

## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

September 11, 2015

Mt. Springs Est.  
3171 Weaver Road  
Ellensburg, WA 98926

Chuck Cruse  
P.O.Box 959  
Ellensburg WA 98926

RE: Erdman Boundary Line Adjustment (BL-14-00013),

Map Number 18-18-31051-0004

Map Number 18-18-31000-0035

Dear Mr. Nelson,

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 Kittitas County Public Works Memo at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> for additional information.
2. Final packet has been submitted to the Assessor's Office on September 11, 2015 to finalize the boundary line adjustment.

If you have any questions or need assistance, please contact our office at 509-962-7079.

Sincerely,

Kaycee K Hathaway  
Staff Planner

# CRUSE & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

MT. SPRING EST./ERDMAN BLA DESCRIPTIONS

9/17/14

Revised Parcel 20 (20.00 ac.)

Parcel 20 of that certain survey as recorded April 18, 2007 in Book 34 of Surveys at pages 13-16, under Auditor's File No. 200704180012, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 31, and a portion of the Southwest Quarter of Section 32, all in Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion thereof lying southeasterly of a line described as follows:

Beginning at the northwest corner of Lot 22B, of the DYK/ERDMAN SHORT PLAT (Kittitas County Short Plat No. SP-12-00001), recorded in Book K of Short Plats, pages 249-251, under Auditor's File No. 201207180001, records of Kittitas County, Washington, said corner being the true point of beginning for said described line; thence N 30°17'16" E, 124.15 feet; thence N 56°34'10" E, 136.96 feet; thence N 62°27'43" E, 193.78 feet; thence N 66°43'34" E, 84.11 feet; thence S 66°28'07" E, 76.82 feet to a point on the easterly boundary of said Parcel 20 and the end of said described line.

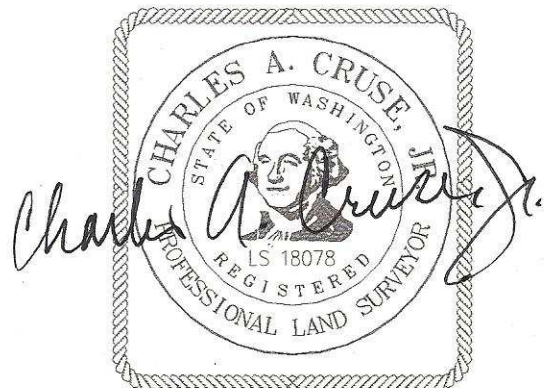
Revised Lot 22B (8.37 ac.)

Lot 22B, of the DYK/ERDMAN SHORT PLAT (Kittitas County Short Plat No. SP-12-00001), recorded in Book K of Short Plats, pages 249-251, under Auditor's File No. 201207180001, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 31, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

AND

That portion of Parcel 20 of that certain survey as recorded April 18, 2007 in Book 34 of Surveys at pages 13-16, under Auditor's File No. 200704180012, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 31, and a portion of the Southwest Quarter of Section 32, all in Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, lying southeasterly of a line described as follows:

Beginning at the northwest corner of above said Lot 22B, said corner being the true point of beginning for said described line; thence N 30°17'16" E, 124.15 feet; thence N 56°34'10" E, 136.96 feet; thence N 62°27'43" E, 193.78 feet; thence N 66°43'34" E, 84.11 feet; thence S 66°28'07" E, 76.82 feet to a point on the easterly boundary of said Parcel 20 and the end of said described line.



9-17-14





# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

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

July 20, 2014

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

Re: Erdman (BL-14-00013)

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

## Kaycee Hathaway

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**From:** Keli Bender <krd.keli@fairpoint.net>  
**Sent:** Wednesday, September 17, 2014 1:24 PM  
**To:** Kaycee Hathaway  
**Subject:** Dyk/Erdman BL-14-00013

Kaycee,

Conditions set forth in the KRD General Guidelines for Subdivisions will need to be met on the Dyk/Erdman boundary line adjustment prior to approval. Let me know if you need anything further.

Keli

Keli R. Bender  
KRD Lands Clerk/RRA

## Kaycee Hathaway

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**From:** Holly Duncan  
**Sent:** Thursday, August 07, 2014 10:28 AM  
**To:** Kaycee Hathaway  
**Subject:** RE: Notice to Agencies: BL-14-00013 Erdman

I see no problems with this one.

---

**From:** Kaycee Hathaway  
**Sent:** Wednesday, August 06, 2014 3:48 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert  
**Subject:** Notice to Agencies: BL-14-00013 Erdman

[BL-14-00013 Erdman](#)

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,

Kaycee K Hathaway  
Kittitas County  
Community Development Services/ Planner I  
Phone: (509) 962-7079  
Email: [kaycee.hathaway@co.kittitas.wa.us](mailto:kaycee.hathaway@co.kittitas.wa.us)

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message id: 38eb45916c6dcbdac24bb8719d004a14

## Kaycee Hathaway

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**From:** Christina Wollman  
**Sent:** Thursday, August 07, 2014 10:14 AM  
**To:** Kaycee Hathaway  
**Cc:** Jeff Watson  
**Subject:** floodplain layer

Hi Kaycee,

The Erdman parcels are not in the 100-yr floodplain. The data you are using is incorrect.

Please use the layer file called "FIRM Floodplain with floodway"

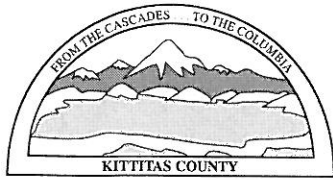
*Christina Wollman, AICP CFM*

Planner III | Floodplain Manager  
Kittitas County Department of Public Works | Flood Control Zone District  
411 N Ruby St, Suite 1 Ellensburg WA 98926 [p] 509.962.7051 | [f] 509.962.7663

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# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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## MEMORANDUM

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TO: Kaycee Hathaway, Community Development Services  
FROM: Christina Wollman, Planner III *aw*  
DATE: August 7, 2014  
SUBJECT: Erdman BL-14-00013

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.

# Critical Areas Checklist

Wednesday, August 06, 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?

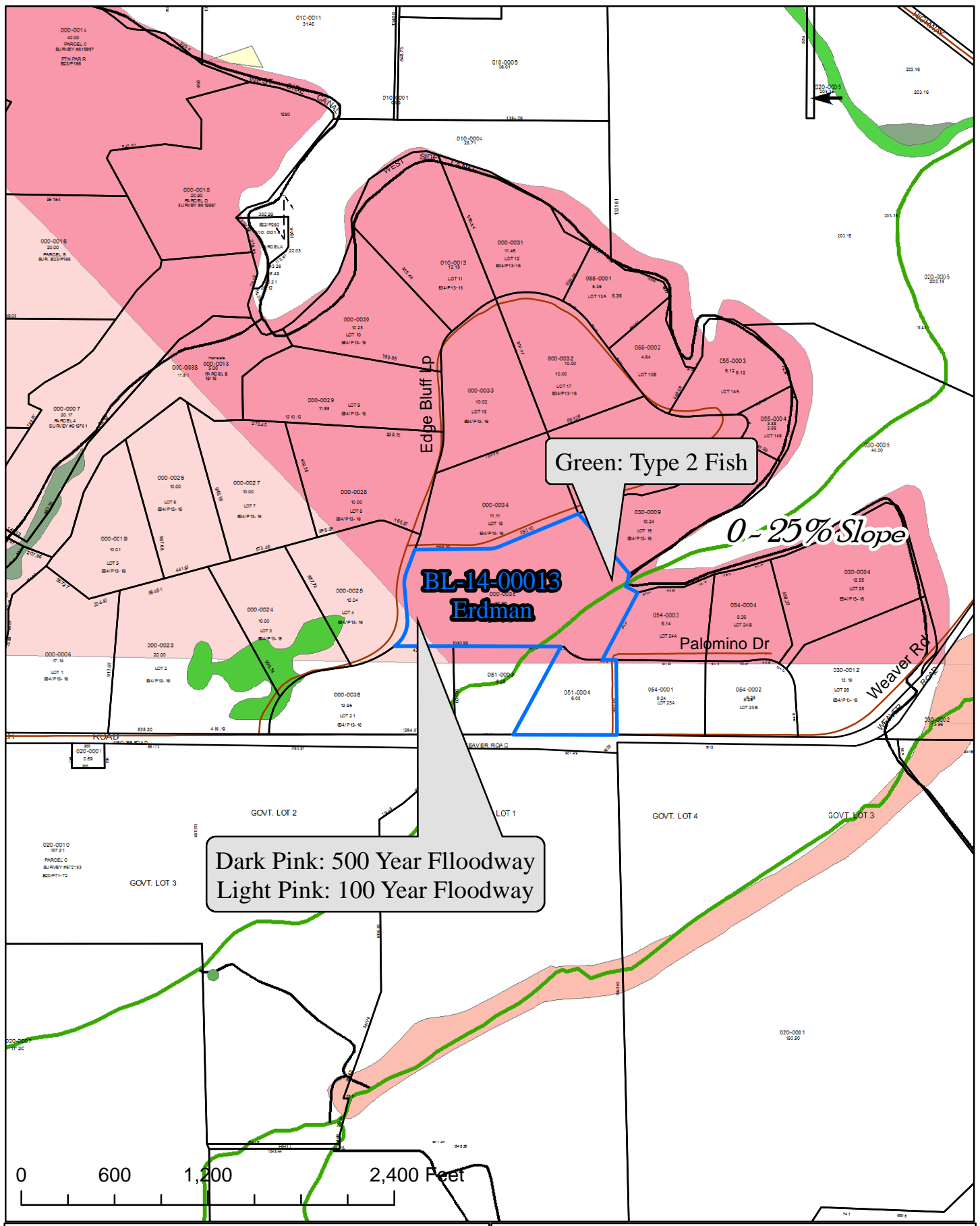
Is the project parcel in or near a Coal Mine area?  Yes  No

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?



Green: Type 2 Fish

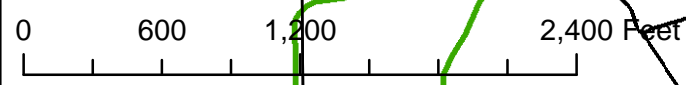
0-25% Slope

**BL-14-00013  
Erdman**

Palomino Dr

Weaver Rd

Dark Pink: 500 Year Floodway  
Light Pink: 100 Year Floodway



**BL-14-00013  
Erdman**

**Critical Area  
Map**

8/5/2014

kaycee.hathaway



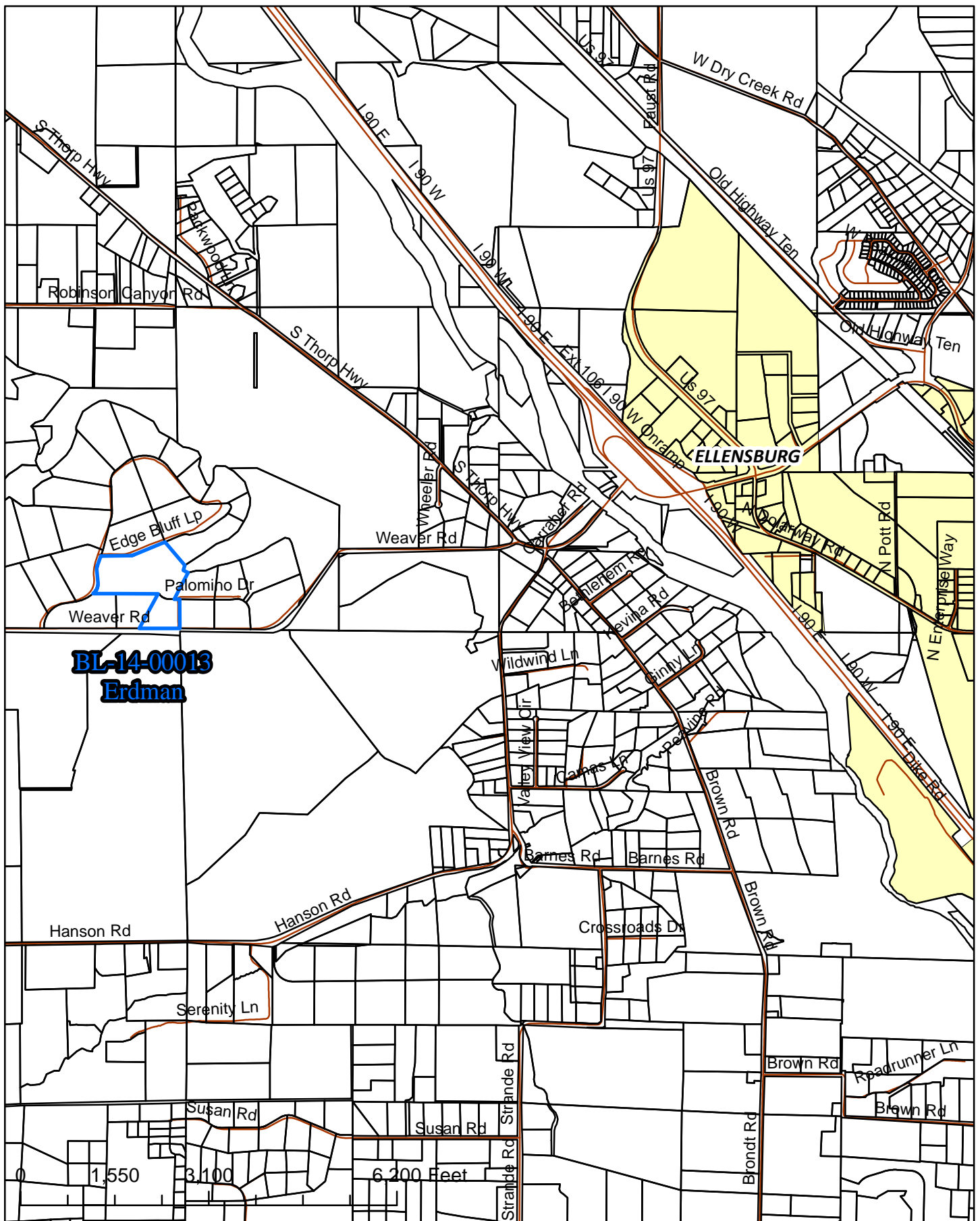


BL-14-00013  
Erdman

8/5/2014

Air  
Photo

kaycee.hathaway



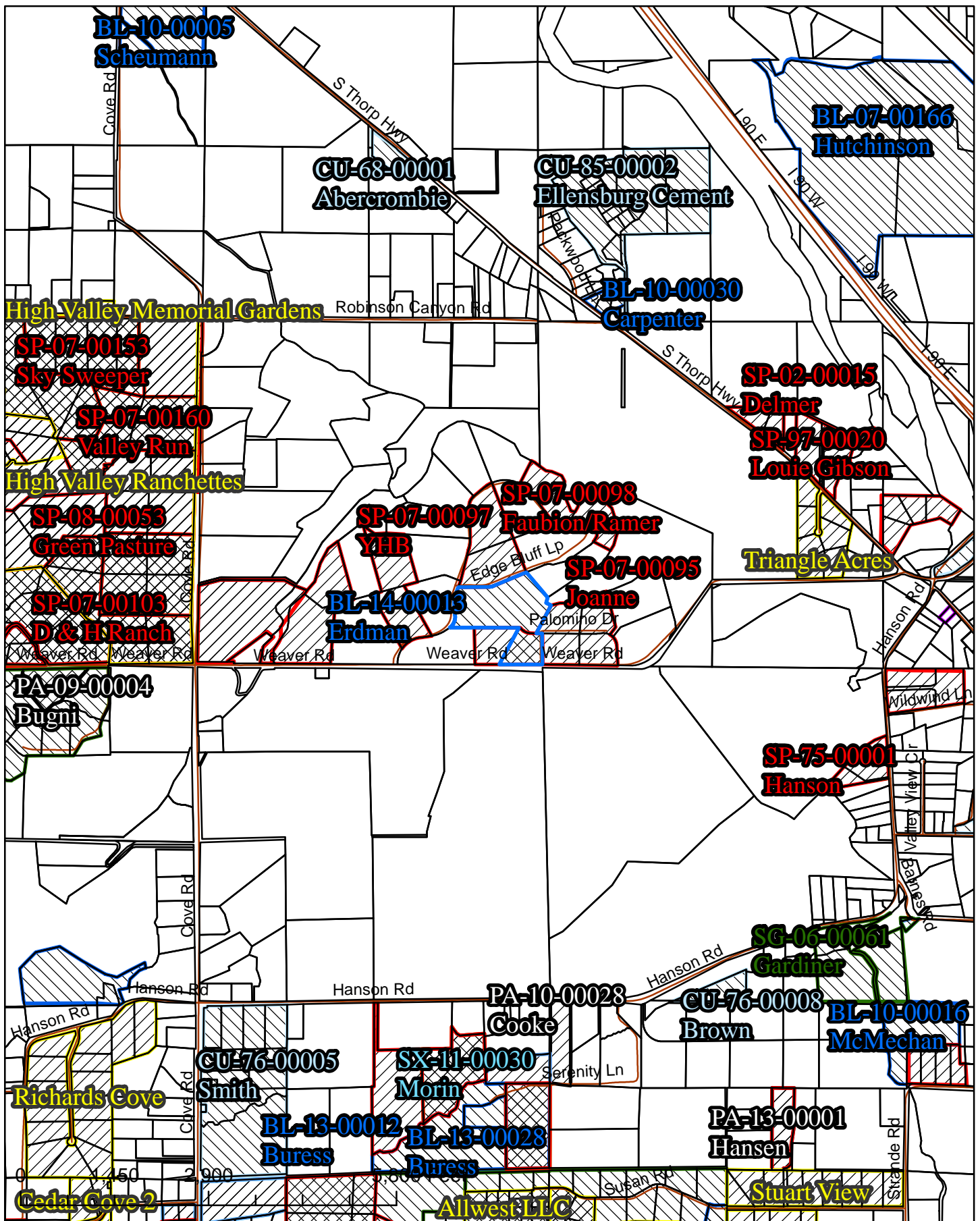
**BL-14-00013**  
**Erdman**

**BL-14-00013**  
**Erdman**

**Area**  
**Map**

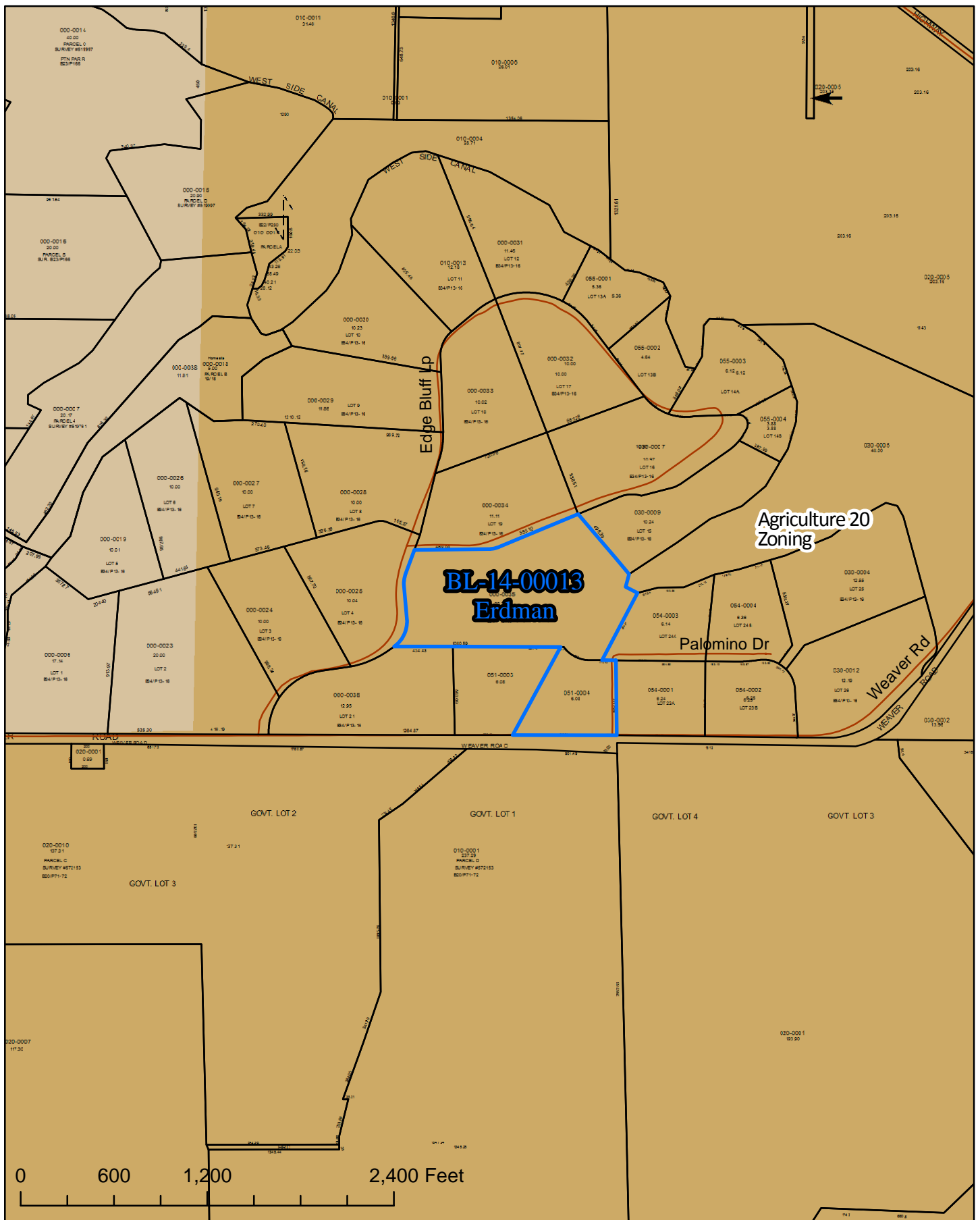
8/5/2014

kaycee.hathaway



BL-14-00013  
Erdman

Regional Land Use  
Map



**BL-14-00013**  
**Erdman**

Agriculture 20  
Zoning

Palomino Dr

Weaver Rd

**BL-14-00013**  
**Erdman**

**Zoning**  
**Map**

8/5/2014

kaycee.hathaway

# Kittitas County COMPAS Map

EXISTING

RECEIVED  
JUL 18 2014  
KITITAS COUNTY  
CDS

000-0025

Fudge Road, LP

000-0036

Weaver Rd

Section 31  
Section 06

Weaver Rd

000-0035

22.29 AC

051-0003

DYK/ERDMAN  
SP 12-0001

051-0004

051-0004  
6.08 AC

Weaver Rd

Section 06  
Section 05

Section 31  
Section 32

054-0001

JOANNE  
SP 07-95

Palomino Dr

054-0003

Section 32  
Section 05

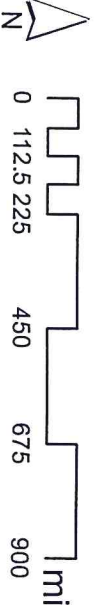
Weaver Rd

Date: 7/16/2014

### Disclaimer:

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1 inch = 376 feet  
Relative Scale 1:4,514



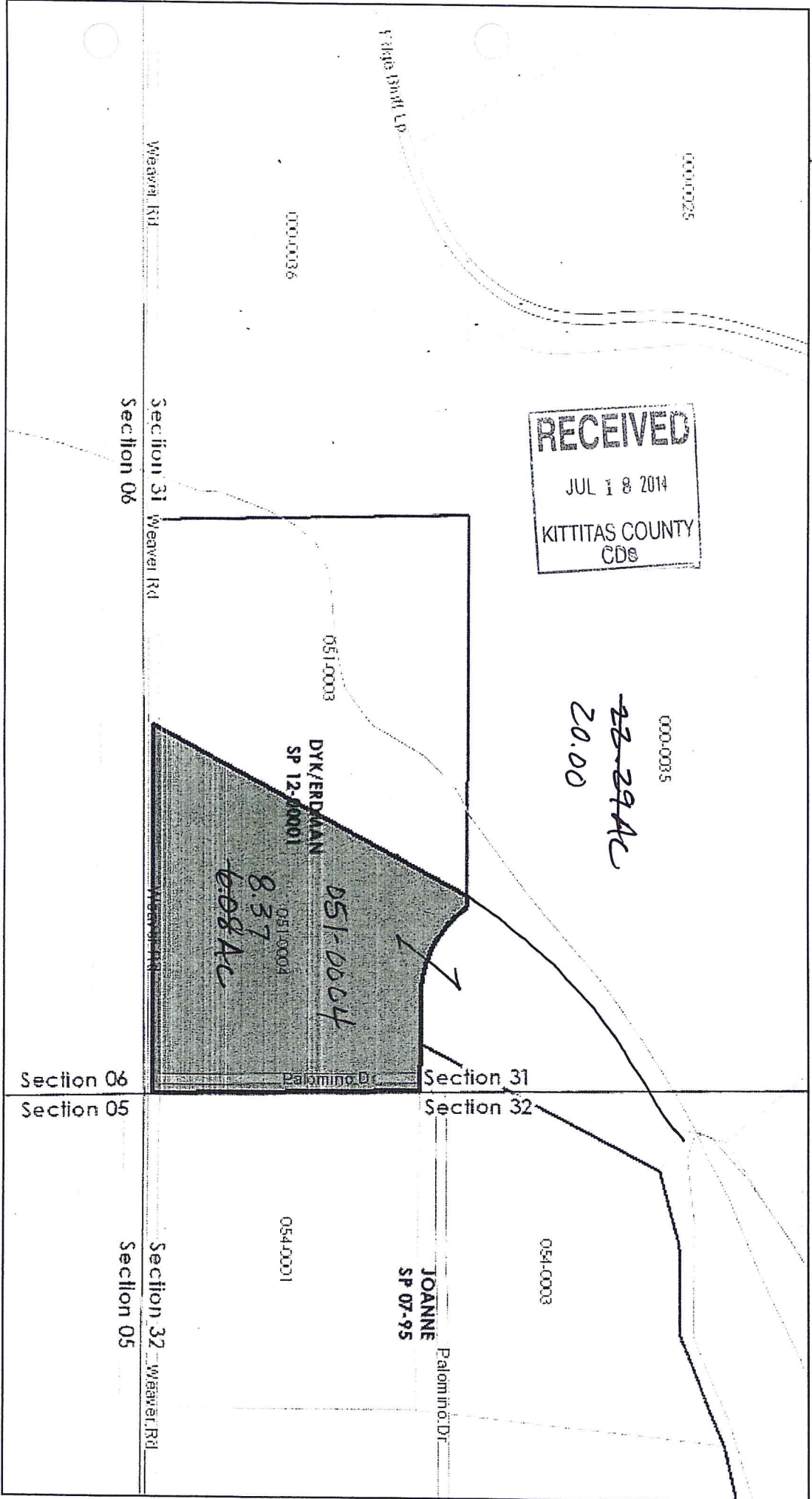


Kittitas County COMPAS Map

PROPOSED

RECEIVED  
JUL 18 2014  
KITITAS COUNTY  
CDS

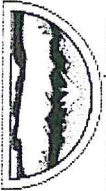
~~22.29~~ AC  
20.00



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Date: 7/16/2014

1 inch = 376 feet  
Relative Scale 1:4,514



0 112.5 225 450 675 900 mi

BL-14-00013



# 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
\$215.00	Kittitas County Public Health Department Environmental Health
<b>\$595.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

*[Handwritten Signature]*

DATE: *7/18/14*

RECEIPT # *22015*



**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: MT. SPRING EST. / ERDMAN  
 Mailing Address: 3171 WEAVER ROAD  
 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: WEAVER ROAD  
 City/State/ZIP: ELLENSBURG, WA 98926

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

Parcel 20 BK 34 - pg 13-16 and Lot 22B BK K pgs 249-251 in SE 1/4 31-18-18.

**6. Property size: 28.37 AC (acres)**

**7. Land Use Information: Zoning: AG 20 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 ____)
<u>18-18-31051-0004 6.08Ac</u>	<u>8.37</u>
<u>18-18-31000-0035 22.29Ac</u>	<u>20.00</u>
_____	_____
_____	_____

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):

Charles A. Cressy (date) 7-18-14

X Dale J. [unclear] <sup>for Mountain Spire Estates</sup> (date) 7-18-14  
Timothy [unclear] 7-18-14

**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).

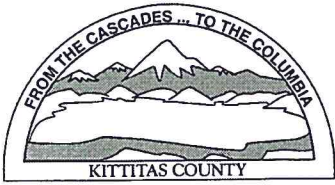
Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes \_\_\_\_\_ No \_\_\_\_\_

Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_ Current Zoning District: \_\_\_\_\_

Preliminary Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

Final Approval Date: \_\_\_\_\_ By: \_\_\_\_\_



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

**RECEIPT NO.: 00022015**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 010588

**Date:** 7/18/2014

**Applicant:** TIMOTHY ERDMAN

**Type:** check # 4235

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-14-00013	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-14-00013	BLA MAJOR FM FEE	65.00
BL-14-00013	PUBLIC WORKS BLA	90.00
BL-14-00013	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00