



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

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

June 16, 2014

Kaycee Hathaway
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Saunders (BL-14-00011)

Dear Ms. Hathaway:

After conducting a review of the recent changes to 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
Fire Marshal

Critical Areas Checklist

Monday, June 16, 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?

D1

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?

SWAUK CALVING AREA

Wetland: PEMF

**BL-14-00011
Saunders**

Purple Line:
Type 4 - Non-fish Stream

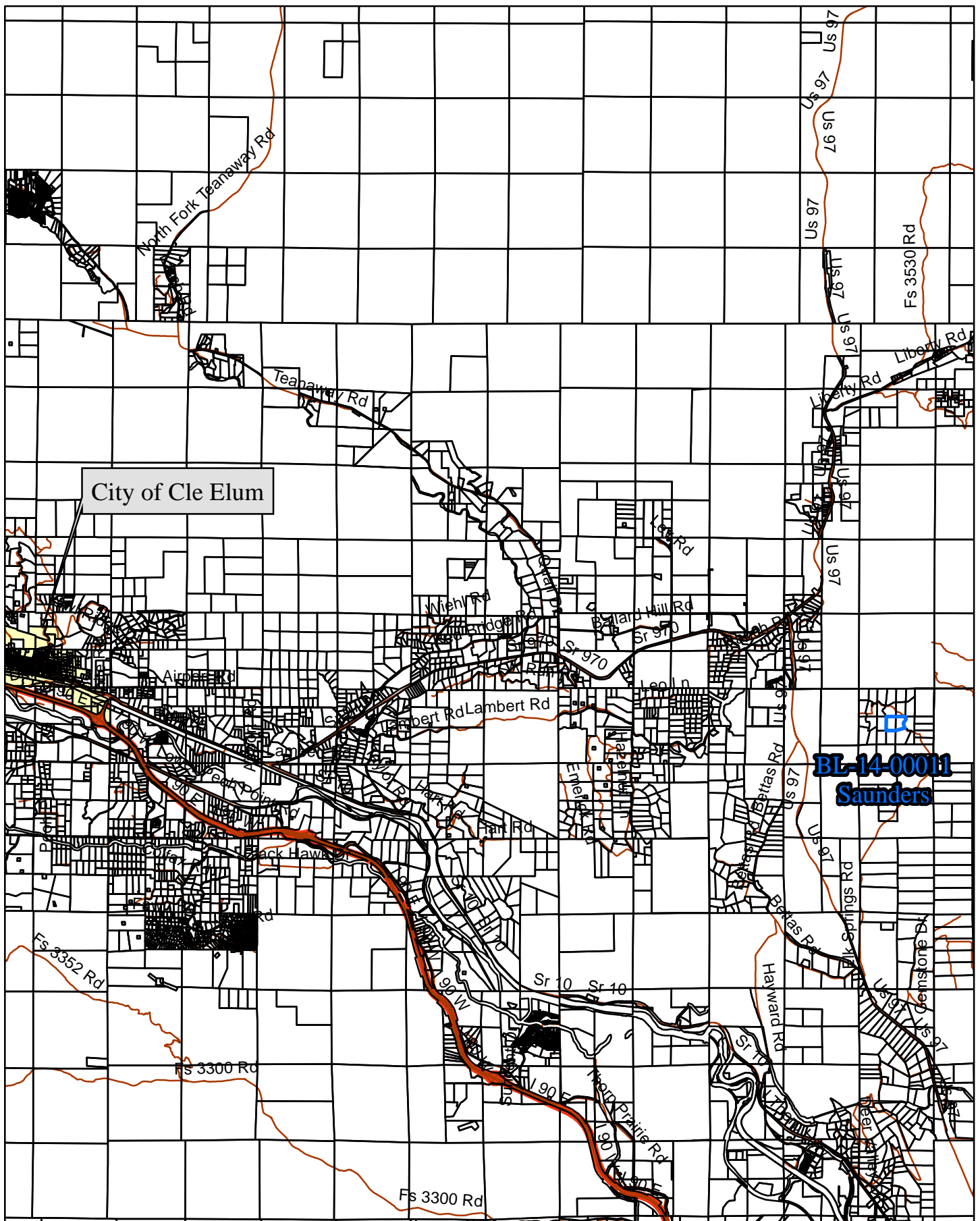
ELLENSBURG MULE DEER WINTER RANGE

BL-14-00011
Saunders

Critical Areas
Map

6/16/2014

kaycee.hathaway



BL-14-00011
Saunders

Area
Map

6/16/2014

kaycee.hathaway

CU-86-10150
Drake

CP-06-00019
American Forest Resources LLC 2

Fs 3506 Rd

Fs 3506-111 Rd

RZ-07-00008
Dunford

LL-08-00002
Dunford

RZ-05-00007
The Ranch at Swauk Creek LLC

BL-14-00011
Saunders

SG-08-00024
Western Pacific Timber

Us 97

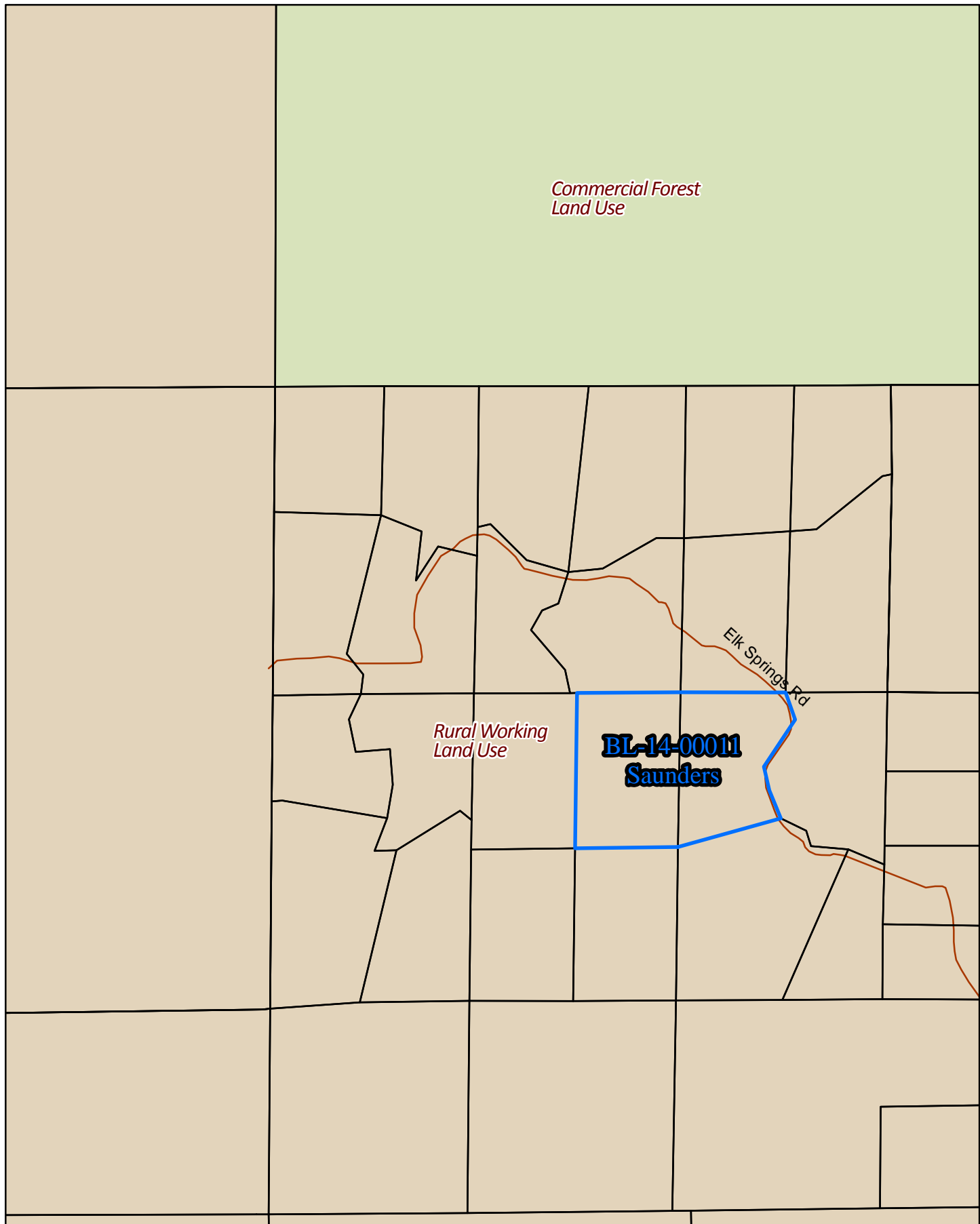
RZ-05-00022
Kititas Vallaey Wind

Elk Springs Rd

CU-76-00011
Ellensburg Cement Products

BL-14-00011
Saunders

Regional Land Use
Map



*Commercial Forest
Land Use*

*Rural Working
Land Use*

**BL-14-00011
Saunders**

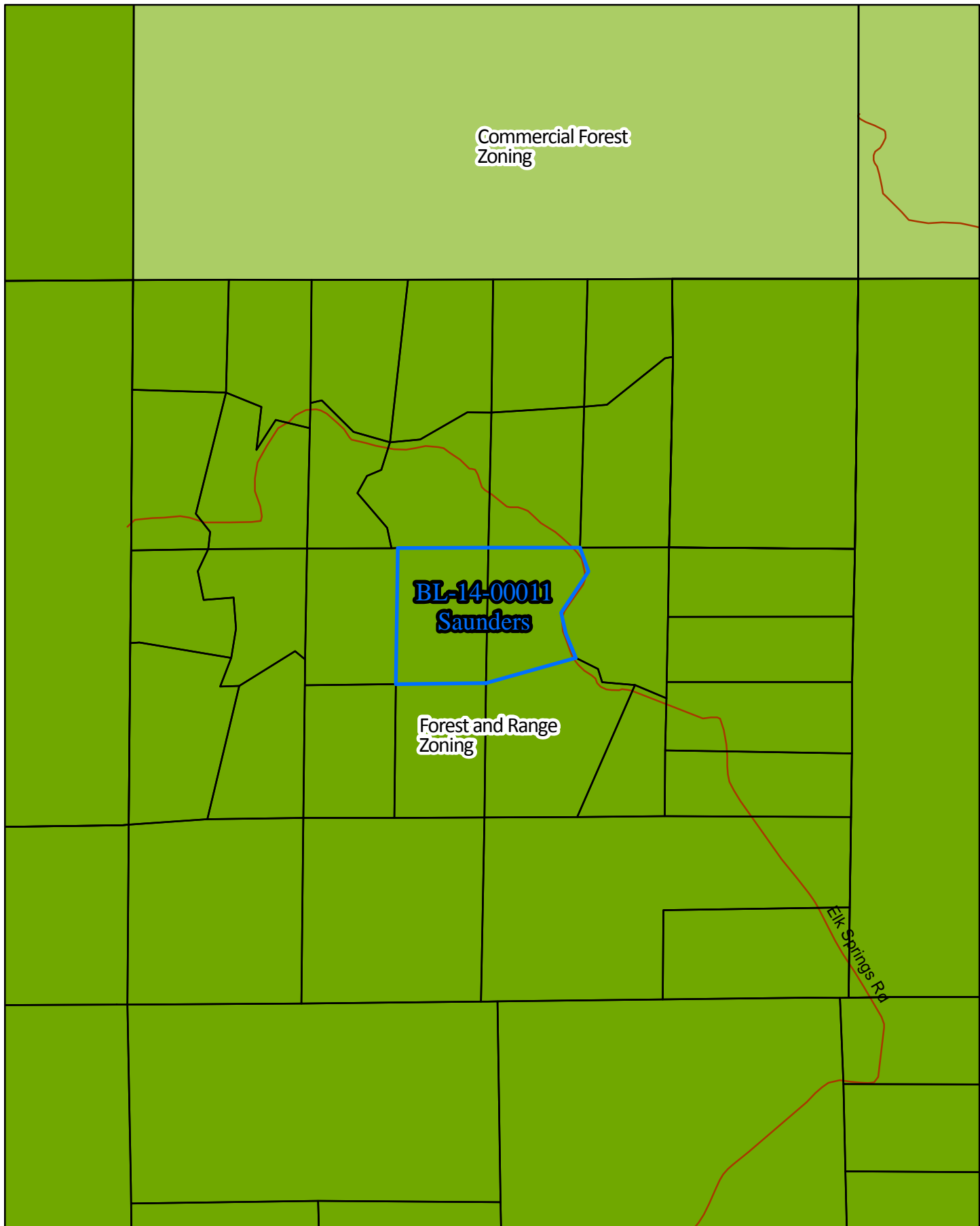
Elk Springs Rd

**BL-14-00011
Saunders**

**Land Use
Map**

6/16/2014

kaycee.hathaway



Commercial Forest
Zoning

**BL-14-00011
Saunders**

Forest and Range
Zoning

Elk Springs Rd

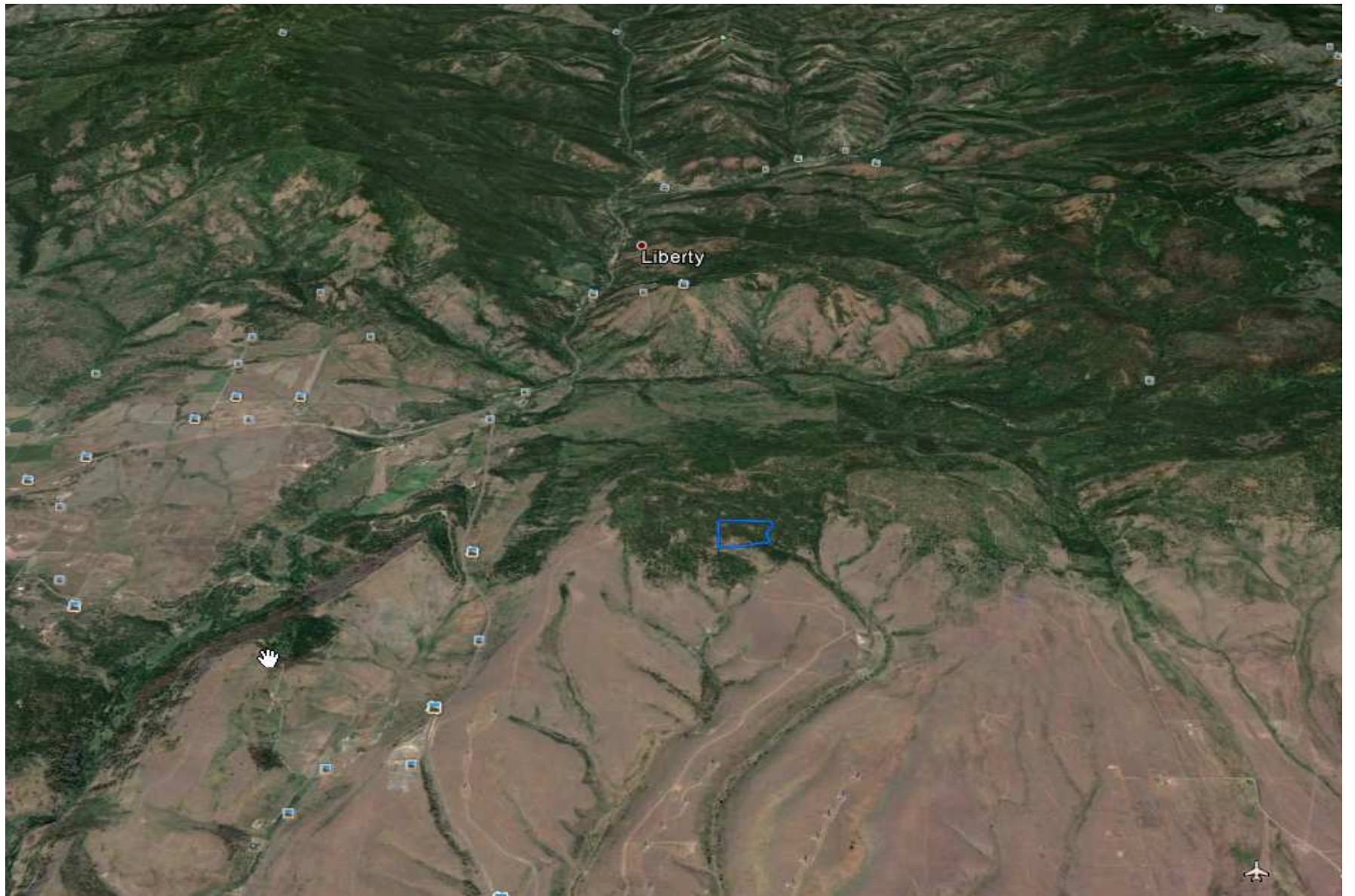
BL-14-00011
Saunders

Zoning
Map

6/16/2014

kaycee.hathaway







Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

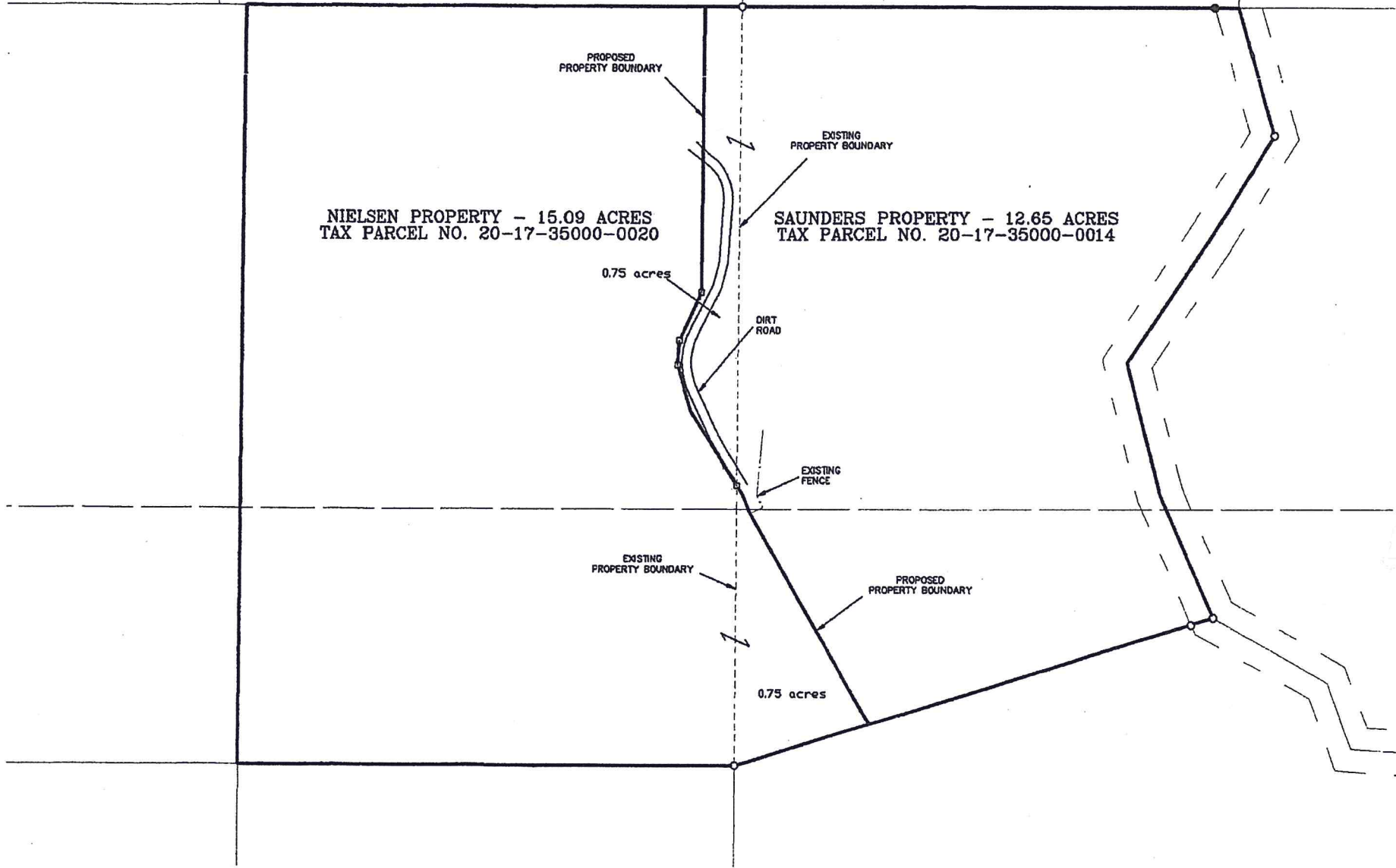
**BL-14-00011
Saunders**

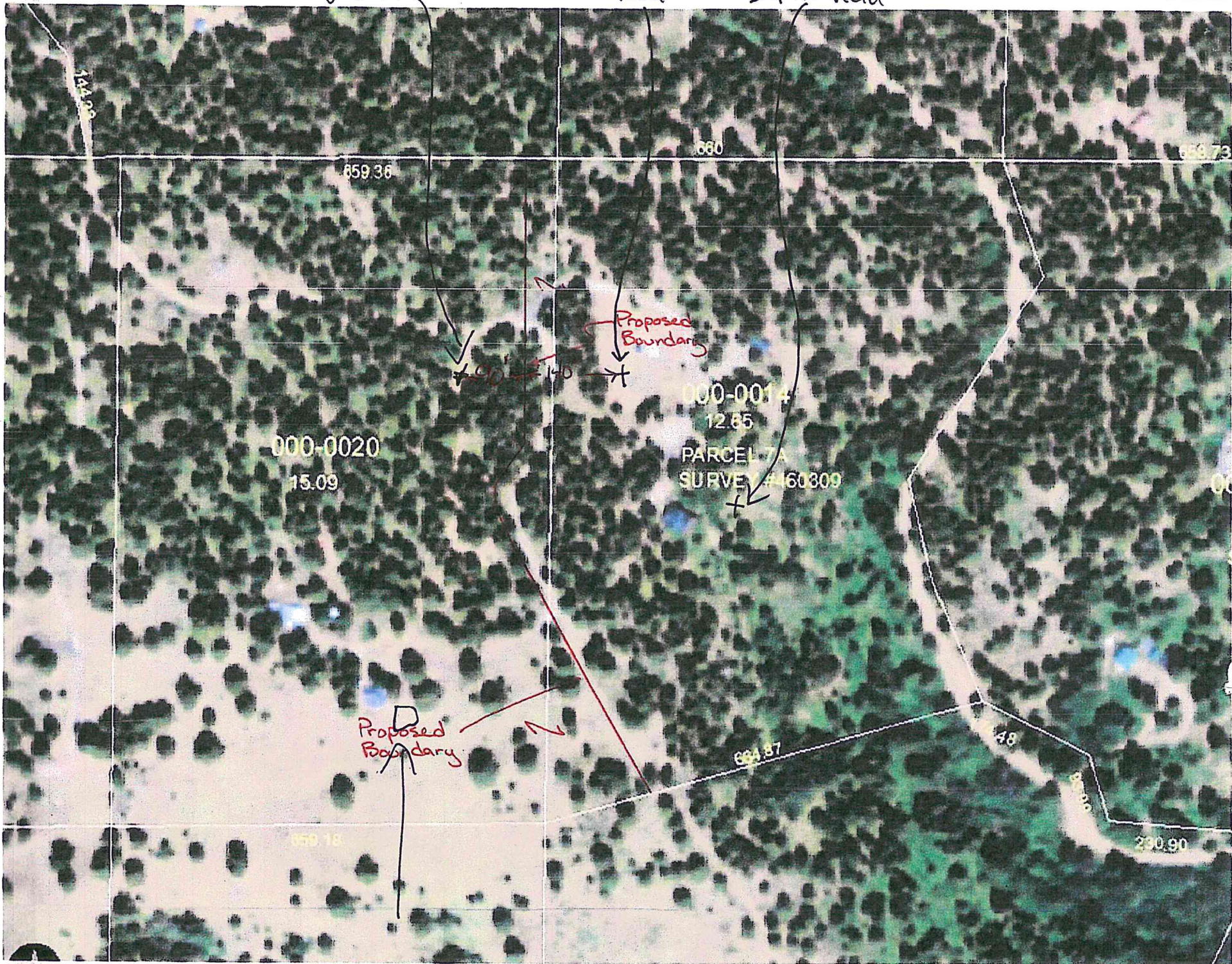
**Air
Photo**

6/16/2014

kaycee.hathaway

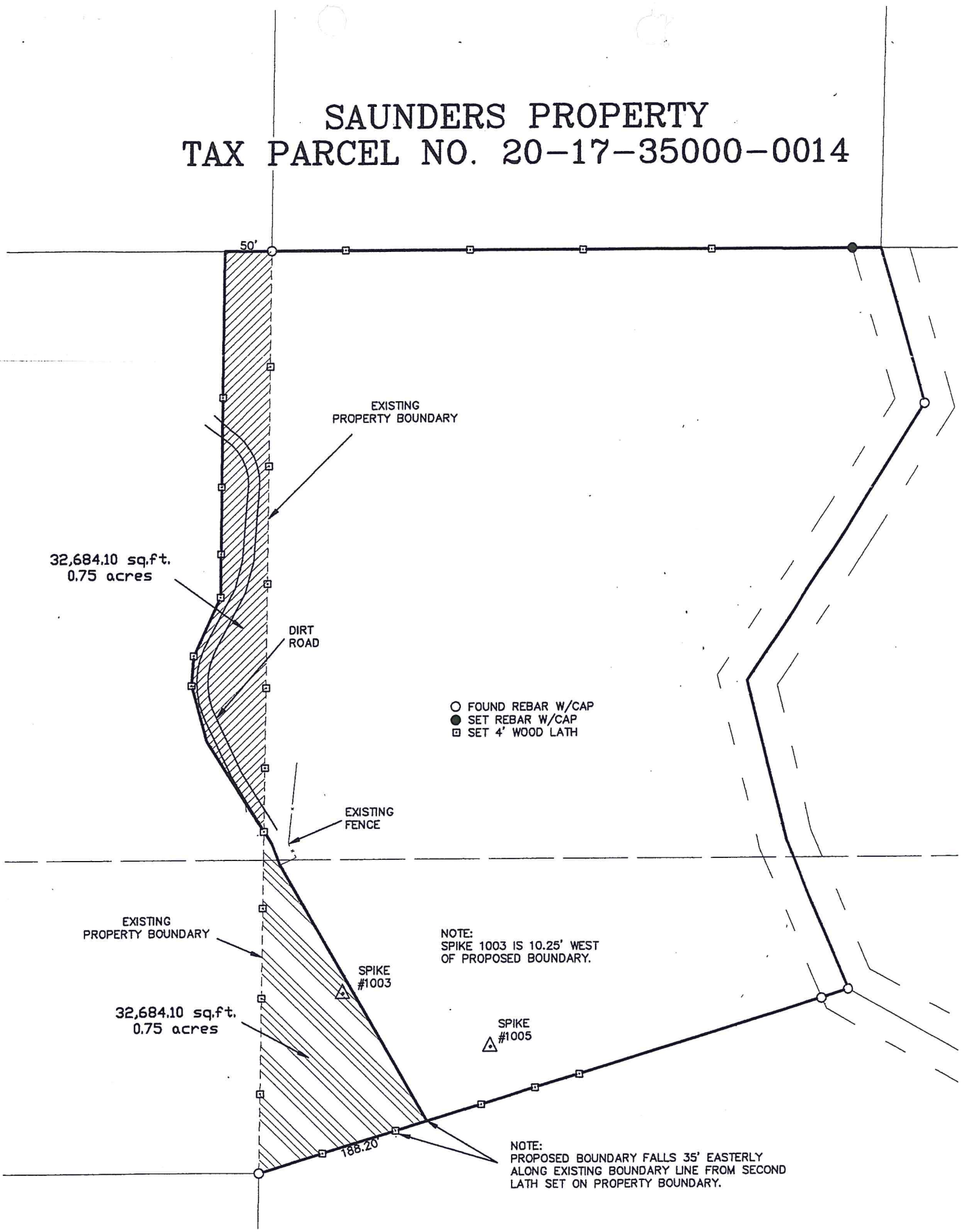
EXHIBIT





septic field

SAUNDERS PROPERTY TAX PARCEL NO. 20-17-35000-0014



32,684.10 sq.ft.
0.75 acres

EXISTING
PROPERTY BOUNDARY

DIRT
ROAD

- FOUND REBAR W/CAP
- SET REBAR W/CAP
- SET 4' WOOD LATH

EXISTING
FENCE

EXISTING
PROPERTY BOUNDARY

32,684.10 sq.ft.
0.75 acres

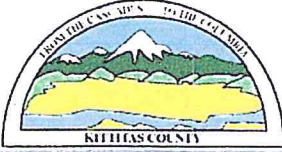
SPIKE
#1003

NOTE:
SPIKE 1003 IS 10.25' WEST
OF PROPOSED BOUNDARY.

SPIKE
#1005

NOTE:
PROPOSED BOUNDARY FALLS 35' EASTERLY
ALONG EXISTING BOUNDARY LINE FROM SECOND
LATH SET ON PROPERTY BOUNDARY.

188.20'



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

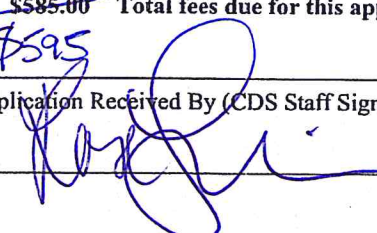
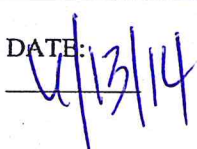

Note: a separate application must be filed for each boundary line adjustment request.

- 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)

~~585~~ **FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	<div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold; font-size: 1.2em;"> PAID JUN 13 2014 KITTITAS CO CDS DATE STAMP IN BOX </div>
---	--	---	---

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 1-02-2013

Page 1 of 3

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: Geoffrey Saunders Dawna Nielsen

Mailing Address: 710 W. Garfield St. 8111 Elk Springs Rd

City/State/ZIP: Seattle, WA 98119 Ellensburg, WA 98926

Day Time Phone: (209) 619-4707

Email Address: geoff@geoffsaunders.com

*23915-1st Ave SE
P. Hill 98021
206-713-6831*

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Chris Cruse

Mailing Address: P.O. Box 959

City/State/ZIP: Ellensburg, WA 98926

Day Time Phone: 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: 8111 and 8241 Elk Springs Rd.

City/State/ZIP: Ellensburg, WA 98926

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

Parcel 7-A of Bk 10 at Pg 36, Parcel 6-B of Bk 10 at Pg 34, Portion of Section 35, T. 20 N., R. 17 E., W.M.

6. Property size: 15.09 and 12.65 (acres)

7. Land Use Information: Zoning: F&R Comp Plan Land Use Designation: Rural Working

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
20-17-35000-0014 12.65 Ac	12.65 Ac
20-17-35000-0020 15.09 Ac	15.09 Ac

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:

Dawna Nielsen 6/7/14
Signature of Land Owner of Record

DAWNA NIELSEN

(REQUIRED if indicated on application)

(Required for application submittal):

X *Chris Cruise* (date) 7/16/2013

X *[Signature]* (date) 6/7/14

GEOFF SAUNDERS

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).

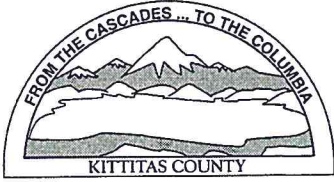
Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes ___ No ___

Card #: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: _____

Preliminary Approval Date: _____ By: _____

Final Approval Date: _____ By: _____



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

RECEIPT NO.: 00021548

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 028583

Date: 6/13/2014

Applicant: SAUNDERS, GEOFFREY M

Type: check # 2765

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-14-00011	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-14-00011	BLA MAJOR FM FEE	65.00
BL-14-00011	PUBLIC WORKS BLA	90.00
BL-14-00011	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00