

# Critical Areas Checklist

Monday, June 16, 2014

Application File Number BL-14-000 21

Planner Kaycee Hathaway

Is SEPA required  Yes  No

Is Parcel History required?  Yes  No

What is the Zoning? Forest and Range

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? Cle Elum-Roslyn 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? Type 4 - Non-fish

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? Ellensburg Mule Deer Winter Range

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?

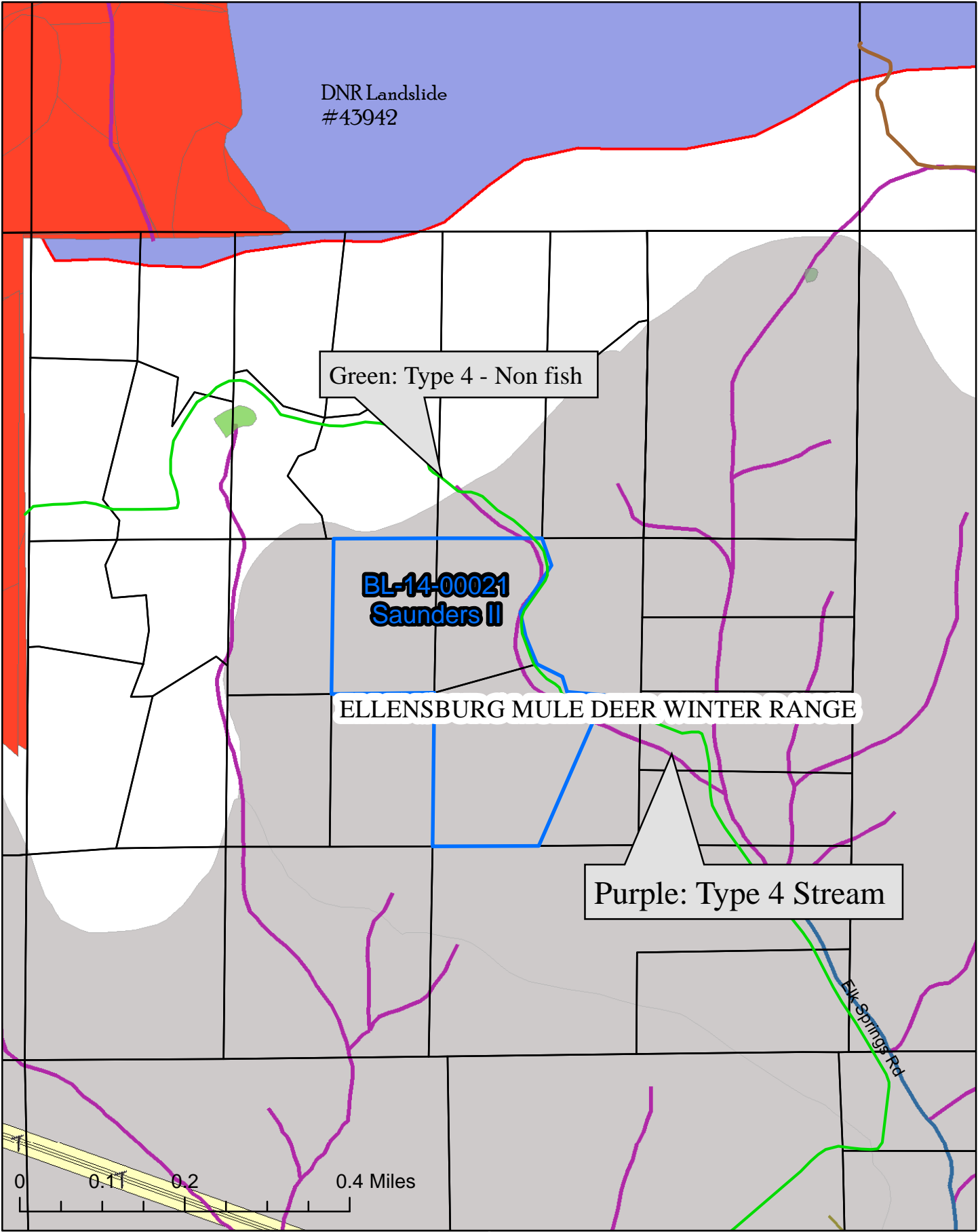
Is the project parcel in or near a Coal Mine area?  Yes  No

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?



DNR Landslide  
#43942

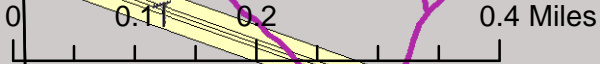
Green: Type 4 - Non fish

**BL-14-00021  
Saunders II**

ELLENSBURG MULE DEER WINTER RANGE

Purple: Type 4 Stream

Elk Springs Rd



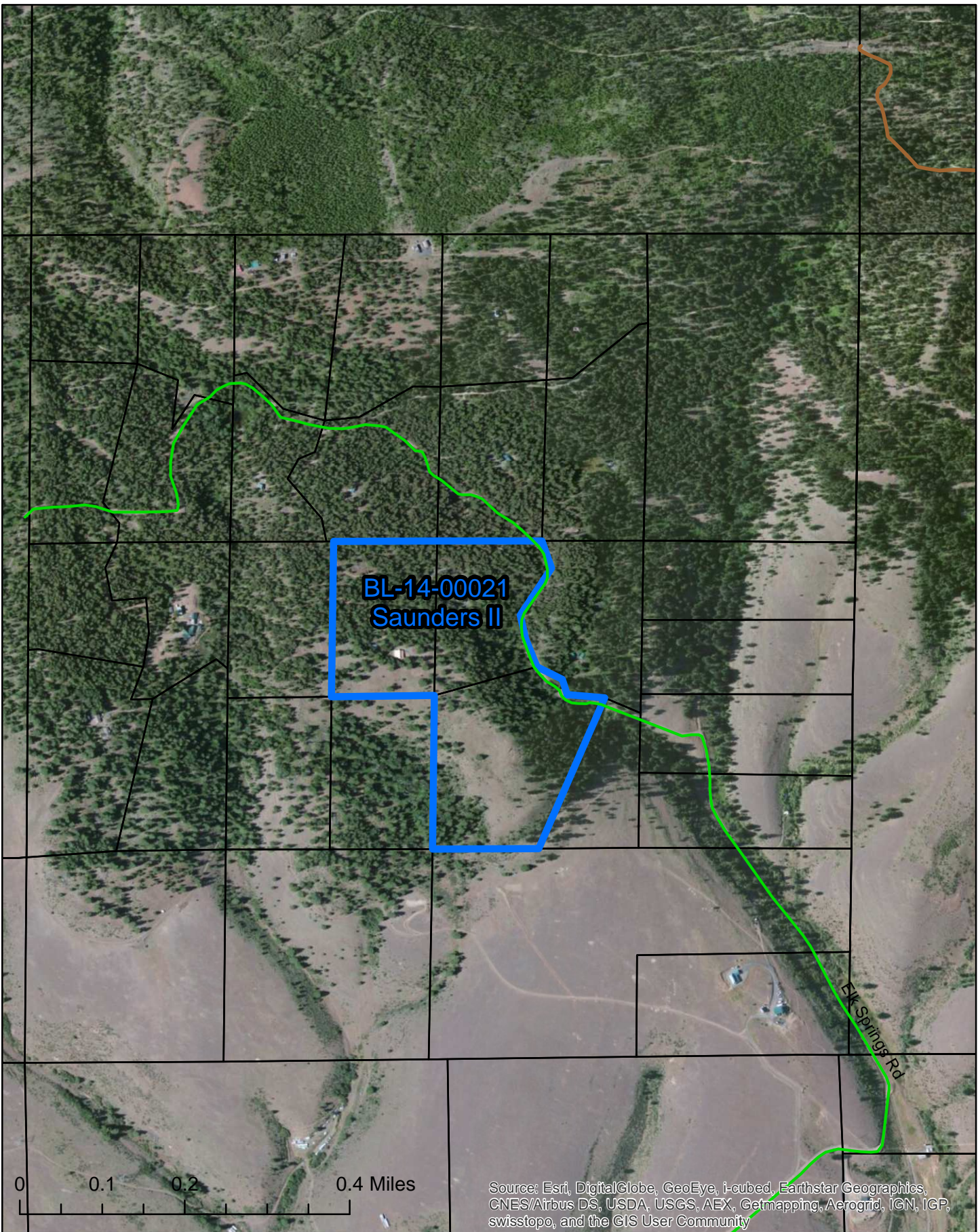
**BL-14-00021  
Saunders II**

11/7/2014

**Critical Areas  
Map**

kaycee.hathaway





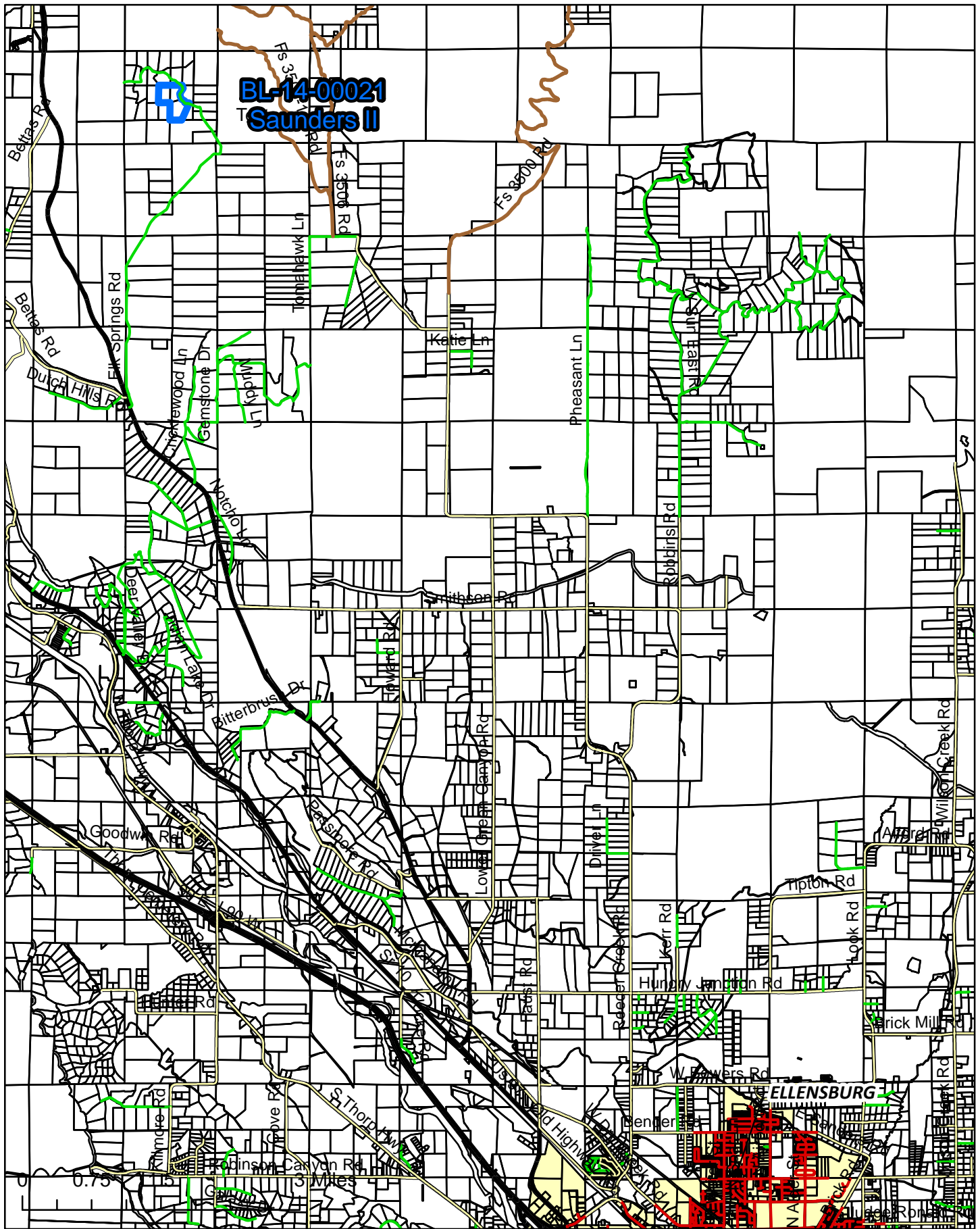
**BL-14-00021  
Saunders II**

11/7/2014

**Area  
Map**

kaycee.hathaway



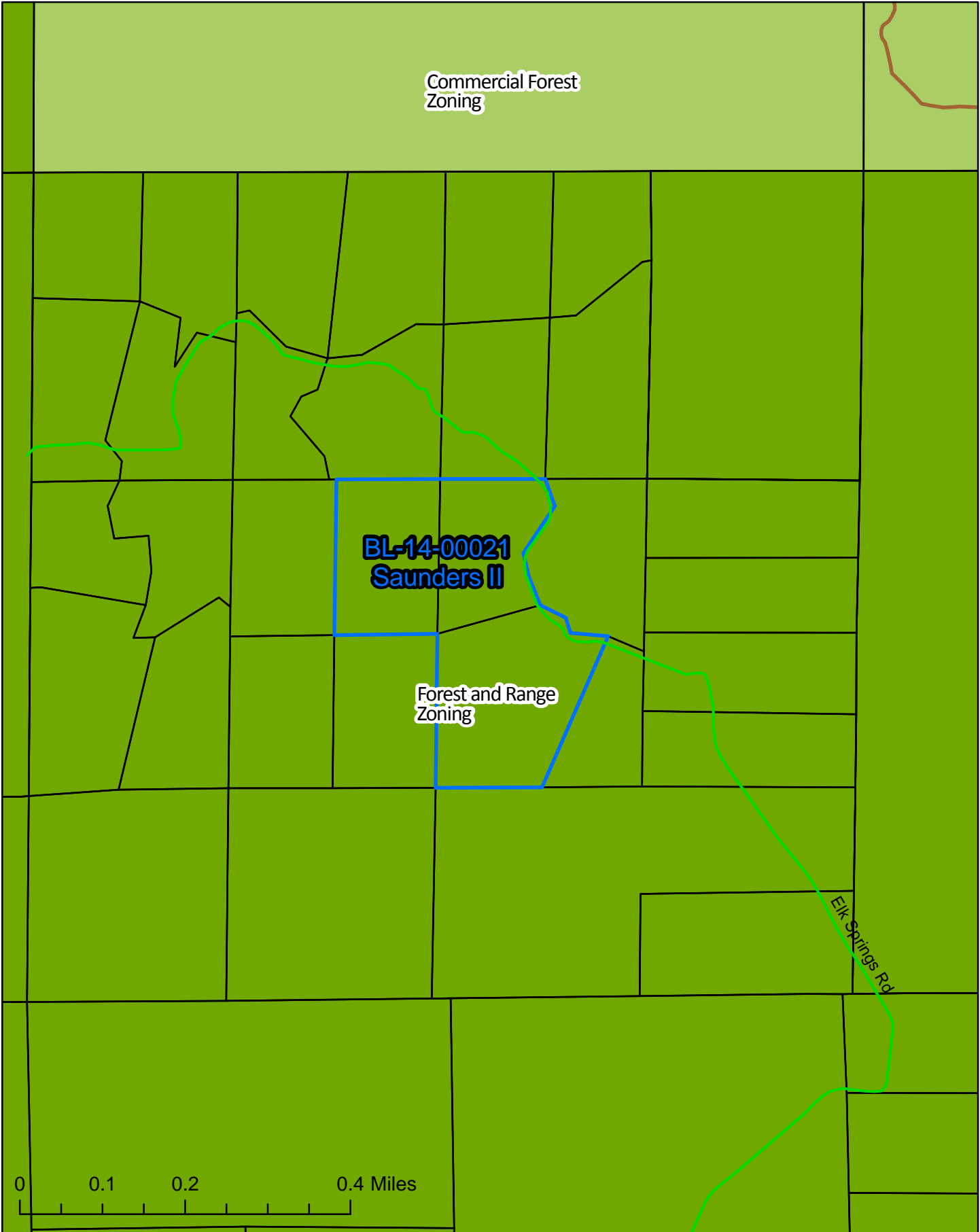


BL-14-00021  
Saunders II

11/7/2014

Area  
Map

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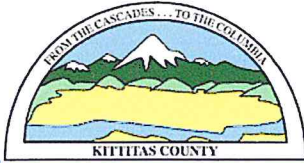


**BL-14-00021  
Saunders II**

11/7/2014

**Zoning  
Map**

kaycee.hathaway



**KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
CDS@CO.KITTTAS.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:**

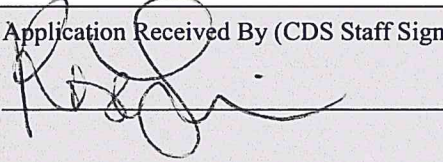



\$225.00	Kittitas County Community Development Services (KCCDS)
\$90.00	Kittitas County Department of Public Works
\$65.00	Kittitas County Fire Marshal
\$215.00	Kittitas County Public Health Department Environmental Health
<b>\$595.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

RECEIVED

OCT 2 2014

KITTTAS COUNTY  
CDS

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	 OCT 24 2014 
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**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

*23915-15th Ave SE  
B. Hall 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)  
20-17-35000-0014 12.65 Ac

New Acreage  
(Survey Vol. \_\_\_\_, Pg \_\_\_\_)  
12.85 Ac 17.81 Corrected Acreage  
See Note 4 on Survey

20-17-35000-0020 15.09 Ac

15.09 Ac

20-17-35000-0028 20.98 Ac

20.82 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 *Geoff Saunders* (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: \_\_\_\_\_

339.12  
144.33

660

6

659.36

000-0020  
15.09

000-0014  
12.65  
PARCEL 7A  
SURVEY #460309

000-0014  
12.65  
PARCEL 7A  
SURVEY #460309

Elk-Springs Rd

604.87

174.46

63.93

659.18

230.90

000-0028  
20.98



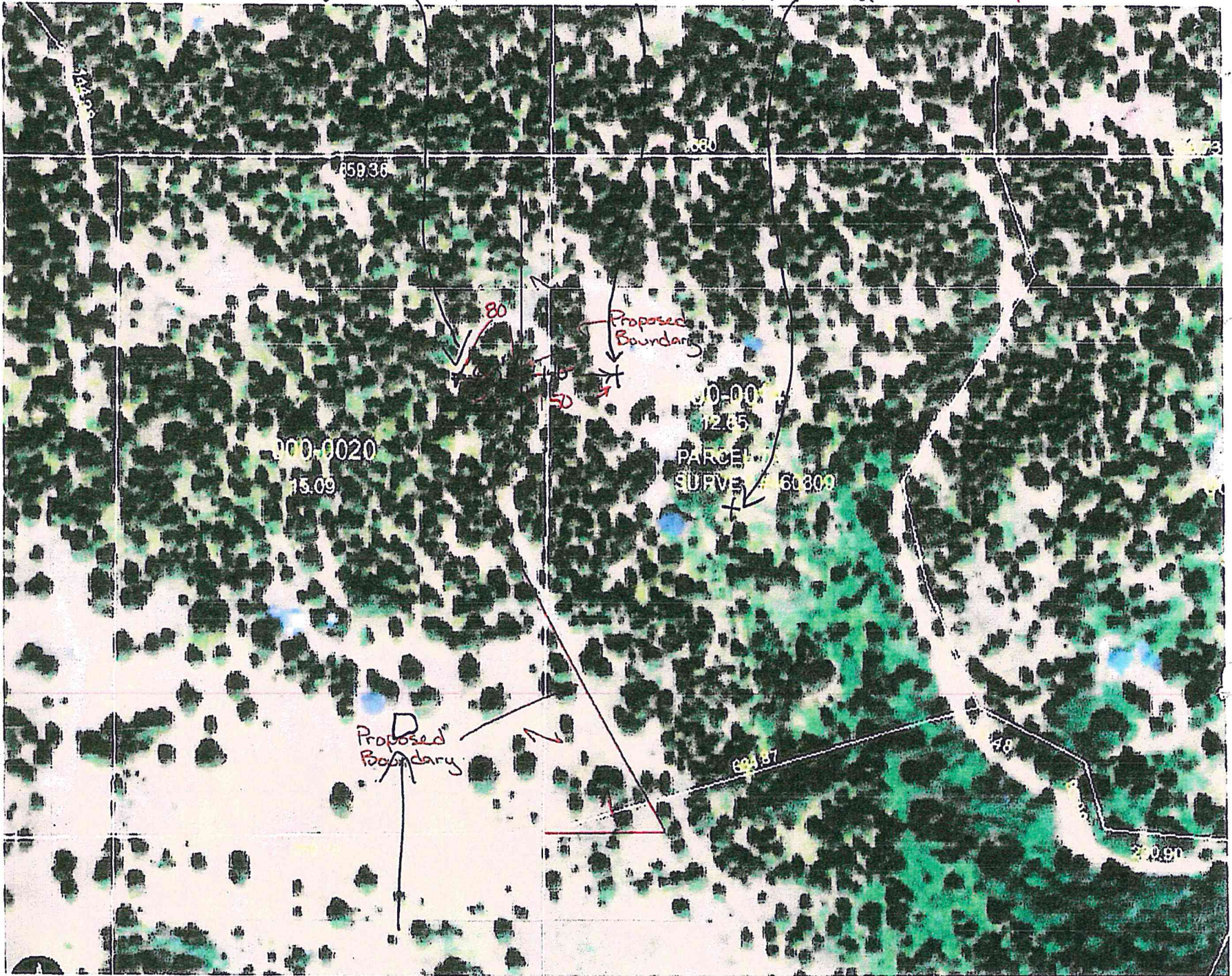


Well

Well

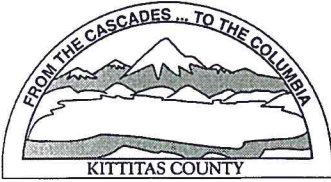
Septic field

Proposed



septic field





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

**RECEIPT NO.: 00023410**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 029246

**Date:** 10/24/2014

**Applicant:** SAUNDERS, GEOFFREY M

**Type:** check # 2785

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-14-00021	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-14-00021	BLA MAJOR FM FEE	65.00
BL-14-00021	PUBLIC WORKS BLA	90.00
BL-14-00021	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00

# CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

October 24, 2014

Kaycee Hathaway  
Kittitas County CDS  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Dear Kaycee,

Please withdraw application BL-14-00011 per KCCDS letter dated 10/23/14 and process the attached application to complete the Saunders/Nielsen BLA.

Our desire is to complete the BLA as soon as possible and hope all departments could respond with comments quickly as the minor revisions to the original application should not trigger any new issues.

If you have any questions or need additional information, please don't hesitate to call.

Sincerely,



Chris C. Cruse  
Professional Land Surveyor

