

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 27, 2014

Valley Land
4608 4th Parallel Road
Ellensburg WA 98926

RE: Valley Land Boundary Line Adjustment (BL-14-00003),

Map Number	17-19-18040-0006	Parcel Number	50233
Map Number	17-19-19010-0001	Parcel Number	920233
Map Number	17-19-19050-0001	Parcel Number	142836

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 Boundary Line Adjustment 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, Kittitas County Fire Marshal, and Washington State Department of Transportation comment memos for information regarding additional requirements.

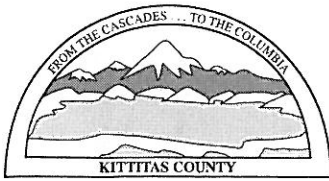
If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson
Staff Planner

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

BL-14-00003 Valley Land Master File T:\CDS\Projects\BLAs\BL 2013\BL-14-00003 Valley Land



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner III CW
DATE: March 24, 2014
SUBJECT: Valley Land BL-14-00003

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.
2. Legal access shall be established prior to final approval.

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.



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

March 13, 2014

Kittitas County Community Development Services
411 North Ruby Street
Ellensburg, WA 98926

Attention: Jeffrey A. Watson, Planner II

Subject: BL-14-00003 – Valley Land BLA
I-82, milepost 0.9 left

We have reviewed the proposed boundary line adjustment and have the following comments.

- The subject properties are adjacent to Interstate 82 (I-82), a fully-controlled limited access facility with a posted speed limit of 70 miles per hour. Access to I-82 is not allowed.
- Our records indicate there is a 25 foot irrigation easement and 35 foot drainage easement along the west side of the property, abutting I-82 right-of-way. The property owner(s) are responsible for maintaining this easement.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Rick Holmstrom at (509) 577-1633.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG: rh/jjp

cc: File #4, SR 82
Terry Kukes, Area 1 Maintenance Superintendent



Memo

To: Jeff Watson, CDS

From: Erin Moore, Environmental Health Technician

Date: March 6, 2014

RE: BL-14-00003 Valley Land

After review of the proposed BLA, it appears that there are no structures on the ownerships and that all the land remains utilized in agriculture. There are no wells or septic systems indicated on any of the maps provided that may be impacted by the movement of property lines within this ownership.

Please recommend for approval.

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



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

www.co.kittitas.wa.us/health/

Jeff Watson

From: Broadmoor Farms <jbrunson@fairpoint.net>
Sent: Wednesday, March 05, 2014 10:54 AM
To: Jeff Watson
Subject: RE: BL-14-00003 Valley Land

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jeff,
Bull Canal has reviewed and has no problem or additional comments with the attached BLA.
Thank you,
Jeff Brunson
Pres Bull Canal Company

From: Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]
Sent: Wednesday, March 05, 2014 10:30 AM
To: Prilucik, Jacob (PrilucJ@wsdot.wa.gov)
Cc: Holmstrom, Rick; jbrunson@elltel.net
Subject: BL-14-00003 Valley Land

[BL-14-00003 Valley Land Hyperlink to On-Line File](#)

Please review the attached Boundary Line Adjustment application for DOT and Bull Ditch Comments and/or requirements.

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: Brenda Larsen
Sent: Wednesday, March 05, 2014 12:33 PM
To: Jeff Watson
Subject: RE: BL-14-00003 Valley Land

Follow Up Flag: Follow up
Flag Status: Flagged

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

Re: Valley Land (BL-14-00003)

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, March 05, 2014 10:14 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert
Subject: BL-14-00003 Valley Land

[BL-14-00003 Valley Land](#)

Christina, Holly or Erin or Joe, and Brenda,

Jeff Watson

From: Jeff Watson
Sent: Wednesday, March 05, 2014 10:30 AM
To: Prilucik, Jacob (PrilucJ@wsdot.wa.gov)
Cc: Holmstrom, Rick; jbrunson@elltel.net
Subject: BL-14-00003 Valley Land
Attachments: BL-14-00003 Valley Land Master File 3.5.2014.pdf

[BL-14-00003 Valley Land Hyperlink to On-Line File](#)

Please review the attached Boundary Line Adjustment application for DOT and Bull Ditch Comments and/or requirements.

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: Wednesday, March 05, 2014 10:14 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert
Subject: BL-14-00003 Valley Land

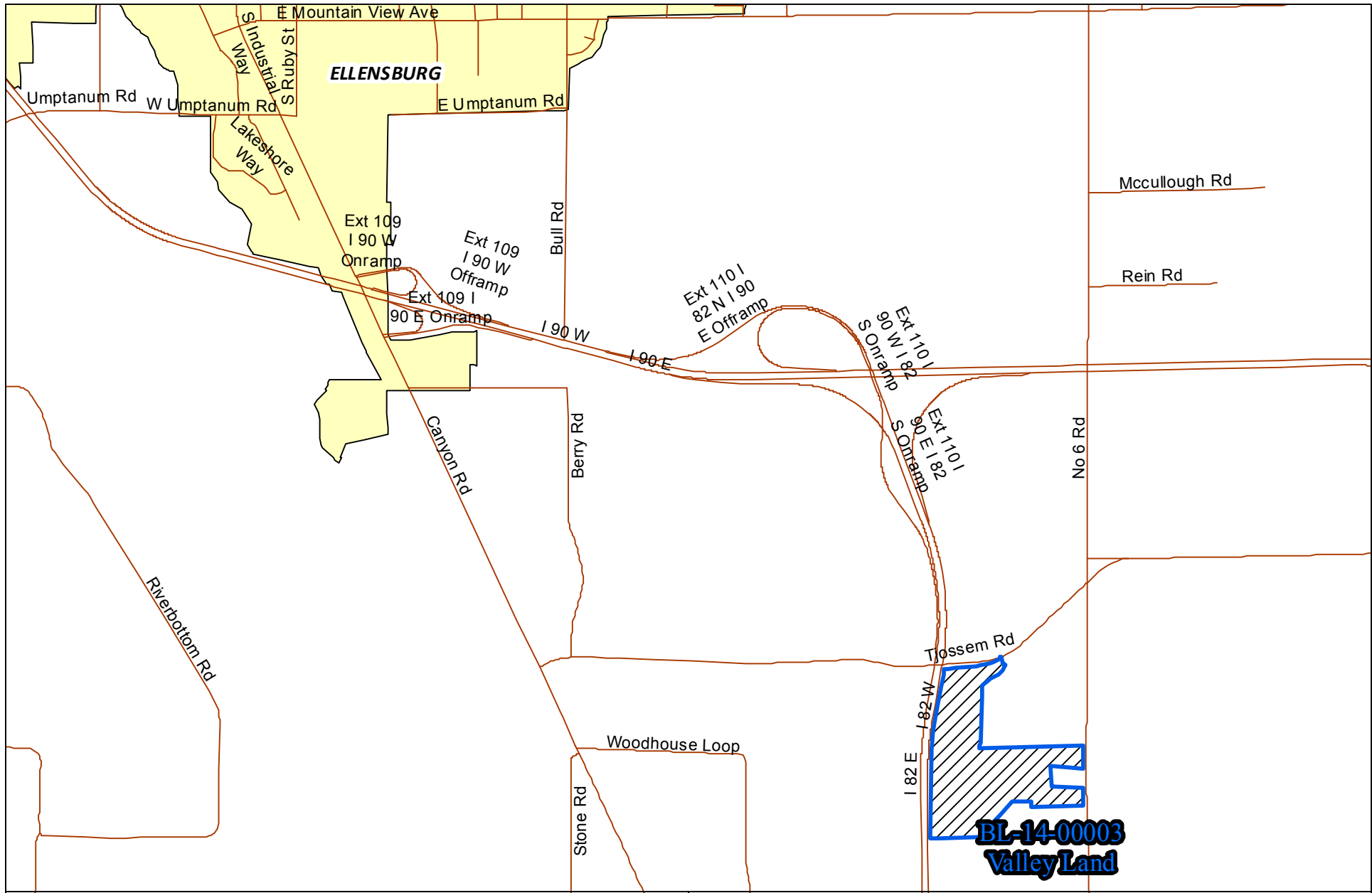
[BL-14-00003 Valley Land](#)

Christina, Holly or Erin or Joe, 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-14-00003
Valley Land

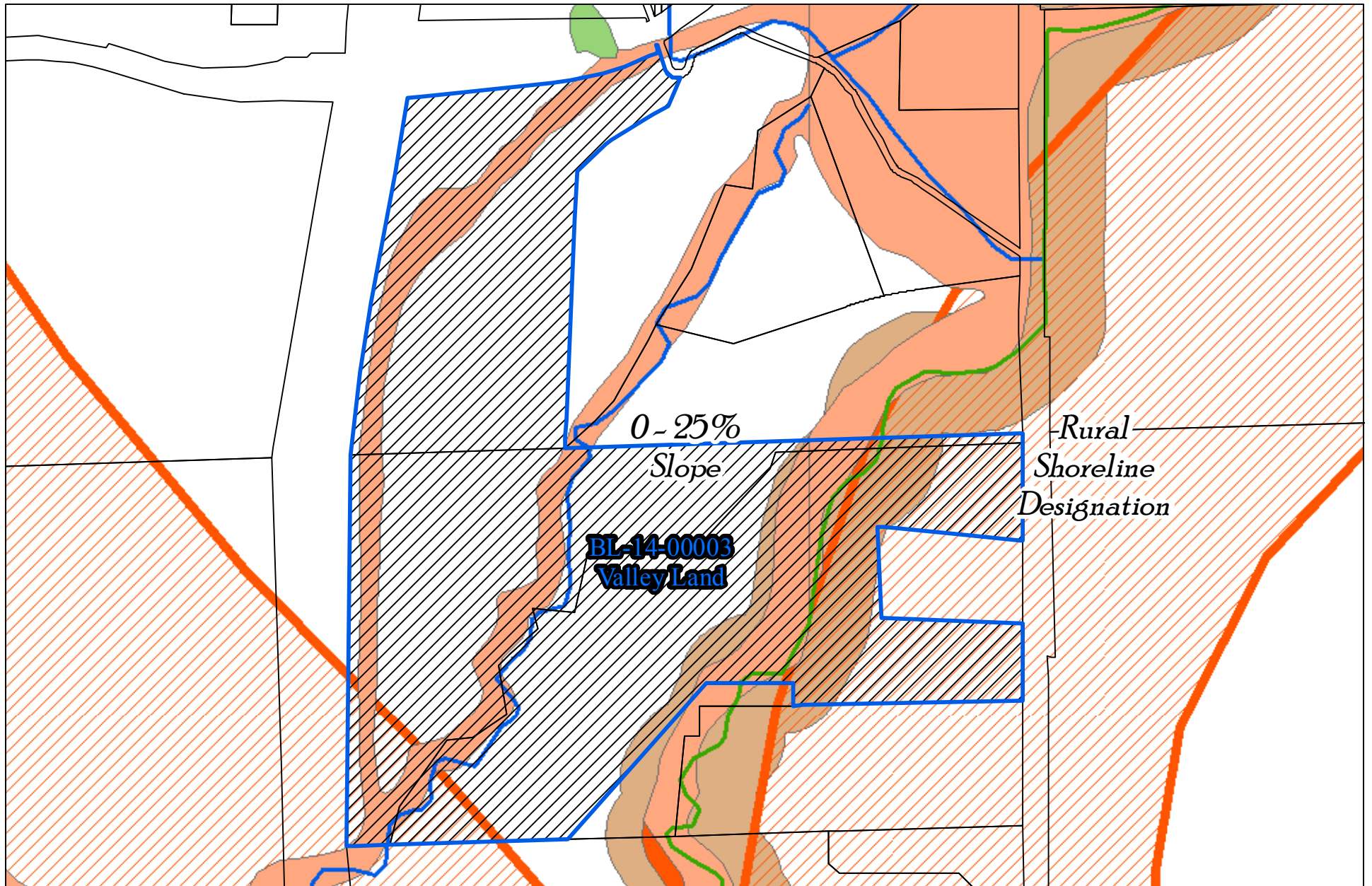
Area
Map





BL-14-00003
Valley Land

Vertical
Air Photo



BL-14-00003
Valley Land

Critical Areas
Map

Critical Areas Checklist

Wednesday, March 05, 2014

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?

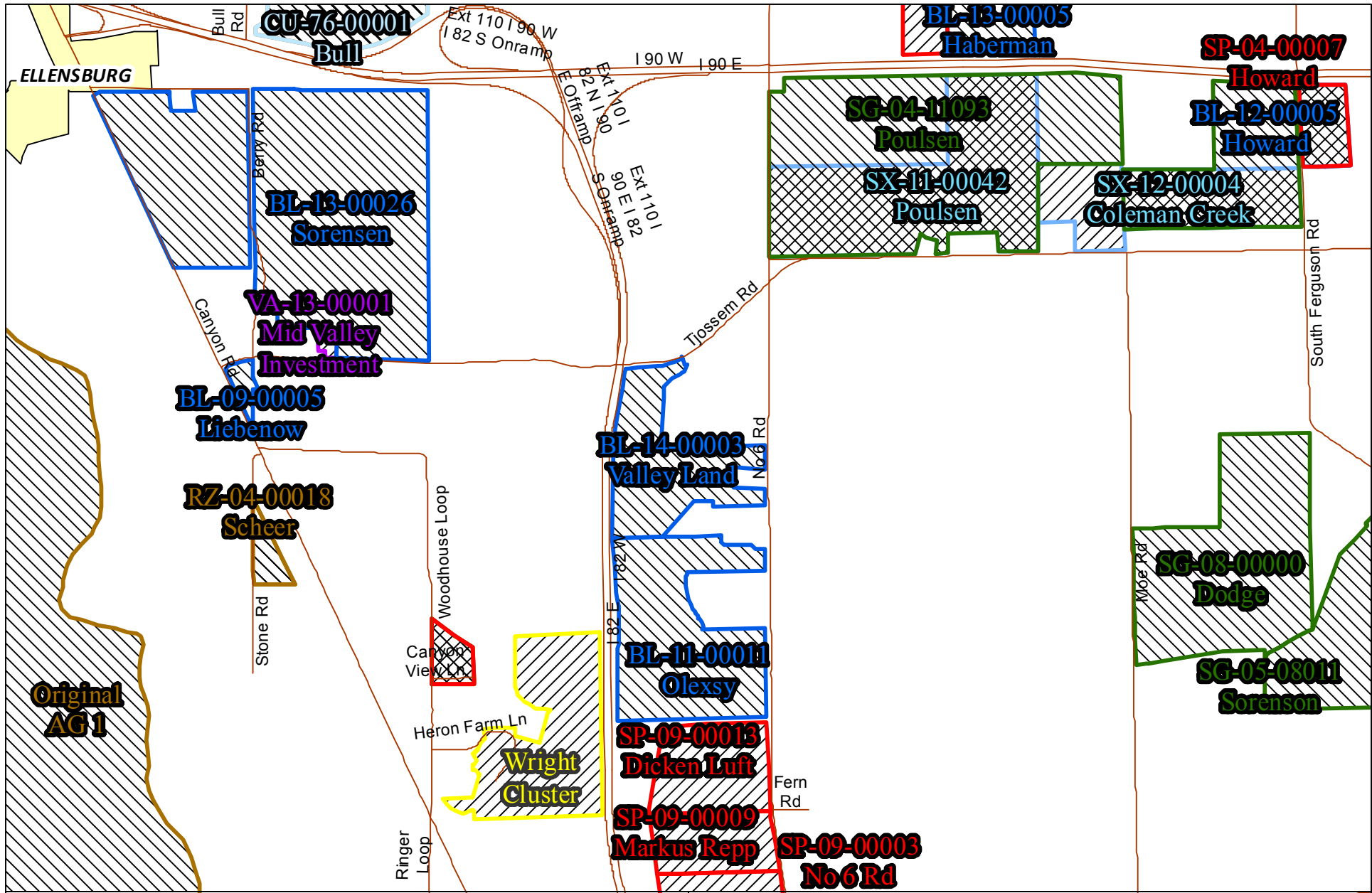
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

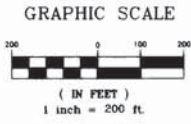
Have the Current Years Taxes been paid?



BL-14-00003
Valley Land

Regional Land Use
Map

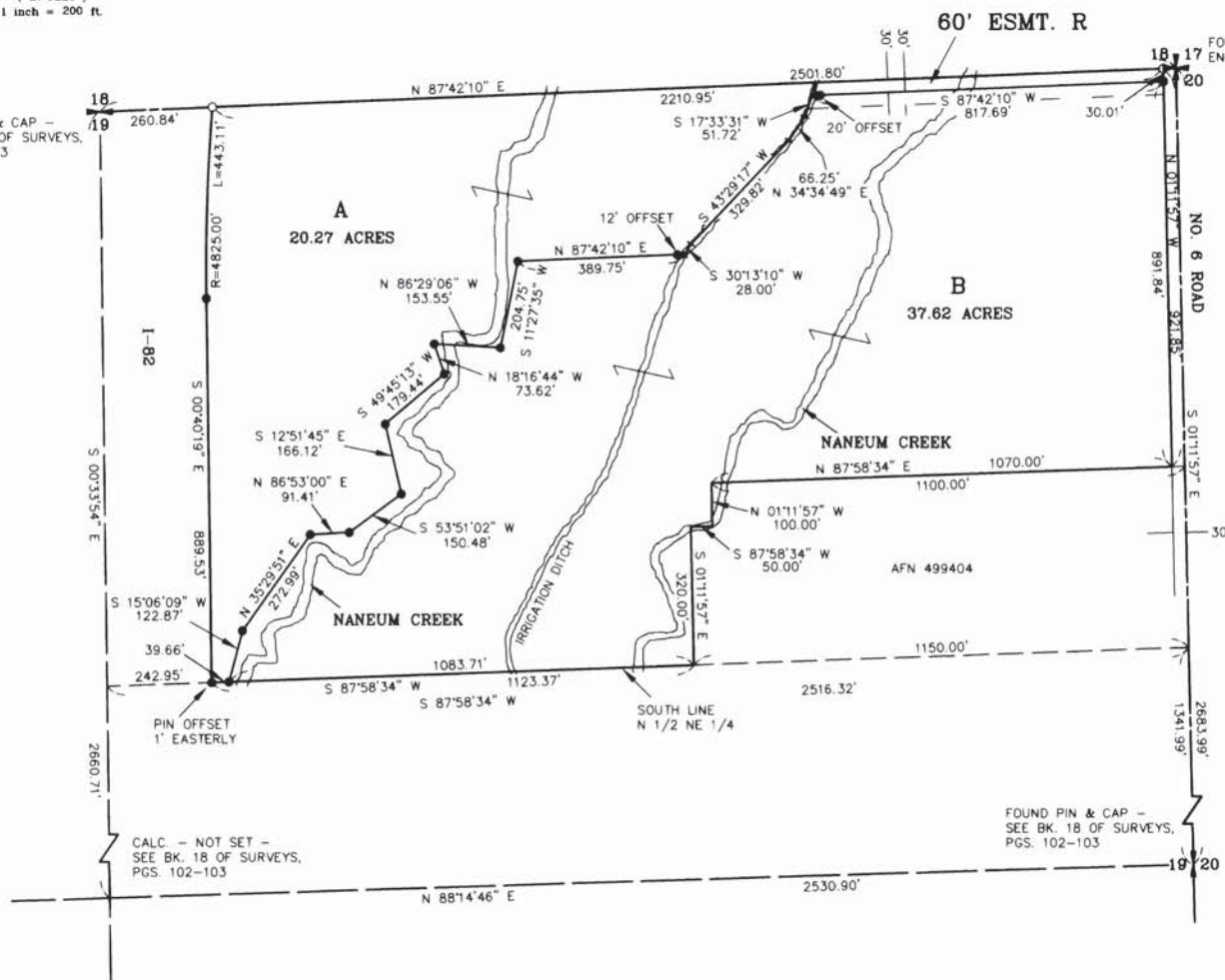
PART OF THE NE 1/4 OF SECTION 19 TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.



LEGEND

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

FOUND PIN & CAP —
SEE BK. 18 OF SURVEYS,
PGS. 102-103



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. FOR SECTION SUBDIVISION AND SECTION CORNER DOCUMENTATION, SEE BOOK 18 OF SURVEYS, PAGES 102-103.
3. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS THE ABOVE MENTIONED SURVEY OF RECORD.
4. SECTION AND QUARTER SECTION CORNERS SHOWN HEREON WERE LAST VISITED MARCH OF 1993.

AUDITOR'S CERTIFICATE

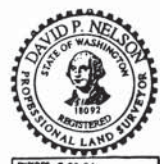
Filed for record this 22ND day of APRIL, 1993, at 9:15 A.M., in Book 19 of Surveys at page(s) 73 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: *B. Williams*
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 GAYLE REDD in FEBRUARY of 1993.

David P. Nelson
DAVID P. NELSON
Professional Land Surveyor
License No. 18092
APRIL 22, 1993
DATE



LEGAL DESCRIPTIONS
ORIGINAL PARCEL — AFN 531628
PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED APRIL 22, 1993 IN BOOK 19 OF SURVEYS AT PAGE(S) 73 UNDER AUDITOR'S FILE NO. 558819 RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED APRIL 22, 1993 IN BOOK 19 OF SURVEYS AT PAGE(S) 73 UNDER AUDITOR'S FILE NO. 558819 RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, WASHINGTON.

EASEMENT R

EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY AS RECORDED APRIL 22, 1993 IN BOOK 19 OF SURVEYS AT PAGE(S) 73 UNDER AUDITOR'S FILE NO. 558819 RECORDS OF KITITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, WASHINGTON.

	X	X

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

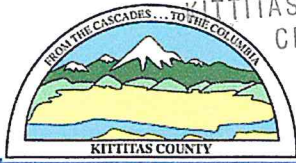
REDD PROPERTY

FOUND PIN & CAP —
SEE BK. 18 OF SURVEYS,
PGS. 102-103

CALC. — NOT SET —
SEE BK. 18 OF SURVEYS,
PGS. 102-103

RECEIVED

JAN 15 2014



KITTITAS COUNTY
CD

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:

1/15/14

RECEIPT #

*2013
2014*

PAID

JAN 15 2014

KITTITAS CO

DATE STAMP IN BOX

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: #6 LLC, VALLEY LAND
Mailing Address: 4608 4th PARALLEL RD
City/State/ZIP: ELLENSBURG, WA 98926
Day Time Phone: 899-2840 (JEFF BRUNSON)
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: 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: NO 6 ROAD
City/State/ZIP: ELLENSBURG, WA 98926

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

PTN SEY4 18-17-19 AND PTN NEY4 19-17-19

6. **Property size:** 71.82 AC (acres)

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

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
17-19-19010-0001 20.27	_____
17-19-18040-0006 19.80	35.68
17-19-19050-0001 31.75	36.14
_____	_____
_____	_____

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 Charles A. Crum (date) 1-15-14

X [Signature] (date) 1-13-14

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

TREASURER'S OFFICE REVIEW

Tax Status: _____ By: _____ Date: _____

COMMUNITY DEVELOPMENT SERVICES REVIEW

() This 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: _____

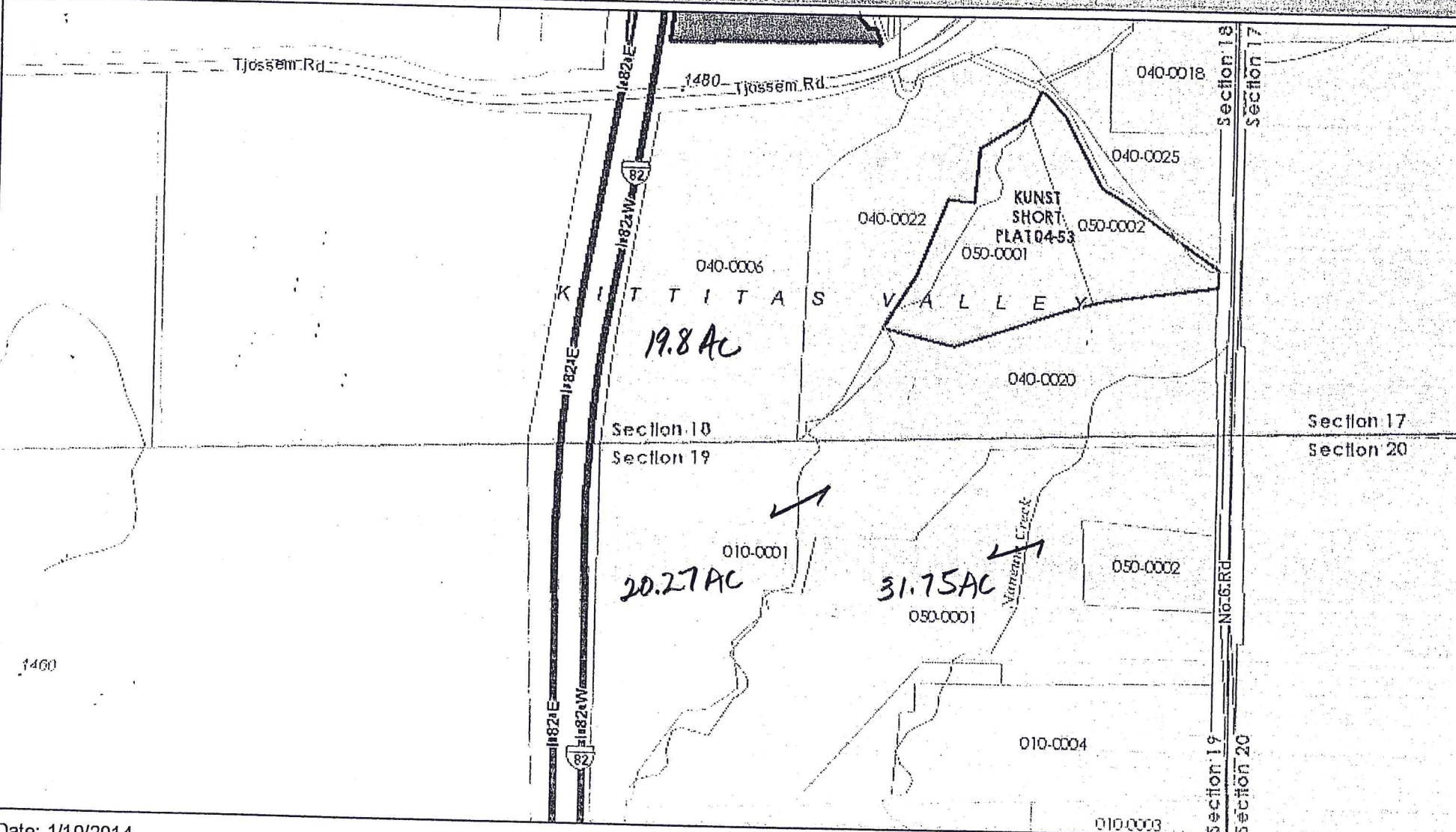
Last Split Date: _____ Current Zoning District: _____

Preliminary Approval Date: _____ By: _____

Final Approval Date: _____ By: _____

Kittitas County COMPAS Map

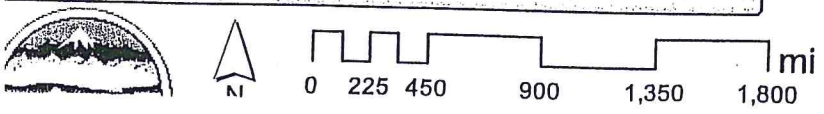
EXISTING



Date: 1/10/2014

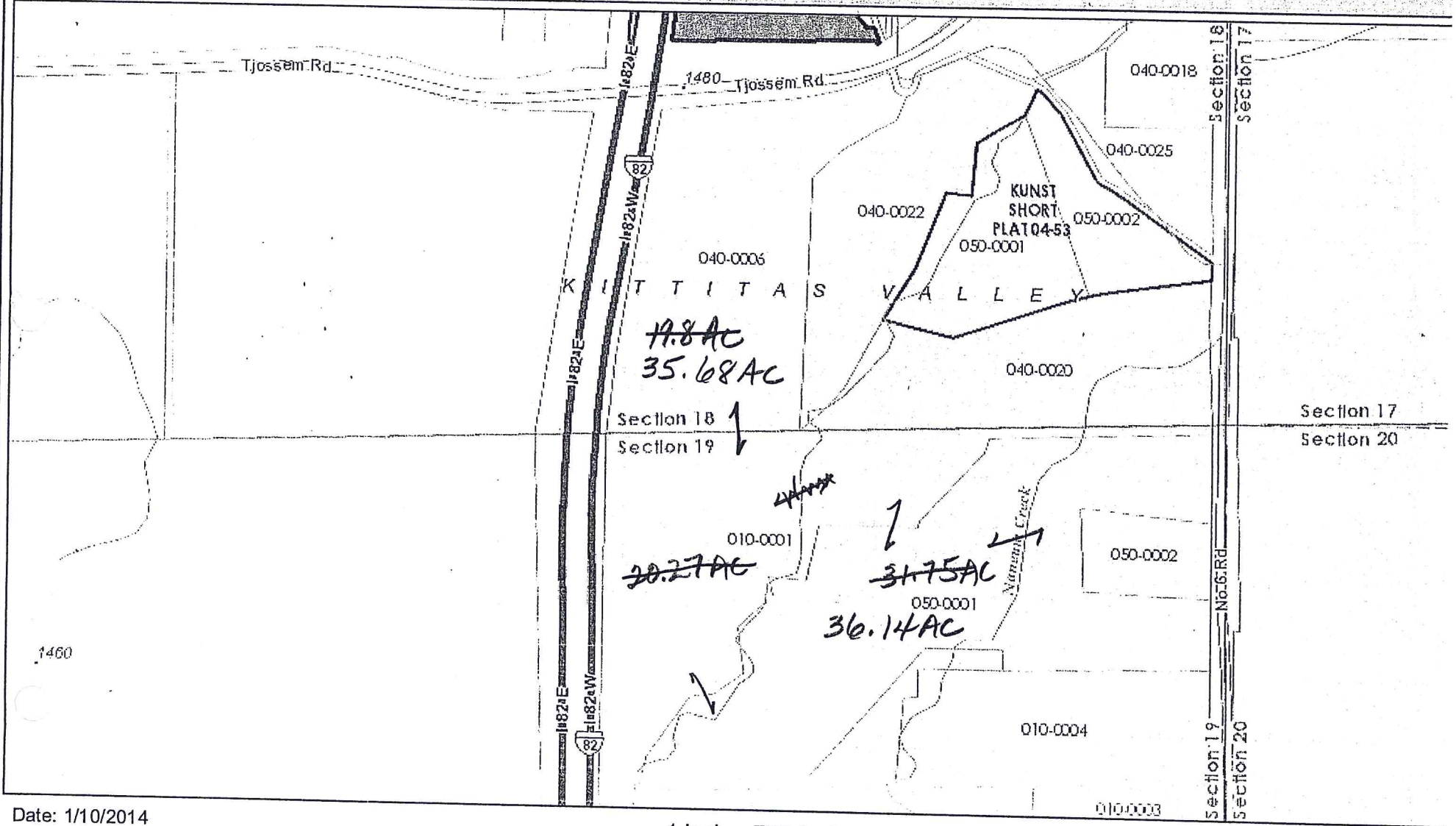
1 inch = 752 feet
Relative Scale 1:9,028

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Kittitas County COMPAS Map

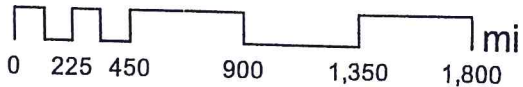
PROPOSED



Date: 1/10/2014

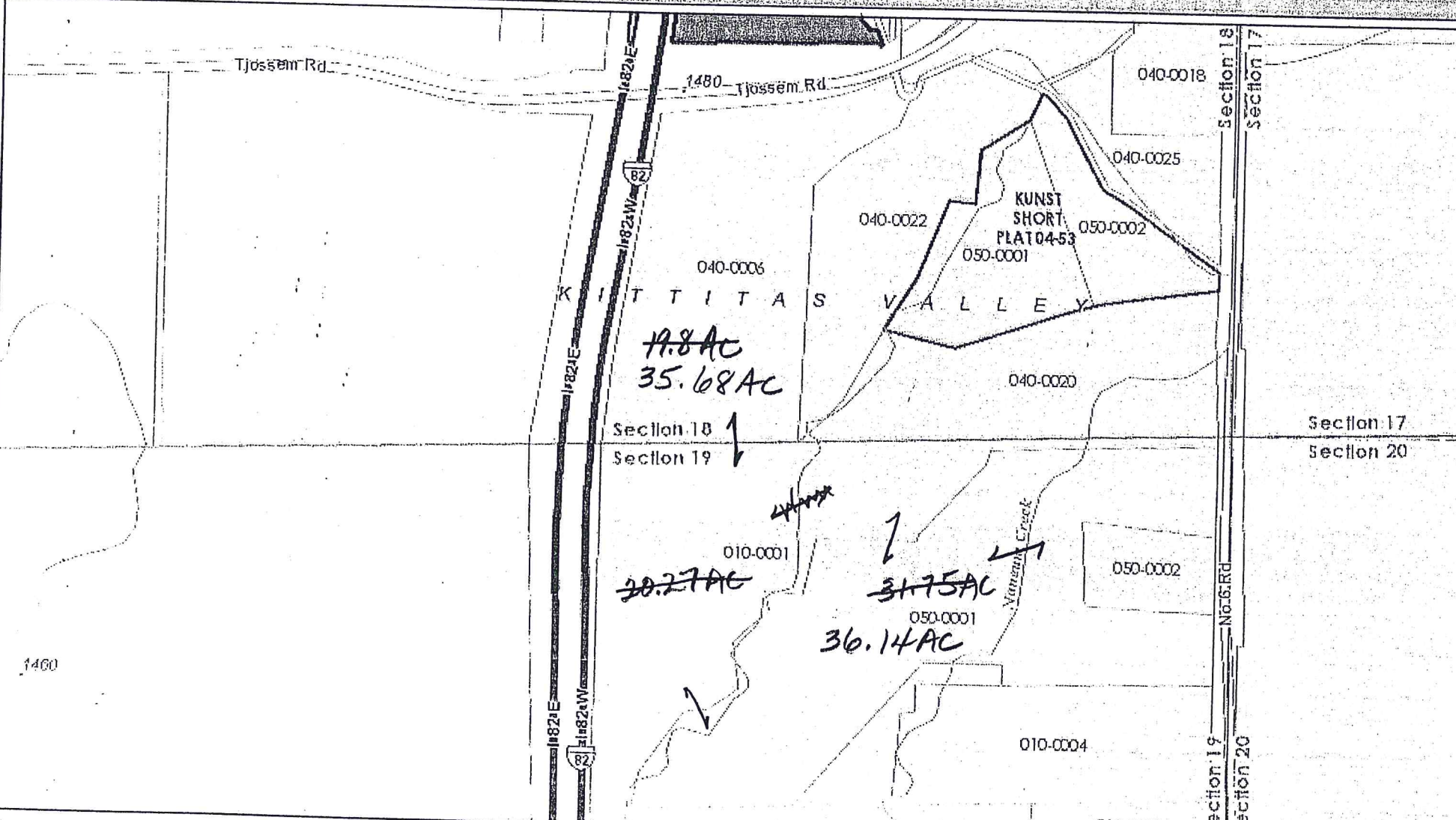
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1 inch = 752 feet
Relative Scale 1:9,028



Kittitas County COMPAS Map

PROPOSED



Date: 1/10/2014

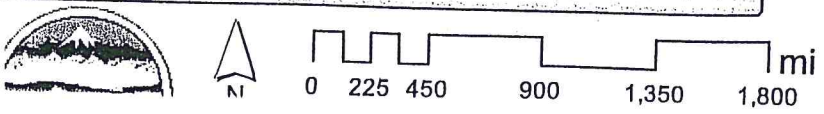
Disclaimer:
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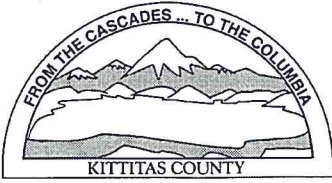
1 inch = 752 feet
 Relative Scale 1:9,028

968-9601 Glennis

The application is ready for your signature.

Chuck





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

RECEIPT NO.: 00020113

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

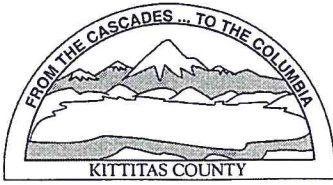
Account name: 027978

Date: 1/15/2014

Applicant: CARNEY, LLOYD ETUX

Type: check # 7352

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-14-00003	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-14-00003	BLA MAJOR FM FEE	65.00
BL-14-00003	PUBLIC WORKS BLA	2.50
	Total:	292.50



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

RECEIPT NO.: 00020114

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027978

Date: 1/15/2014

Applicant: CARNEY, LLOYD ETUX

Type: check # 1013

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-14-00003	PUBLIC WORKS BLA	87.50
BL-14-00003	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	292.50