

# Critical Areas Checklist

Tuesday, August 12, 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?

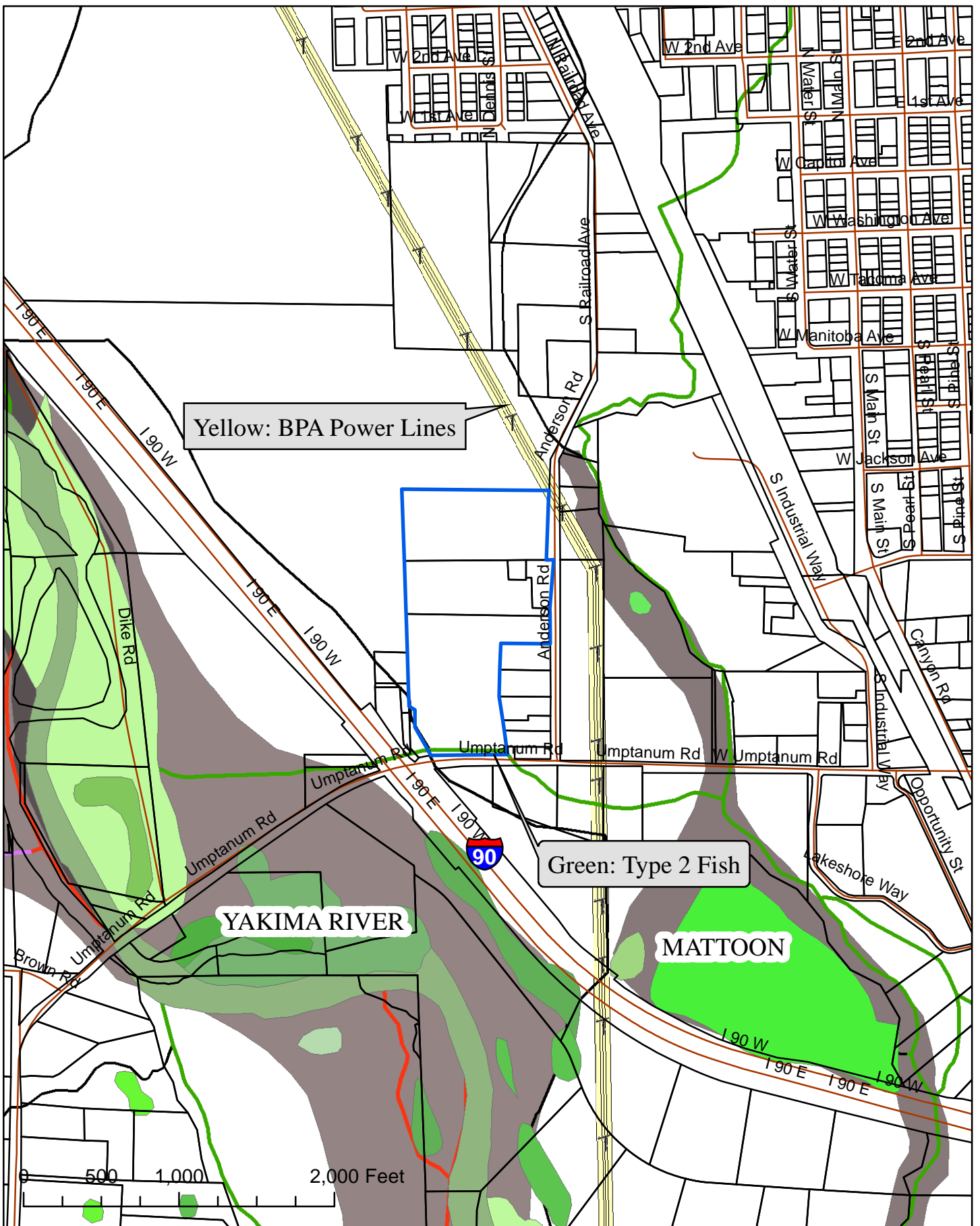
Is the project parcel in or near a Coal Mine area?  Yes  No

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-14-00016  
MTA Holdings

Critical Area  
Map

8/12/2014

kaycee.hathaway

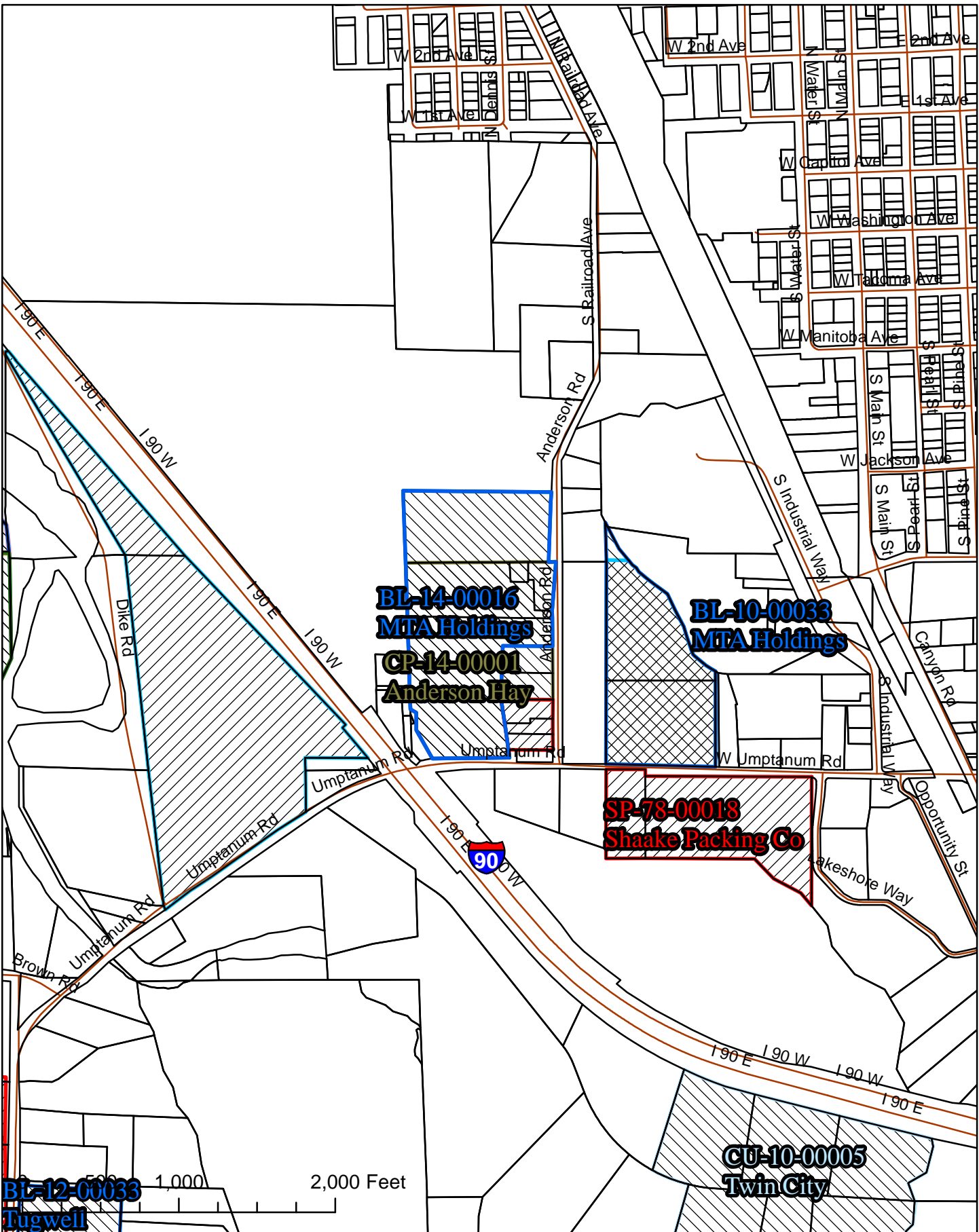


**BL-14-00016  
MTA Holdings**

**Air  
Photo**

8/12/2014

kaycee.hathaway

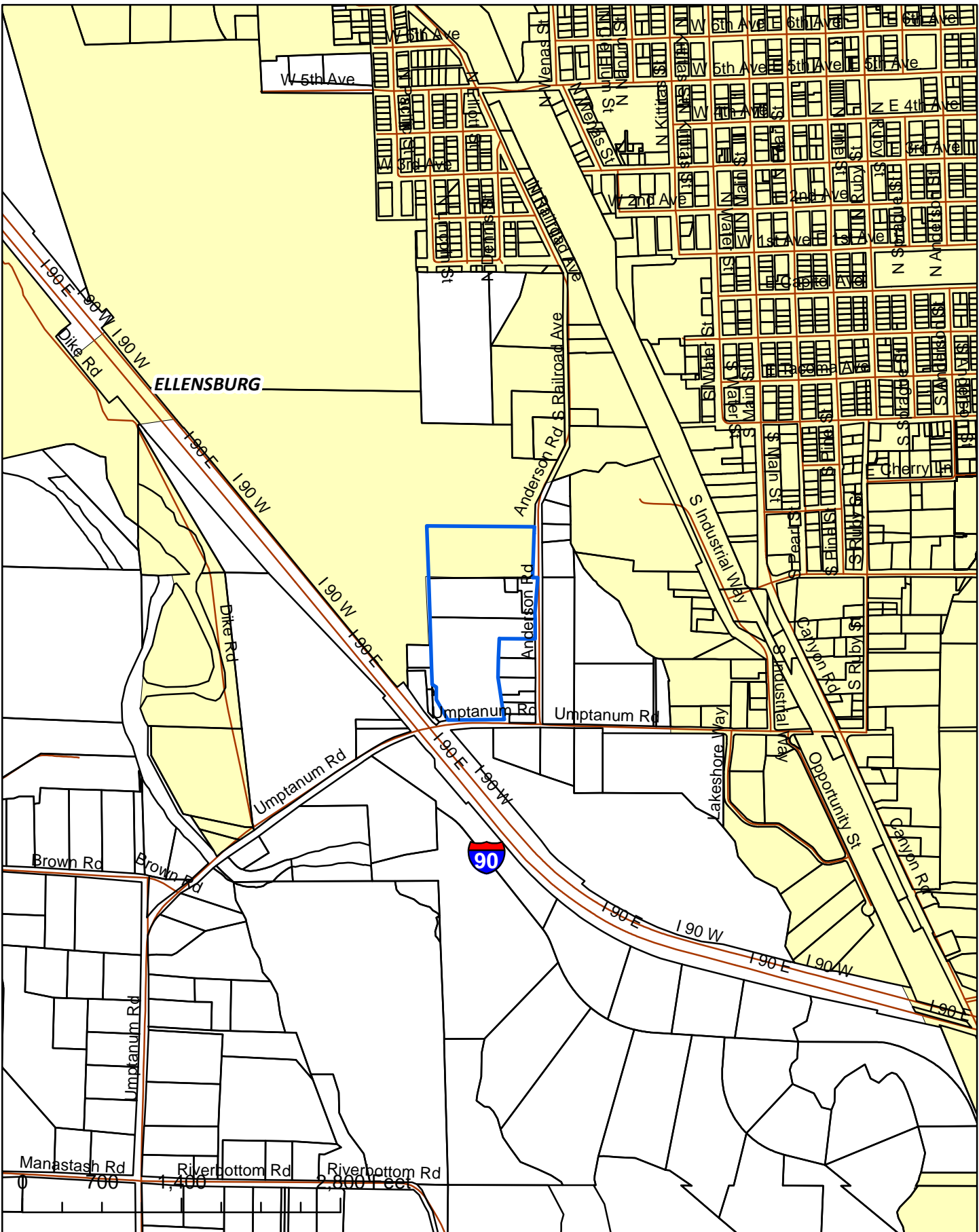


BL-14-00016  
MTA Holdings

Regional Land Use  
Map

8/12/2014

kaycee.hathaway

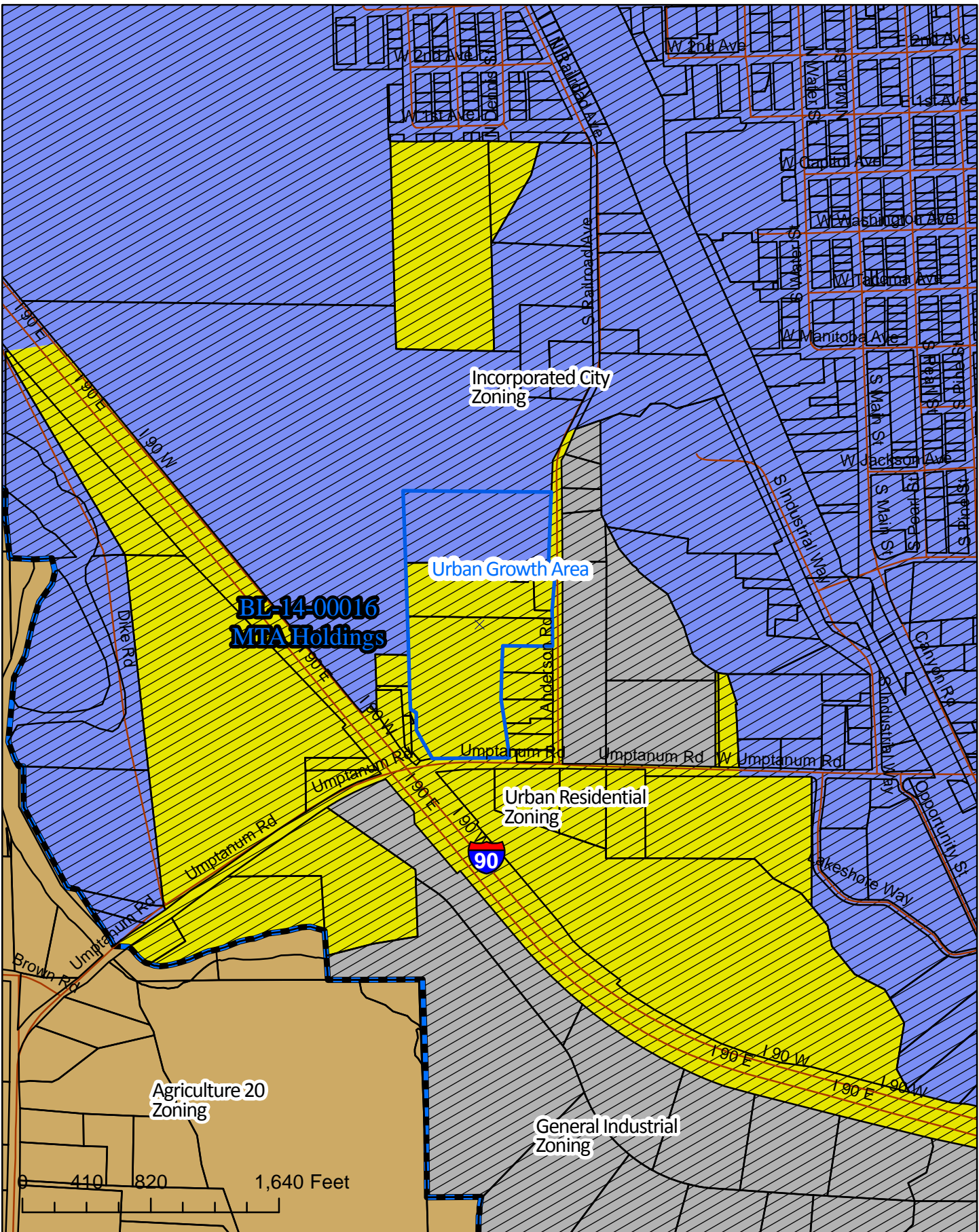


BL-14-00016  
MTA Holdings

Area  
Map

8/12/2014

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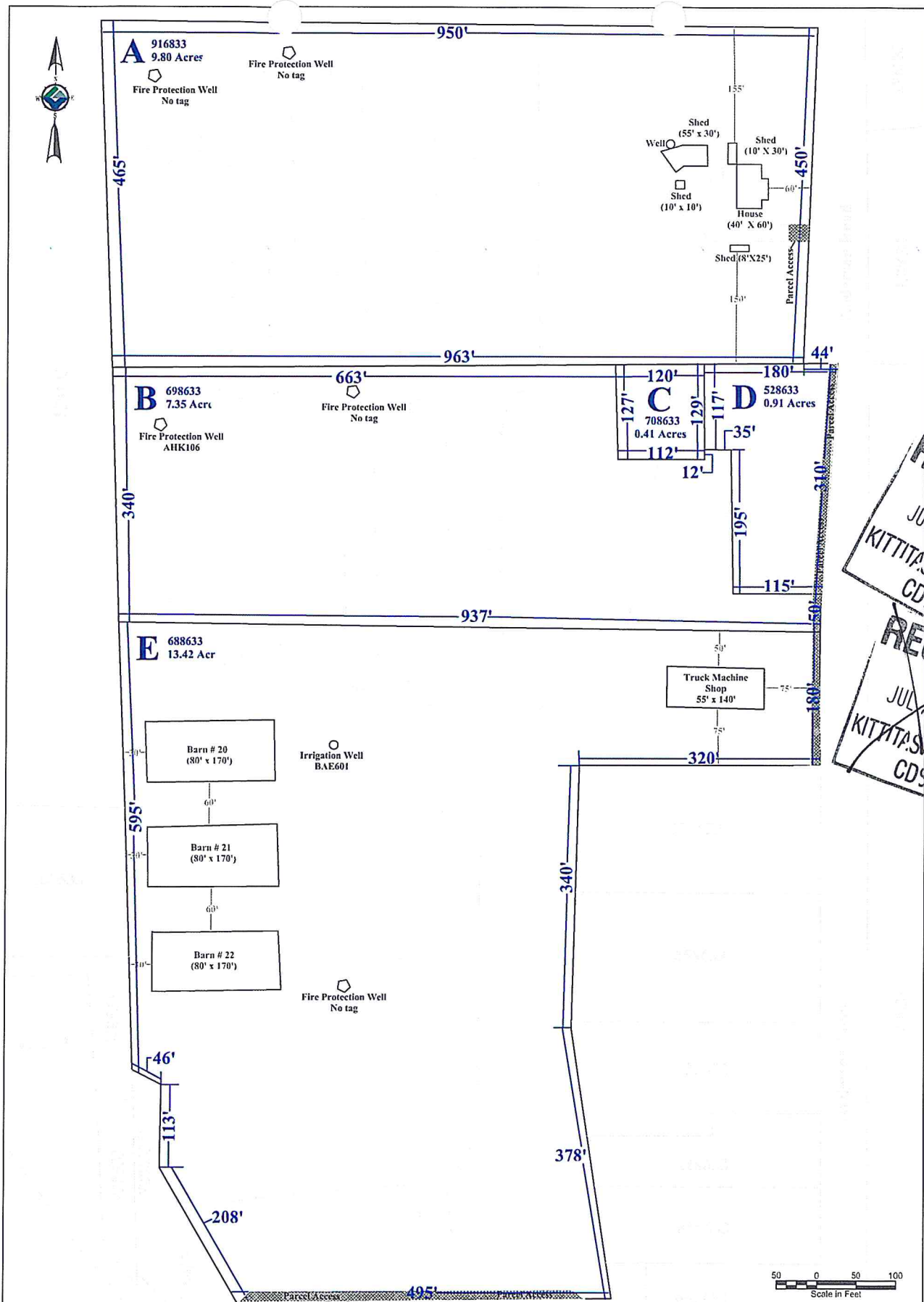


**BL-14-00016  
MTA Holdings**

**Zoning  
Map**

8/12/2014

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**Anderson Hay and Grain Boundary Line Adjustment (BLA) :**  
 Current/Existing Property Boundary Lines

This figure depicts the current/existing property boundary lines and is intended to be used for the preliminary review of the proposed boundary line adjustment.

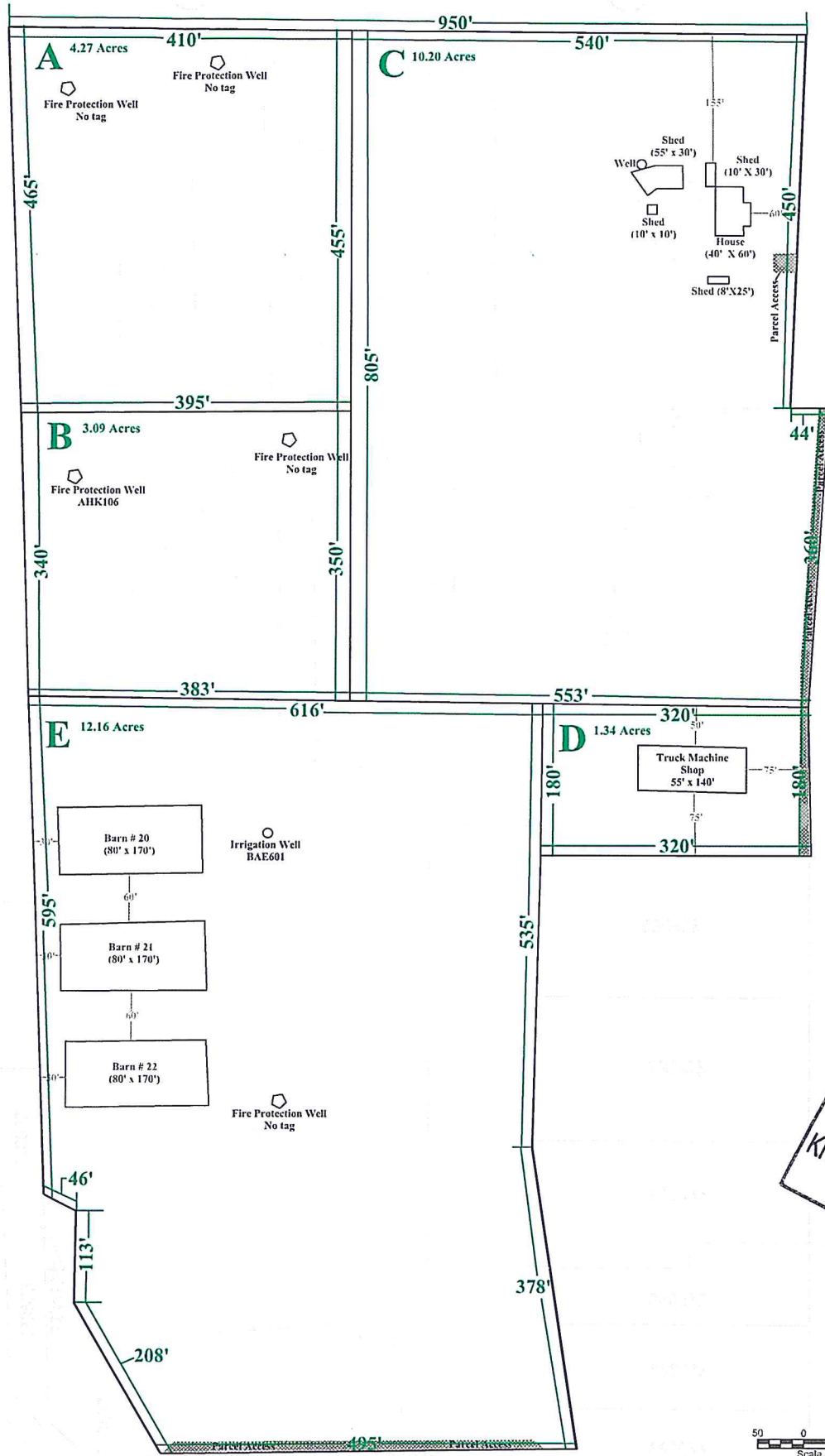
Measurements provided within this figure are based on Kittitas County COMPAS Aerials and measuring tools and are not based on survey data. As such, all measurements contained herein should be considered approximate.

A new survey is not required until preliminary approval has been granted.

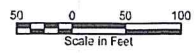
**Grette Associates LLC**  
 ENVIRONMENTAL CONSULTANTS

2102 North 30th Street, Suite A  
 TACOMA, WA 98403  
 (253) 573-6300  
 gretteassociates.com





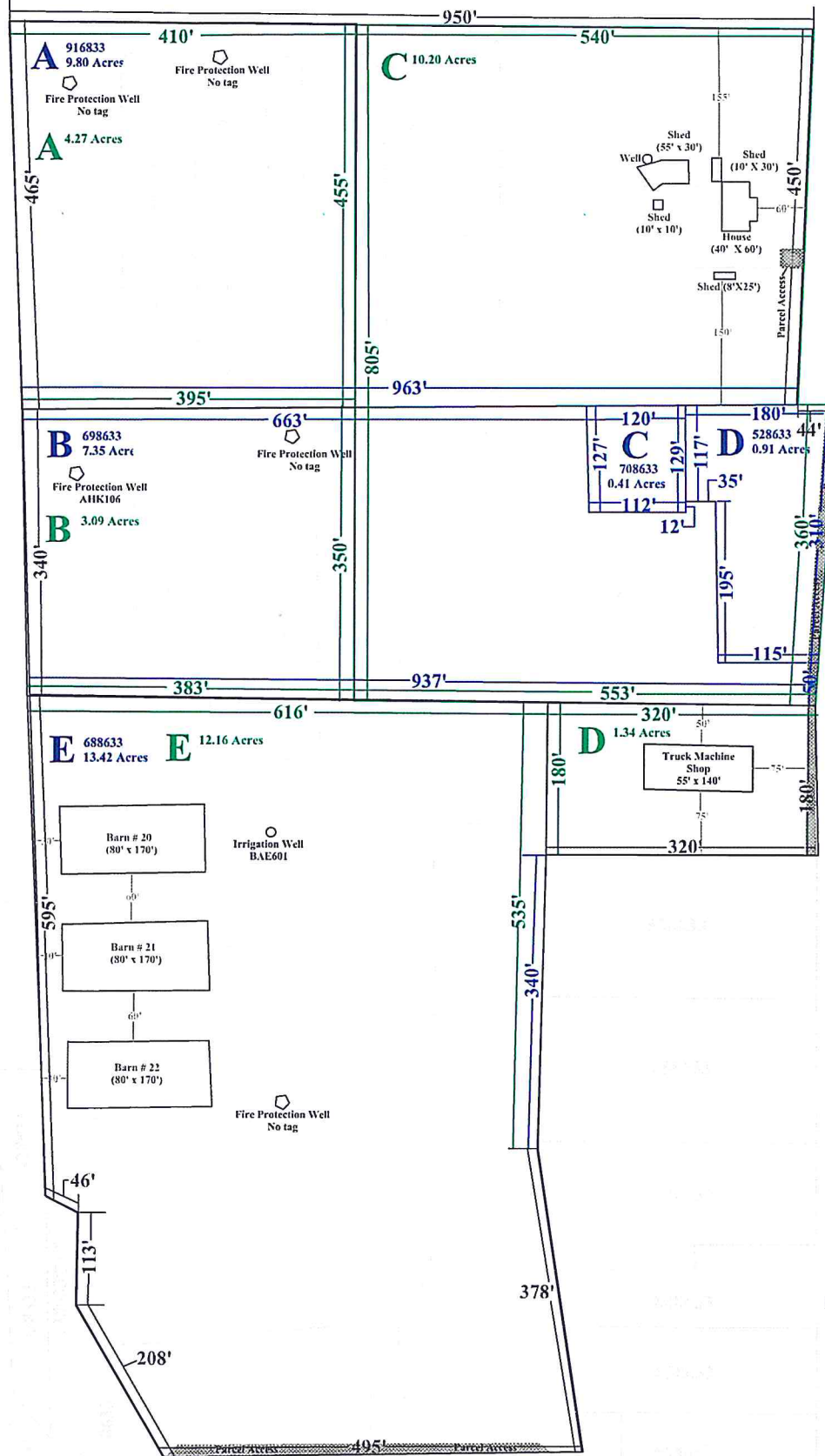
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**Anderson Hay and Grain Boundary Line Adjustment (BLA) :  
Proposed Property Boundary Lines**

This figure depicts the proposed property boundary lines and is intended to be used for the preliminary review of the proposed boundary line adjustment.  
 Measurements provided within this figure are based on Kittitas County COMPAS Aerials and measuring tools and are not based on survey data. As such, all measurements contained herein should be considered approximate.  
 A new survey is not required until preliminary approval has been granted.


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**Anderson Hay and Grain Boundary Line Adjustment (BLA) :**  
**Unified Boundary Line Adjustment (Existing and Proposed Property Boundary Lines depicted)**

This figure depicts the proposed property boundary lines and is intended to be used for the preliminary review of the proposed boundary line adjustment.

Blue lines and measurements reflect existing property dimensions, green lines and measurements reflect proposed property dimensions. Black lines and measurements reflect property line dimensions that are consistent to both the existing and proposed property boundary lines.

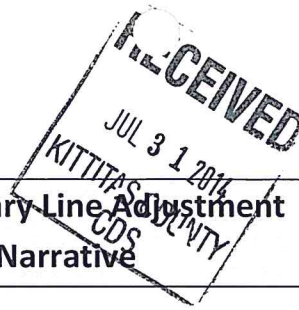
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A new survey is not required until preliminary approval has been granted.



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**Anderson Hay and Grain: Boundary Line Adjustment  
Attachment A: Project Narrative**



Required Attachment Description: Please include at a minimum the following information in your description: project size, location, water supply, sewage disposal, and all qualitative features of the proposal. Include every element of the proposal in the description.

**Applicant Response:**

The proposed Boundary Line Adjustment would modify the internal boundary lines associated with 5 parcels owned by MTA Holdings and utilized by Anderson Hay and Grain for business operations. Table 1 provides information on the existing parcels and summarizes the quantitative elements (e.g. acreage modification) resulting from the proposed boundary line adjustment.

**Table 1: AHG Boundary Line Adjustment Existing Parcel Information and Proposed Parcel Size**

Boundary Line Adjustment Parcel Designation	Current Kittitas County Tax Parcel Number	Current Parcel Address <sup>1</sup>	Current Parcel Size (existing acreage)	Proposed Parcel Size (proposed acreage) <sup>3</sup>
A	916833	805 Anderson Road	9.80	4.27
B	698633	Anderson Road <sup>2</sup>	7.35	3.09
C	708633	Anderson Road <sup>2</sup>	0.41	10.20
D	528633	Anderson Road <sup>2</sup>	0.91	1.34
E	688633	Anderson Road <sup>2</sup>	13.42	12.16

<sup>1</sup> All of the subject properties addresses are located within Ellensburg, WA.

<sup>2</sup> Street Number not provided/shown within Kittitas County Assessor records

<sup>3</sup> Draft proposed acreage provided in this column is based upon AutoCAD figure calculations and is therefore only an approximation. Final survey will be needed to determine actual acreage.

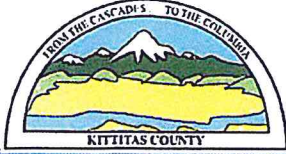
- A. Project size: 31.89 acres (acreage summary based on current parcel size data on record with the Kittitas County Assessor)
- B. Project location: The subject properties are located to the north west of the intersection of Anderson and Umptanum Road in portions of Sections – 2 and 11; Township – 17N; Range – 18E W.M. Refer to Table 1 for currently assigned parcel addresses and Attachment B for existing and proposed legal descriptions.
- C. Water supply: Water supply to the subject boundary line adjustment parcels is provided via private wells. The location of these wells is shown on the attached Boundary Line Adjustment figures.
- D. Sewage disposal: Sewage disposal is provided by existing on-site septic systems. The specific location of these systems is currently not known.

**Anderson Hay and Grain: Boundary Line Adjustment  
Attachment B: Draft Legal Descriptions**

Boundary Line Adjustment Parcel Designation	Existing Legal Description <sup>1</sup>	Draft Proposed Legal Description
A	ACRES 9.80, CD. 7889; PTN S1/2 SW1/4 SW1/4; SEC 02, TWP 17, RGE 18~	Beginning at the SW corner of the SW quarter of Section 2, Township 17N, Range 18 E W.M. thence north 465 feet, thence east 410 feet, thence south 455 feet, thence west 395 feet to point of origin.
B	ACRES 7.35, CD. 8159; SEC. 11, TWP. 17, RGE. 18; PTN. NW1/4 NW1/4	Beginning at the NW corner of the NW quarter of Section 11, Township 17N, Range 18E W.M. thence south 340 feet, thence east 383 feet, thence north 350 feet, thence west 395 feet to point of origin.
C	ACRES .41, CD. 8151-A; SEC. 11; TWP. 17; RGE. 18; NW 1/4 TAX 23	Beginning 465 feet to the north and 410 feet to the west of the SW corner of the SW quarter of Section 2, Township 17N, Range 18E, W.M. thence east 540 feet, thence south 450 feet, thence east 44 feet, thence south 360 feet, thence west 553 feet, thence 805 feet to the north to point of origin.
D	ACRES .91, CD. 8151; SEC. 11; TWP. 17; RGE. 18; NW1/4 TAX #5; LESS TAX #23	Beginning at a point 340 feet south and 616 feet east of the NW corner of the NW quarter of Section 11, Township 17N, Range 18E W.M. thence east 320 feet, thence south 180 feet, thence west 320 feet, thence north 180 feet to point of origin.
E	ACRES 13.42, CD. 8150; SEC. 11, TWP. 17, RGE. 18; PTN. NW1/4 NW1/4	Beginning 340 feet south of the NW corner of the NW corner of Section 11, Township 17N, Range 18E W.M. thence south 595 feet, continuing in a south east direction 46 feet, thence south 115 feet, thence continuing in as south east direction 208 feet, thence east 495 feet, thence in a slight north west direction 378 feet, thence in a north direction 535 feet, thence west 616 feet to point of origin.

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KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-2600

Fax (509) 962-2688

"Building Partnerships - Building Communities"



**BOUNDARY LINE ADJUSTMENT**

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.08.035)

**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

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- \$595.00 Total fees due for this application (One check made payable to KCCDS)

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature):

*EM*

DATE: 7-31-14

RECEIPT # BL-14-00016



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: MTA Holdings LLC; C/O Steve Gordon, Anderson Hay and Grain  
Mailing Address: PO Box 99  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: (509) 925-9818  
Email Address: Steve.gordon@anderson-hay.com

**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: Cassandra Moore, Grette Associates, LLC.  
Mailing Address: 2102 N 30<sup>th</sup> Street, Suite A  
City/State/ZIP: Tacoma, WA 98403  
Day Time Phone: (253) 573-9300  
Email Address: Cassandram@gretteassociates.com

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: Nathan Mirro, Anderson Hay and Grain Inc  
Mailing Address: PO Box 99  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: (509) 962 - 0630  
Email Address: Nathan.Mirro@anderson-hay.com

**4. Street address of property:**

Address: Refer to Attachment A: Project Narrative  
City/State/ZIP: \_\_\_\_\_

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

\_\_\_\_\_ Refer to Attachment B: Draft Legal descriptions of properties. \_\_\_\_\_

**6. Property size:** \_\_\_\_\_ 31.89 (acres)

**7. Land Use Information:** Zoning: Urban Comp Plan Land Use Designation: N/A

8. Existing and Proposed Lot Information

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

New Acreage  
(Survey Vol.   , Pg   )

\_\_\_\_\_  
Refer to Attachment A: Project Narrative  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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  (date) 7/18/14

X  (date) 7/28/14

**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: \_\_\_\_\_

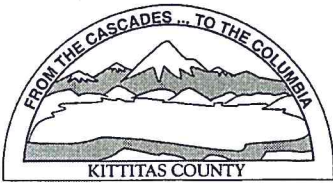
Current Zoning District: \_\_\_\_\_

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

By: \_\_\_\_\_

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

By: \_\_\_\_\_



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

**RECEIPT NO.:** 00022166

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 024822

**Date:** 7/31/2014

**Applicant:** MTA HOLDINGS

**Type:** check # 12381

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-14-00016	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-14-00016	BLA MAJOR FM FEE	65.00
BL-14-00016	PUBLIC WORKS BLA	90.00
BL-14-00016	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00