

Jeff Watson

From: Jeff Watson
Sent: Monday, December 30, 2013 1:09 PM
To: 'Chuck Cruse (cruseandassoc@kvalley.com)'
Cc: 'jbrunson@elltel.net'
Subject: RE: BL-13-00026 Sorensen

Just got a call from Christy Garcia; legal descriptions are not on the survey; we will need them for all parcels involved in order for her to finalize.

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: Jeff Watson
Sent: Monday, December 30, 2013 12:51 PM
To: Chuck Cruse (cruseandassoc@kvalley.com)
Cc: jbrunson@elltel.net
Subject: BL-13-00026 Sorensen

[BL-13-00026 Sorensen](#) Hyperlink to on-line file

Kittitas County Community Development Services has issued final approval for the above Boundary Line Adjustment/Segregation Application. See attached Master File. The signed original final 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.

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

Jeff Watson

From: Jeff Watson
Sent: Monday, December 30, 2013 12:51 PM
To: Chuck Cruse (cruseandassoc@kvalley.com)
Cc: jbrunson@elltel.net
Subject: BL-13-00026 Sorensen
Attachments: BL-13-00026 Sorensen Master File.pdf

[BL-13-00026 Sorensen](#) Hyperlink to on-line file

Kittitas County Community Development Services has issued final approval for the above Boundary Line Adjustment/Segregation Application. See attached Master File. The signed original final 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.

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Jeff Watson

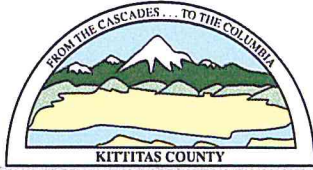
From: Jeff Watson
Sent: Monday, December 30, 2013 12:46 PM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: BL-13-00026 Sorensen

[BL-13-00026 Sorensen](#)

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"

December 30, 2013

Valley Land Co. Inc
1585 Tjossem Road
Ellensburg WA 98926

RE: Sorensen Boundary Line Adjustment (BL-13-00026),

Map Number	17-18-13010-0003	Parcel Number	638436
Map Number	17-18-13010-0004	Parcel Number	668733
Map Number	17-18-13010-0001	Parcel Number	258936

Dear Applicant,

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 December 30, 2013 to finalize the boundary line adjustment.

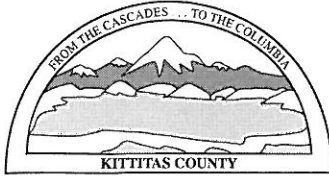
If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson
Staff Planner

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

BL-13-00026 Sorensen Master File T:\CDS\Projects\BLAs\BL 2013\BL-13-00026 Sorensen



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, CDS
FROM: Christina Wollman, Planner II *cw*
DATE: December 30, 2013
SUBJECT: Sorensen BL-13-00026

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: Monday, December 23, 2013 4:35 PM
To: Christina Wollman
Subject: BL-13-00026 Sorensen

[BL-13-00026 Sorensen](#)

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

39-7

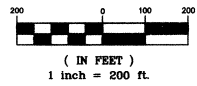
PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.



LEGEND

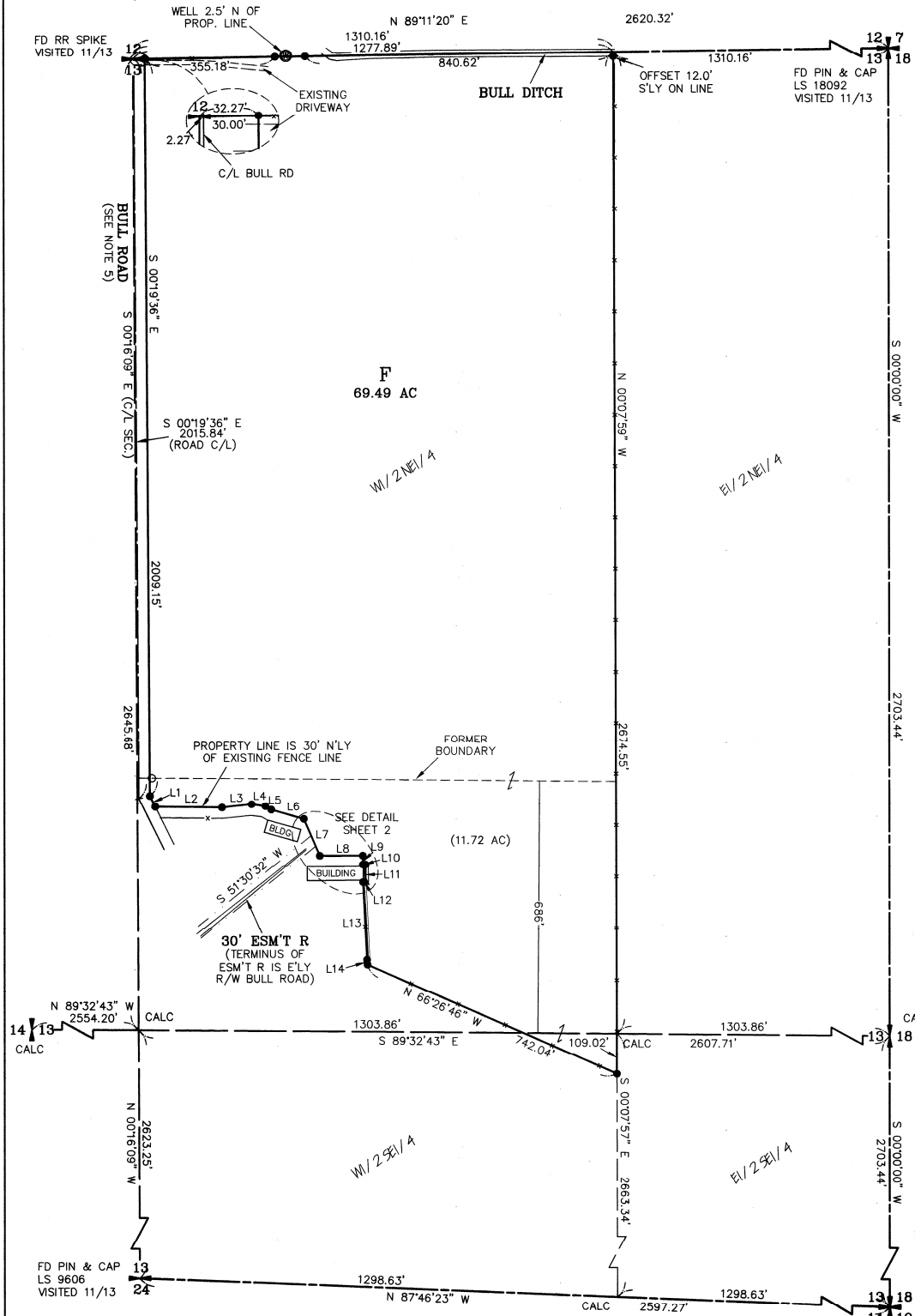
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- ▲ SET PK NAIL & WASHER
- FOUND PIN & CAP
- x — FENCE
- EASEMENT
- ⊙ WELL

GRAPHIC SCALE



LINE TABLE

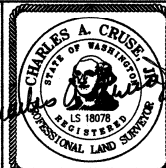
LINE	BEARING	DISTANCE
L1	S 26°22'36" E	32.66'
L2	S 89°13'46" E	182.19'
L3	N 84°03'18" E	81.07'
L4	S 82°34'21" E	38.21'
L5	S 58°22'44" E	18.76'
L6	S 74°04'36" E	92.43'
L7	S 23°30'25" E	109.01'
L8	N 89°40'00" E	116.57'
L9	S 00°24'19" E	24.79'
L10	N 89°37'17" E	7.00'
L11	S 00°24'19" E	48.09'
L12	S 89°40'00" W	6.79'
L13	S 02°53'32" E	211.42'
L14	S 04°36'57" E	13.12'



SHEET 1 OF 2

AUDITOR'S CERTIFICATE 201312200040
 Filed for record this 20TH day of DECEMBER,
 2013, at 2:13 P.M., in Book 39 of Surveys at
 page(s) 7 at the request of Cruse & Associates.
 JERALD V. PETTIT BY: *[Signature]*
 KITTITAS 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
 FENCELINE, LLC in NOVEMBER of 2013.
[Signature] 12-20-13
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 DATE License No. 18078



CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242
FENCELINE, LLC/SORENSEN PROP.

	X
	X
	X

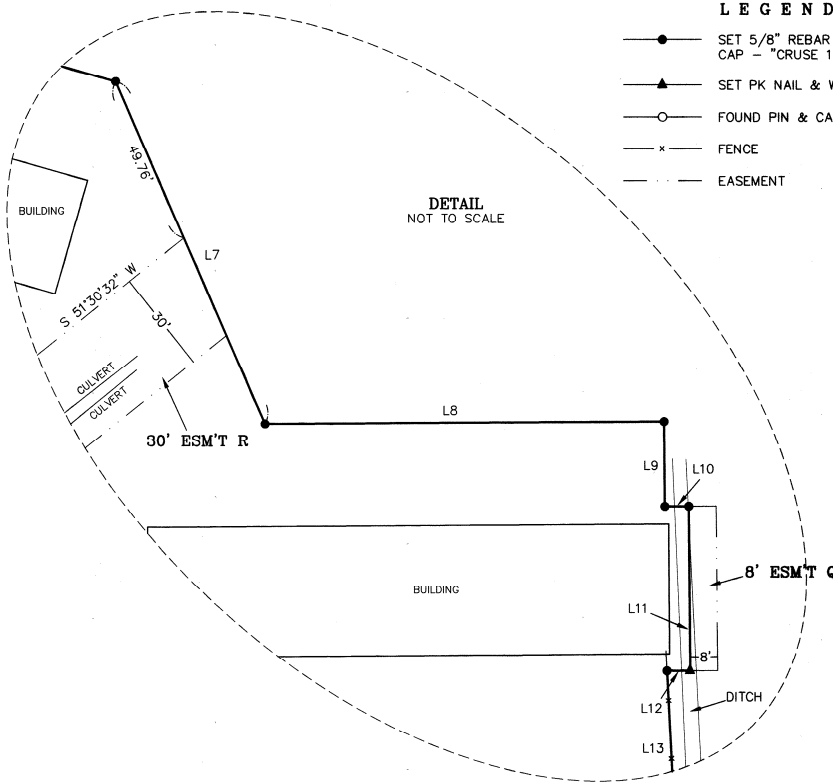
39-8

PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- ▲ SET PK NAIL & WASHER
- FOUND PIN & CAP
- x- FENCE
- - - EASEMENT



NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON CTS SERIES 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. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR SECTION SUDDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL INFORMATION, SEE BOOK 27 OF SURVEYS, PAGES 27-28.
4. THE PURPOSE OF THIS SURVEY IS A BOUNDARY LINE ADJUSTMENT BL-13-00026.
5. BULL ROAD R/W AS SHOWN IS BASED ON THE EXISTING ROAD R/W FENCES AND THE INFORMATION SHOWN ON THE SURVEYOR'S REPORT AND ORDER OF ESTABLISHMENT RECORDED IN BOOK A OF ROADS, PAGES 20-23, ON FILE AT THE KITTITAS COUNTY DEPT. OF PUBLIC WORKS OFFICE.

LEGAL DESCRIPTION

ORIGINAL PARCEL - PART OF AFN 201104280022 & 365304

PARCEL F

PARCEL F OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2013, IN BOOK 39 OF SURVEYS, AT PAGES 7-8, UNDER ADITOR'S FILE NO. 20131220 0040, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 13, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT Q

EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2013, IN BOOK 39 OF SURVEYS, AT PAGES 7-8, UNDER AUDITOR'S FILE NO. 20131220 0040, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

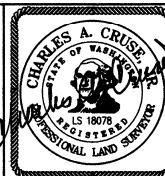
EASEMENT R

EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2013, IN BOOK 39 OF SURVEYS, AT PAGES 7-8, UNDER AUDITOR'S FILE NO. 20131220 0040, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

SHEET 2 OF 2

AUDITOR'S CERTIFICATE 201312200040
 Filed for record this 20TH day of DECEMBER,
 2013, at 2:13 M., in Book 39 of Surveys at
 page(s) 8 at the request of Cruse & Associates.
 JERALD V. PETTIT BY: [Signature]
 KITTITAS 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
 FENCELINE, LLC in NOVEMBER of 2013.
Charles A. Cruse, Jr. 12-20-13
 CHARLES A. CRUSE, JR. DATE
 Professional Land Surveyor License No. 18078



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242
FENCELINE, LLC/SORENSEN PROP.

Jeff Watson

From: Jeff Watson
Sent: Thursday, December 19, 2013 9:38 AM
To: 'Cruse & Associates'
Cc: 'jbrunson@elltel.net'
Subject: BL-13-00026 Sorensen

[BL-13-00026 Sorensen](#)

I'm not showing Legals/Survey for this... did I miss them somewhere?

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: Jeff Watson
Sent: Friday, November 01, 2013 3:38 PM
To: 'Cruse & Associates'
Cc: jbrunson@elltel.net
Subject: RE: BL-13-00026 Sorensen

Sorry, I attached before I saved the file... here you go

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: Cruse & Associates [mailto:cruseandassoc@kvalley.com]
Sent: Friday, November 01, 2013 3:37 PM
To: Jeff Watson
Subject: Re: BL-13-00026 Sorensen

Jeff,

Where are/ what are the conditions?

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

From: [Jeff Watson](#)
Sent: Friday, November 01, 2013 3:23 PM
To: [Chuck Cruse \(cruseandassoc@kvalley.com\)](mailto:cruseandassoc@kvalley.com) ; jbrunson@elltel.net
Subject: BL-13-00026 Sorensen

[BL-13-00026 Sorensen](#) (link to on-line file)

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 may be found in your mailbox at CDS, 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.

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

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.2242 / Virus Database: 3222/6299 - Release Date: 11/01/13

Jeff Watson

From: Jeff Watson
Sent: Friday, November 01, 2013 3:23 PM
To: Chuck Cruse (cruseandassoc@kvalley.com); jbrunson@elltel.net
Subject: BL-13-00026 Sorensen
Attachments: BL-13-00026 Sorensen Master File 10.8.2013.pdf

[BL-13-00026 Sorensen](#) (link to on-line file)

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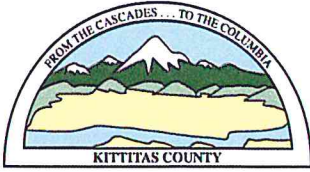
Jeff Watson
Planner II

Kittitas County Community Development
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411 N. Ruby Street, Suite 2
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jeff.watson@co.kittitas.wa.us
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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

November 1, 2013

Valley Land Co. Inc
1585 Tjossem Road
Ellensburg WA 98926

RE: Sorensen Boundary Line Adjustment (BL-13-00026),

Map Number	17-18-13010-0003	Parcel Number	638436
Map Number	17-18-13010-0004	Parcel Number	668733
Map Number	17-18-13010-0001	Parcel Number	258936

Dear Applicant,

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. Tax records indicate that the taxes have been paid for 2013 on all three parcels. If the conditions of approval are met prior to January 1, 2014, no further actions will be required. **If the required conditions are not met before the first of the year the 2014 full year's taxes will need to be paid prior to final approval.**
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
jbrunson@fairpoint.net

BL-13-00026 Sorensen Master File T:\CDS\Projects\BLAs\BL 2013\BL-13-00026 Sorensen

Jeff Watson

From: Broadmoor Farms <jbrunson@fairpoint.net>
Sent: Monday, October 21, 2013 1:55 PM
To: Jeff Watson
Subject: RE: BL-13-00026 Sorensen

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff,
Bull Canal Company has reviewed the BLA and has no objections to the request, and we have no further requirements.
Thank You,
Jeff Brunson
President Bull Canal Company

From: Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]
Sent: Tuesday, October 08, 2013 11:20 AM
To: jbrunson@elltel.net
Subject: BL-13-00026 Sorensen

[BL-13-00026 Sorensen](#) (Hyperlink to Web File)

Please review the attached file for Bull Ditch 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"

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message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Brenda Larsen
Sent: Wednesday, October 23, 2013 10:20 AM
To: Jeff Watson
Subject: RE: BL-13-00026 Sorensen

Follow Up Flag: Follow up
Flag Status: Flagged

October 23, 2013

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

Re: Sorenson (BL-13-00026)

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: Tuesday, October 08, 2013 11:16 AM

To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert
Subject: BL-13-00026 Sorensen

[BL-13-00026 Sorensen](#)

Christina, Holly (Erin), and Brenda,

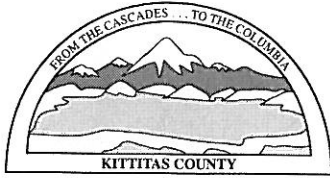
Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

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

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message id: 38eb45916c6dcbdac24bb8719d004a14



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: October 17, 2013
SUBJECT: Sorensen BL-13-00026

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: Erin Moore
Sent: Friday, October 11, 2013 1:00 PM
To: Jeff Watson
Subject: FW: BL-13-00026 Sorensen

Follow Up Flag: Follow up
Flag Status: Flagged

We don't see any problems with this one.

From: Jeff Watson
Sent: Tuesday, October 08, 2013 11:16 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert
Subject: BL-13-00026 Sorensen

[BL-13-00026 Sorensen](#)

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Jeff Watson
Sent: Tuesday, October 08, 2013 11:30 AM
To: baileyl@ci.ellensburg.wa.us; Daniel Valoff (valoffd@ci.ellensburg.wa.us); Mike Smith (smithm@ci.ellensburg.wa.us)
Subject: BL-13-00026 Sorensen
Attachments: BL-13-00026 Sorensen Master File 10.8.2013.pdf

[BL-13-00026 Sorensen](#) (Hyperlink to Web File)

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

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Jeff Watson
Planner II

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Services
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Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
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"Building Partnerships-Building Communities"

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Jeff Watson

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To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert
Subject: BL-13-00026 Sorensen

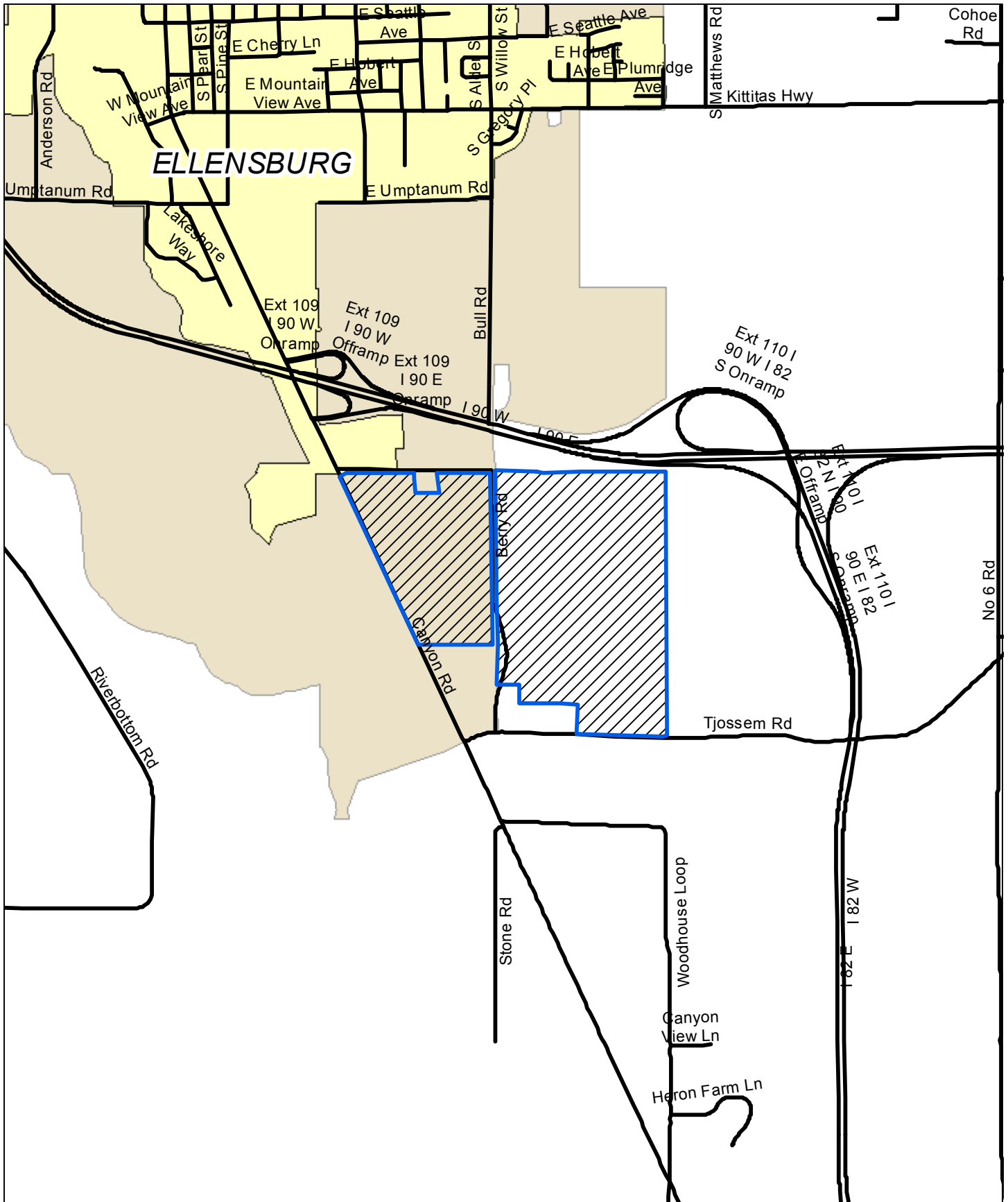
[BL-13-00026 Sorensen](#)

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-13-00026
Sorensen

Area
Map



© 2013 Google
Image Landsat

Google earth

Canyon-View Ln

87

82

Stoner Rd

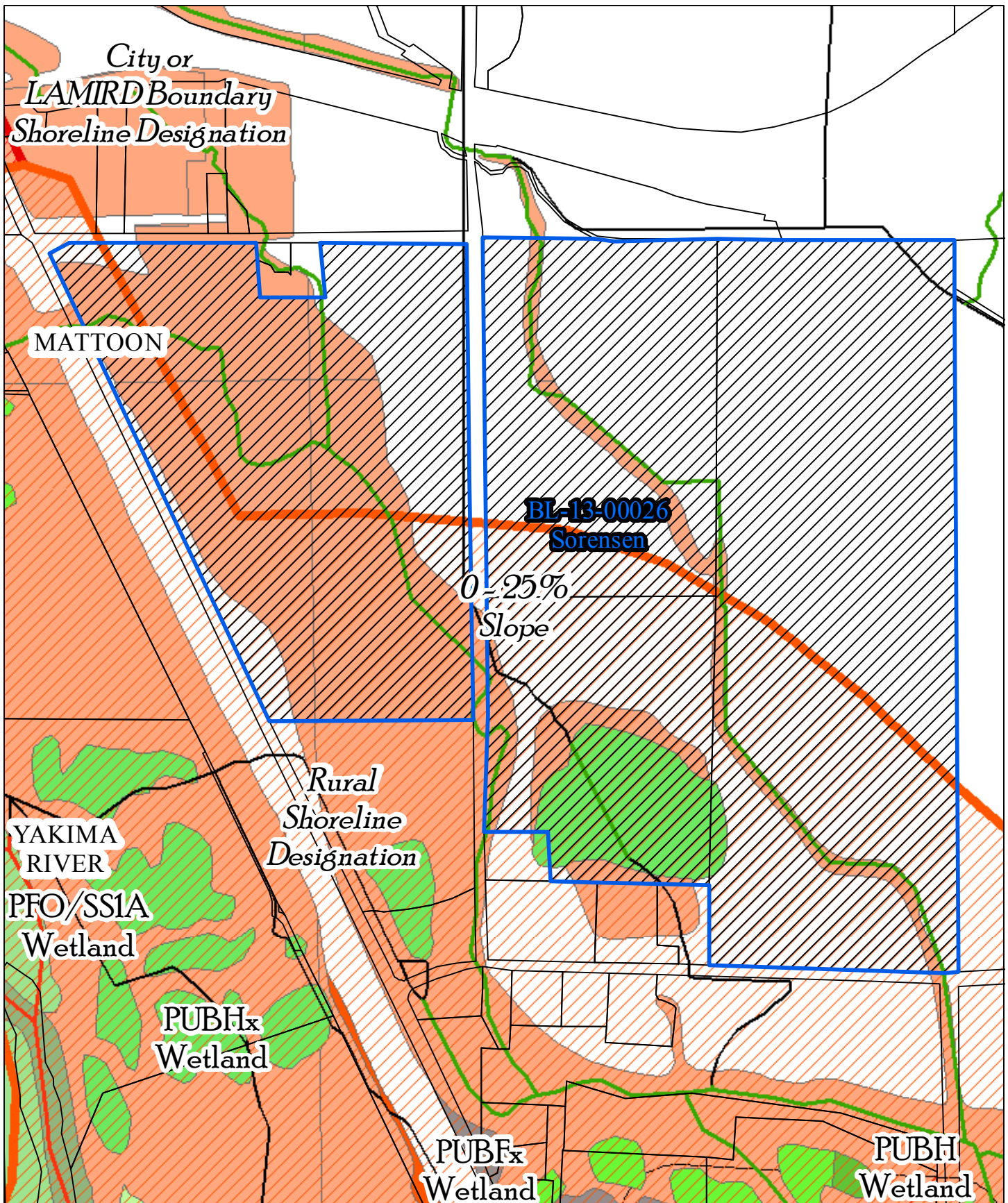
Canyon Rd

Woodhouse Loop



BL-13-00026
Sorensen

Vertical
Air Photo



BL-13-00026
Sorensen

Critical
Areas Map

Critical Areas Checklist

Tuesday, October 08, 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?



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 **PUBHx**:

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 :

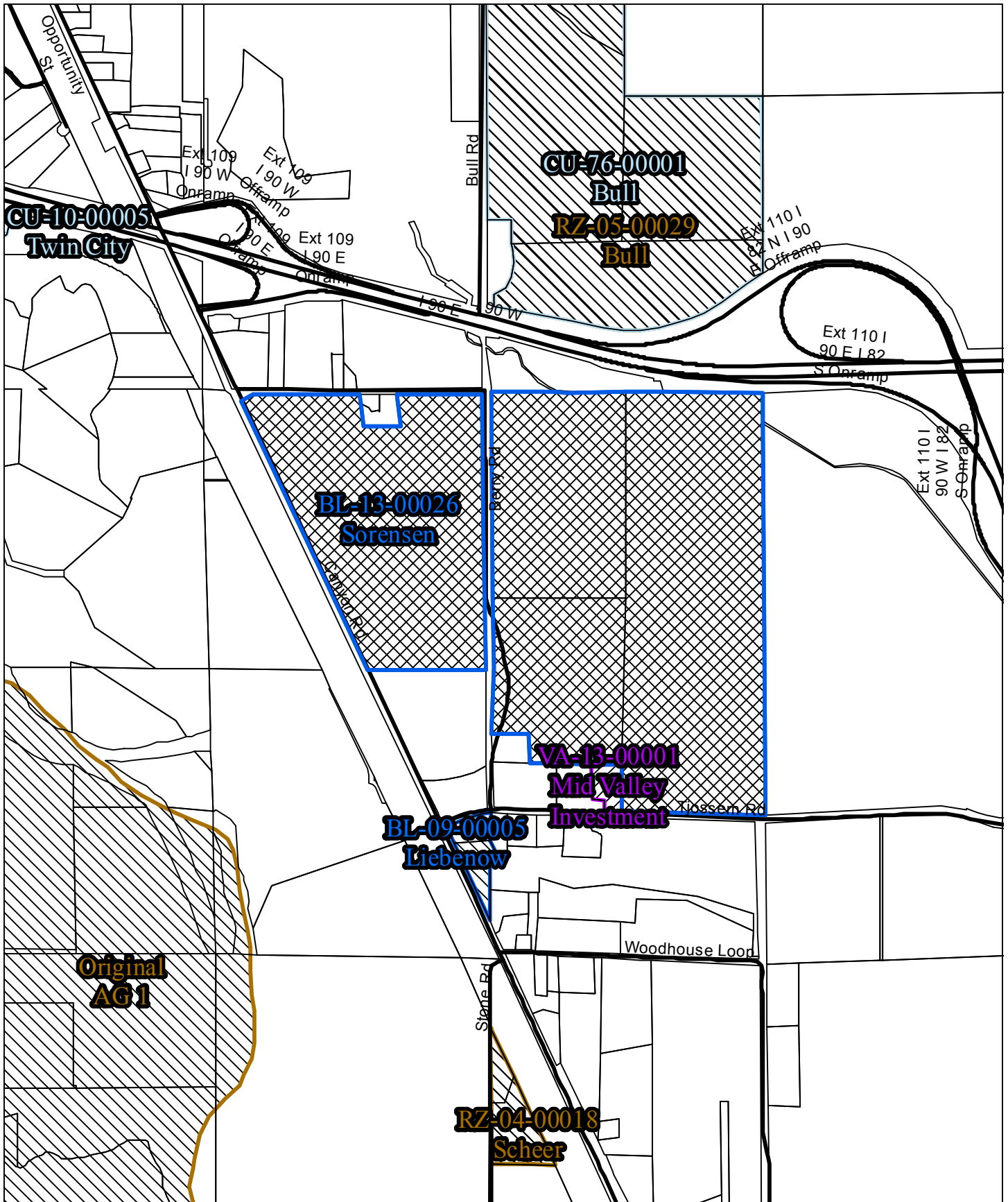
UB Class **UNCONSOLIDATED BOTTOM**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

Subclass :

Modifier(s):

H WATER REGIME **Permanently Flooded**: Water covers the land surface throughout the year in all years.

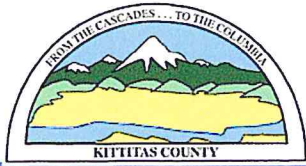
x SPECIAL MODIFIER **Excavated**: Lies within a basin or channel that have been dug, gouged, blasted or suctioned through artificial means by man.



BL-13-00026
Sorensen

Regional Land
Use Map

BL-13 0026



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

\$205.00 Kittitas County Public Health Department Environmental Health

✶ **\$585.00 Total fees due for this application** (One check made payable to KCCDS)

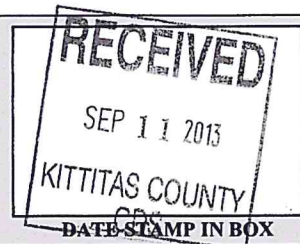
FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

[Handwritten Signature]

DATE: 9/11/13

RECEIPT #
18785
18784
18783



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: MORRIS SORENSEN, FENCELINE, VALLEY LAND
 Mailing Address: ~~1360 BERRY ROAD~~ 1585 T.JOSSEM RD.
 City/State/ZIP: ELLENSBURG, WA 98926
 Day Time Phone: 925-9436
 Email Address: jbrunson@fairpoint.net

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: CRUSE & ASSOC
 Mailing Address: P.O Box 959
 City/State/ZIP: ELLENSBURG, WA 98926
 Day Time Phone: 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: BERRY ROAD
 City/State/ZIP: ELLENSBURG, WA 98926

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

PART OF SEC 13-17-18

6. **Property size:** 314.97 (acres)

7. **Land Use Information:** Zoning: CA Comp Plan Land Use Designation: CA, CA URBAN



8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
17-18-13010-0004 154.61	96.5
17-18-13010-0003 41.09	27.09
17-18-13010-0001 119.27	191.38
_____	_____
_____	_____

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: Charles A. Cruikshank (date) 9-10-13

Signature of Land Owner of Record: Moralee Soranen (date) 9-10-13

(REQUIRED if indicated on application) (Required for application submittal):

Markie Spivey (date) 9-10-13

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 By: B. Blumenthal Date: 12-23-13

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 Res & Com Ag

Preliminary Approval Date: 11/1/2013 By: Jeff Watson

Final Approval Date: 12/30/2013 By: [Signature]

BL-13-00036



8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage
(1 parcel number per line)

17-18-13010-0004 154.61
 17-18-13010-0003 41.09
 17-18-13010-0001 119.27

New Acreage
(Survey Vol. ____, Pg. __)

~~96.5~~ 96.84
~~27.09~~ 29.37
~~191.38~~ 188.76

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

9. **AUTHORIZATION**
 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 Charles A. Cronin (date) 9-10-13

Joseph Dorgan (date) 9-10-13
Janie Spivey 9-10-13

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

By: Brewer

Date: 12-30-13

COMMUNITY DEVELOPMENT SERVICES REVIEW

X This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No X

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: Urban Res & Com AG

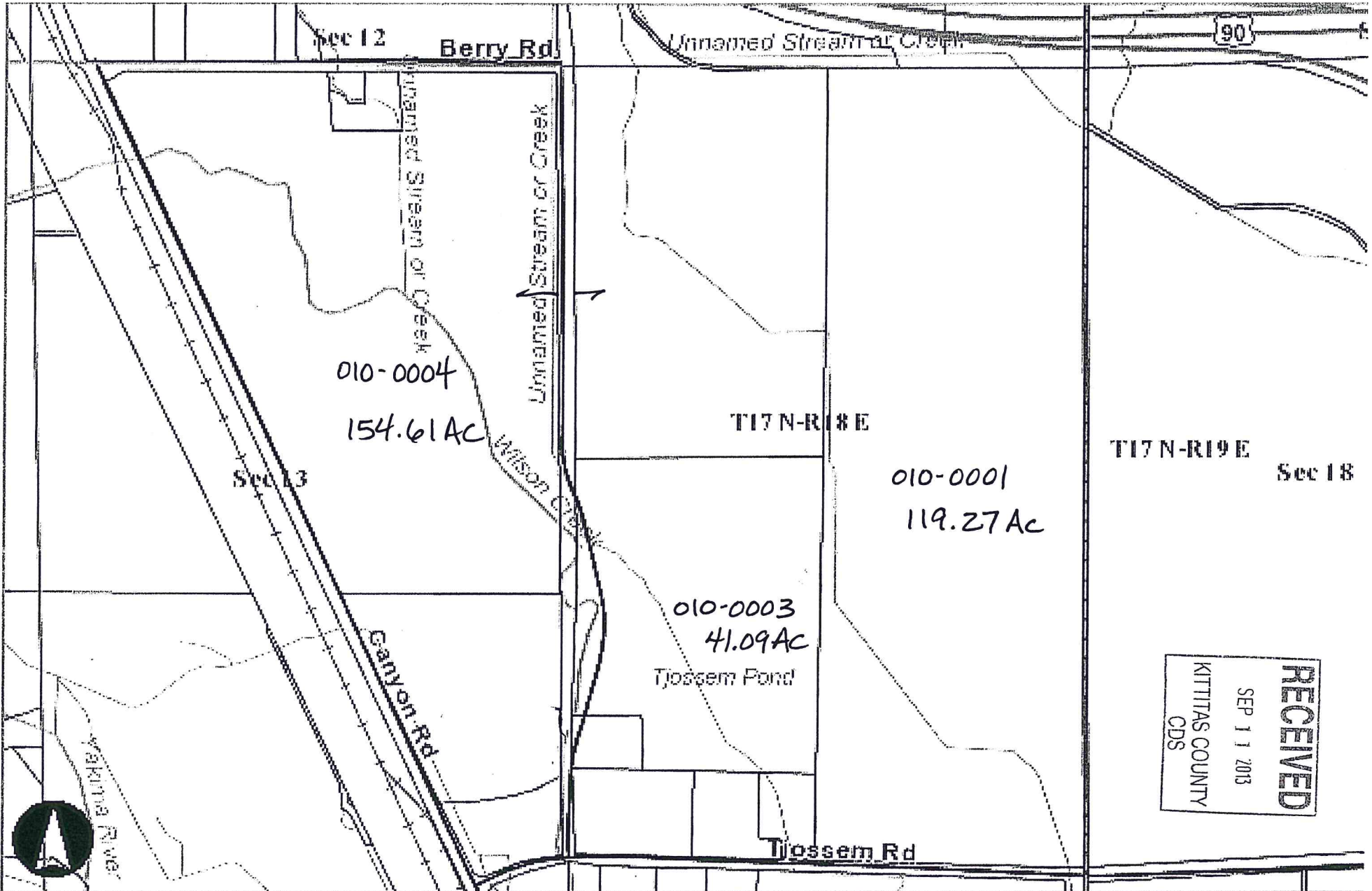
Preliminary Approval Date: 11/1/2013

By: Jeff Watson

Final Approval Date: 12/30/2013

By: 12/30/2013

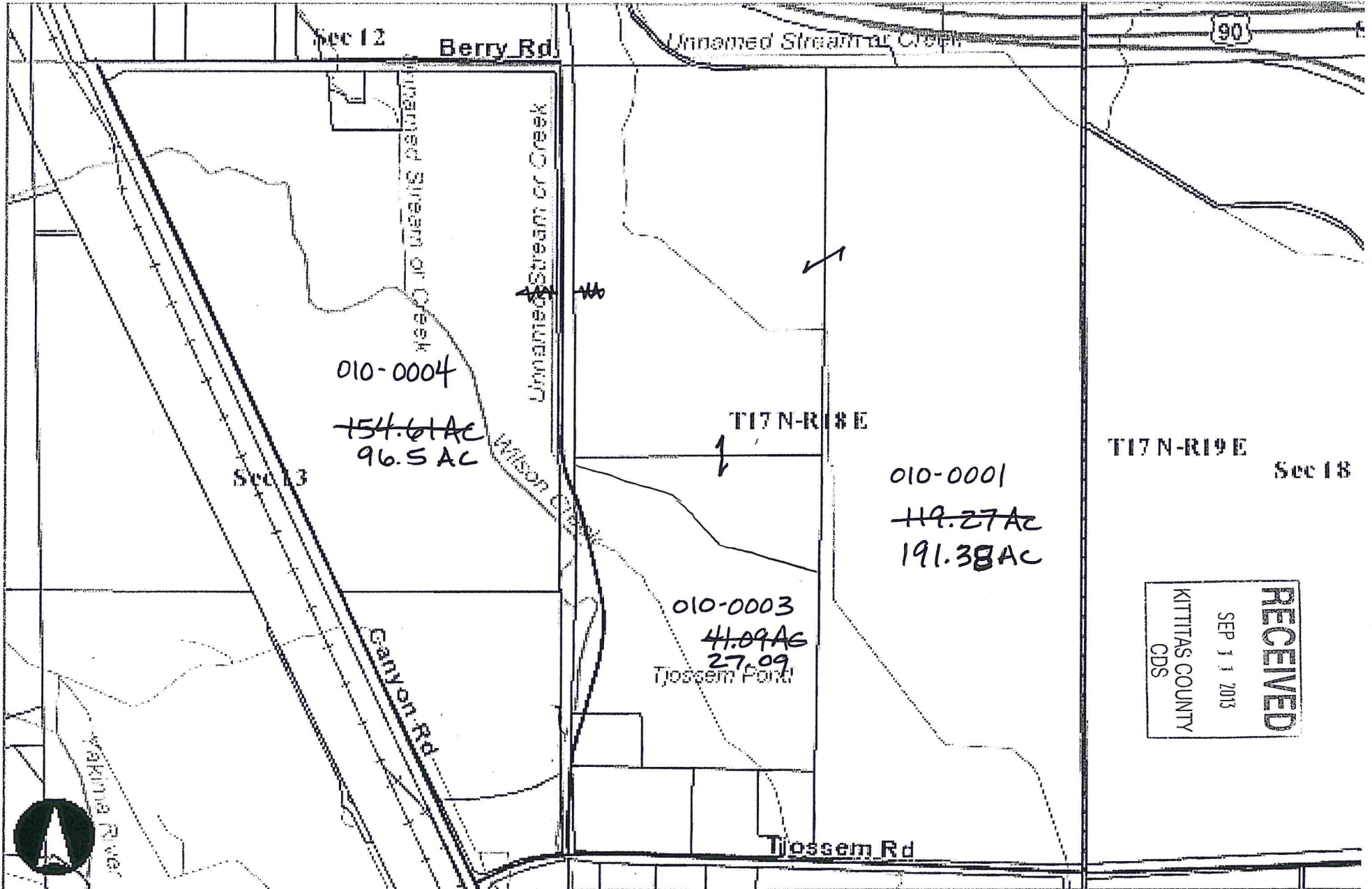
EXISTING



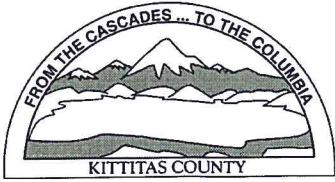
RECEIVED
 SEP 11 2013
 KITTITAS COUNTY
 CDS

Map Center: Township:17 Range:18 Section:13

PROPOSED



Map Center: Township:17 Range:18 Section:13



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

RECEIPT NO.: 00018785

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

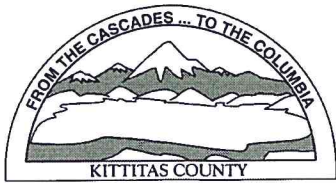
Account name: 027563

Date: 9/11/2013

Applicant: SORENSEN, MORRIS P.

Type: *Check #1137*

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00026	BOUNDARY LINE ADJUSTMENT MAJOR	78.75
BL-13-00026	PUBLIC WORKS BLA	2.50
BL-13-00026	BLA MAJOR FM FEE	65.00
	Total:	146.25



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

RECEIPT NO.: 00018784

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

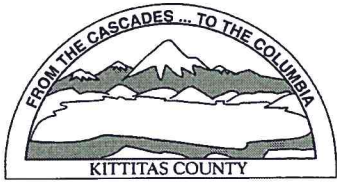
Account name: 027563

Date: 9/11/2013

Applicant: SORENSEN, MORRIS P.

Type: *Check #1000*

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00026	PUBLIC WORKS BLA	87.50
BL-13-00026	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	292.50



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

RECEIPT NO.: 00018783

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027563

Date: 9/11/2013

Applicant: SORENSEN, MORRIS P.

Type: check # 1005

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00026	BOUNDARY LINE ADJUSTMENT MAJOR	146.25
	Total:	146.25