 9/2/94

X	X	

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

WIDMAN SHORT PLAT



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 13th DAY OF September A.D. 1994
Ray Cruse
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 1st DAY OF September A.D. 1994
John Wilson
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE WIDMAN SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS 7 DAY OF SEPT. A.D. 1994
Mark R. Carey
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. 17-19-0620-0004.

DATED THIS 6 DAY OF Sept. A.D. 1994
Angie Huachka
KITITAS COUNTY TREASURER Admin. Assist.

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: JEFF WIDMAN
ADDRESS: P.O. BOX 193
THORP, WA 98946
PHONE: (509) 962-8004
EXISTING ZONE: SUBURBAN
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC TANKS
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATTED LOTS: TWO (2)
SCALE: 1" = 60'

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

D-159

WIDMAN SHORT PLAT
PART OF GOV'T LOTS 3 & 4, SECTION 6, T. 17 N., R. 19 E., W.M.
KITITITAS COUNTY, WASHINGTON

RECEIVING NO. 57929
SP-94-28

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT JEFF WIDMAN AND HOLLIE WIDMAN, 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.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 12th DAY OF SEPTEMBER, A.D., 1994.

JEFF WIDMAN [Signature]
HOLLIE WIDMAN [Signature]

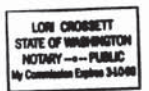
ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KITITITAS) s.s.

THIS IS TO CERTIFY THAT ON THIS 12th DAY OF SEPTEMBER, A.D., 1994, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFF WIDMAN AND HOLLIE WIDMAN, 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.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT ELLENSBURG
MY COMMISSION EXPIRES: 3-10-98



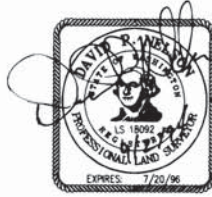
NOTES:

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 SHORT PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. BY KITITITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
4. FOR ADDITIONAL SURVEY INFORMATION, SEE BOOK 20 OF SURVEYS, PAGE 8. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID RECORD OF SURVEY.
5. ACCESS SHALL BE LIMITED TO A SINGLE JOINT-USE DRIVEWAY AND WILL REQUIRE AN ACCESS PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS. CONSTRUCTION OF ACCESS IMPROVEMENTS IN ACCORDANCE WITH DPW REQUIREMENTS MUST BE COMPLETED PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT FOR ANY PROPOSED LOTS.

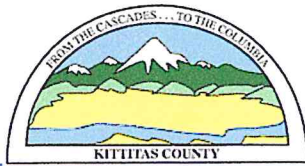
AUDITOR'S CERTIFICATE

Filed for record this 13th day of September 1994, at 9:46 A.M., in Book D of Short Plats at page(s) 159 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH by [Signature]
KITITITAS COUNTY AUDITOR s (deputy)



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



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITITITAS.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
\$205.00	Kittitas County Public Health Department Environmental Health
\$585.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:
8/27/13

RECEIPT #
18628

PAID
AUG 27 2013
KITITITAS CO
DATE STAMP IN BOX
CDS

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: MARK HAYDEN
Mailing Address: 2090 VANTAGE HWY
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: CHUCK CRUSE
Mailing Address: PO 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: 2090 VANTAGE HWY
City/State/ZIP: ELLENSBURG, WA 98926

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

PORTION OF NW 1/4 6-17-19

6. Property size: 3.64 (acres)

7. Land Use Information: Zoning: GC Comp Plan Land Use Designation: URBAN

962- 8238

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. _____, Pg. _____)
17-19-06020-0002 1.33AC	1.54
17-19-06025-0001 2.31AC	2.10

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 submitted)

x Mark Allen (date) 8-19-13
Charles G. Crum

x Mark Allen (date) 8-19-13
Sam Wray

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: Paid in full 2014 By: Angelina M Date: 03/14/14

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: _____

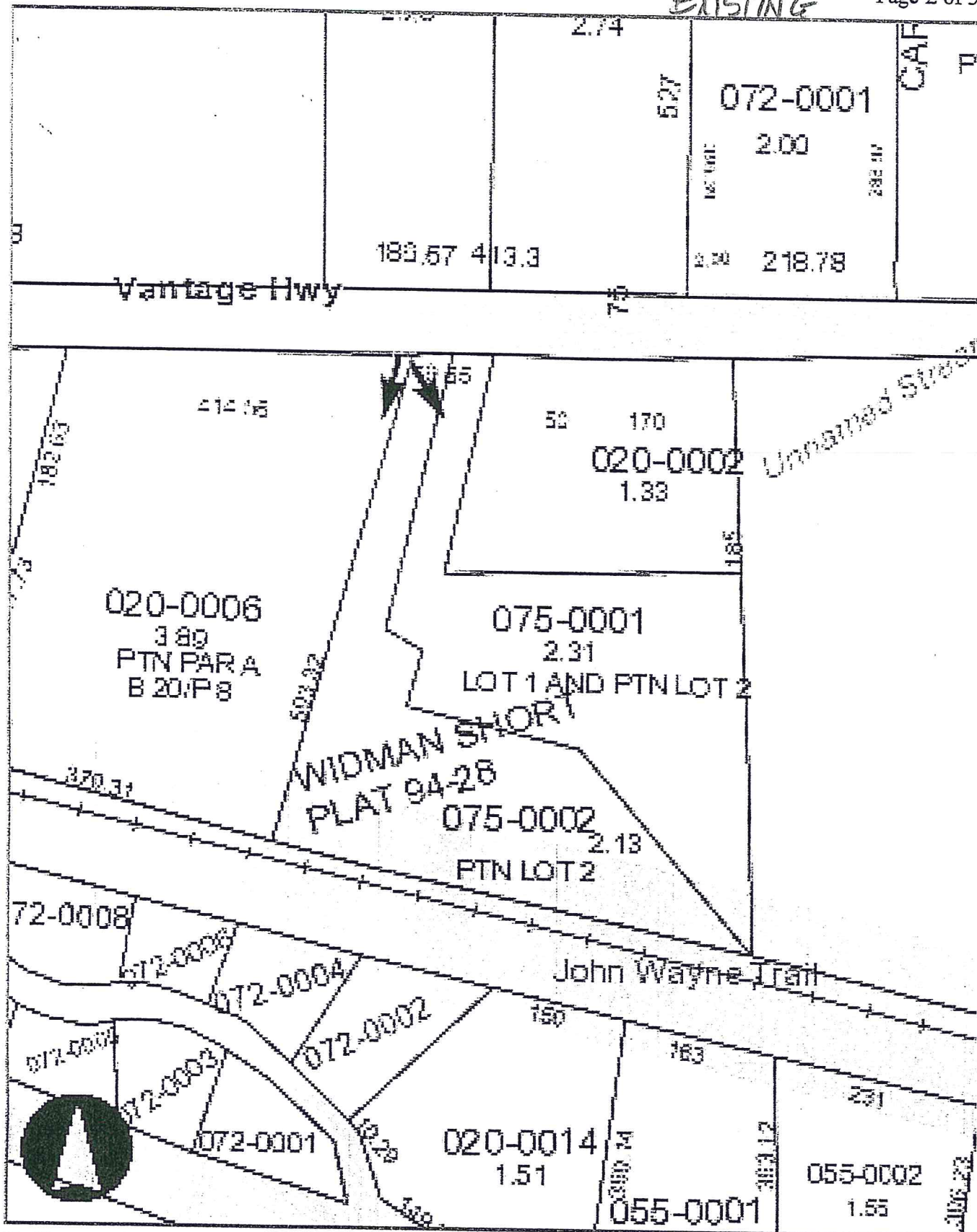
Current Zoning District: General Commercial

Preliminary Approval Date: 10/16/2013

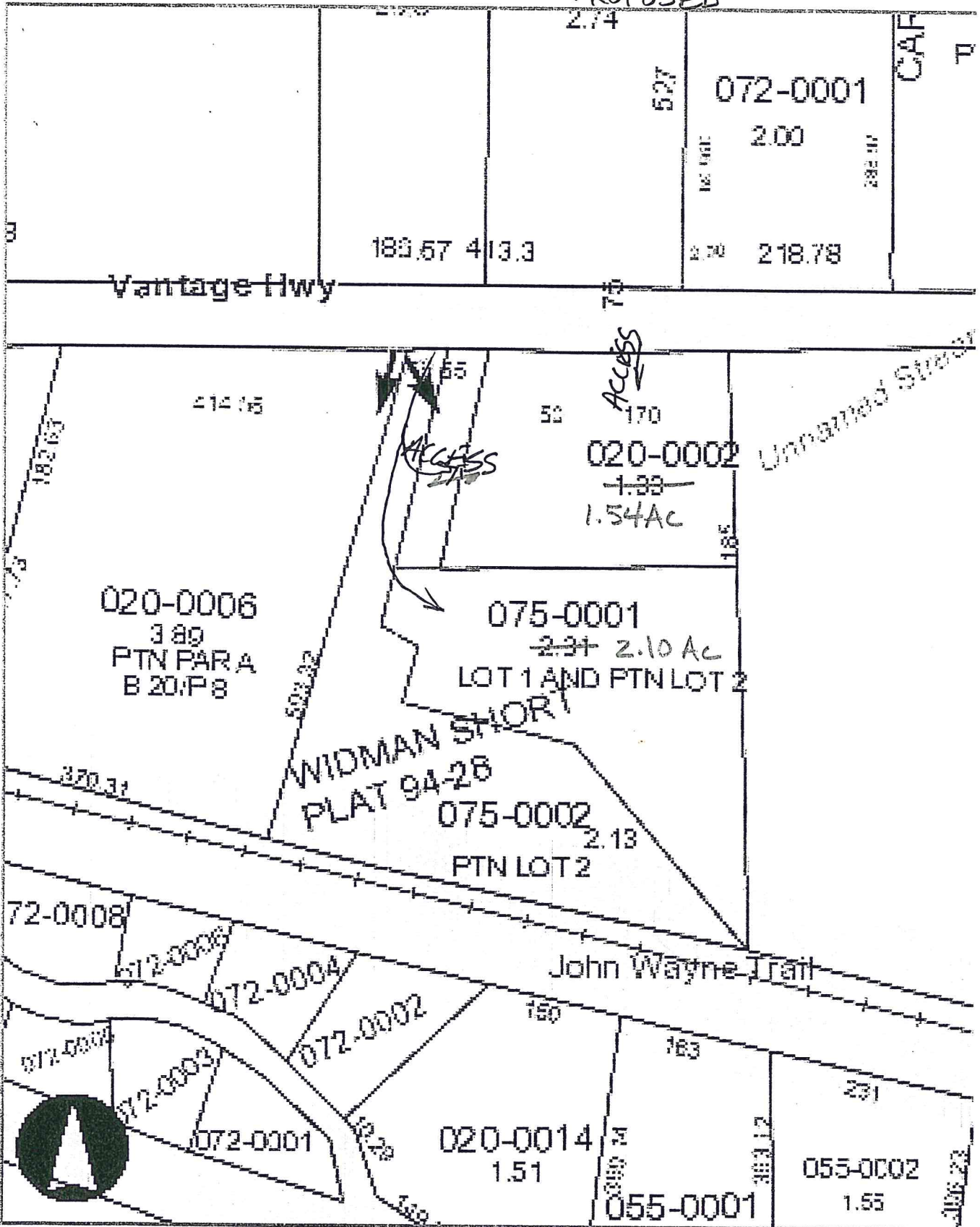
By: Jeff Watson

Final Approval Date: 3/10/2014

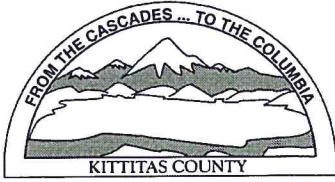
By: JR Watson



Map Center: Township:17 Range:19 Section:6



Map Center: Township:17 Range:19 Section:6



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

RECEIPT NO.: 00018628

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 003040

Date: 8/27/2013

Applicant: MARK HAYDEN

Type: check # 1515

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00022	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-13-00022	BLA MAJOR FM FEE	65.00
BL-13-00022	PUBLIC WORKS BLA	90.00
BL-13-00022	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	585.00