

Jeff Watson

From: Jeff Watson
Sent: Friday, September 25, 2015 11:48 AM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: BL-15-00011 Burtness

[BL-15-00011 Burtness](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

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



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"

September 25, 2015

Mike Burtness
P.O. Box 353
Ellensburg WA 98926

RE: Burtness Boundary Line Adjustment (BL-15-00011)

Map Number	18-17-25050-0001	Parcel Number	15383
Map Number	18-17-25052-0002	Parcel Number	15385
Map Number	18-17-25052-0003	Parcel Number	53374

Dear Mr. Burtness,

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 attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Assessor's Office on September 25, 2015 to finalize the boundary line adjustment.

If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson
Staff Planner

CC via email to burtness@hotmail.com

\\fileserver-03\Teams\CDS\Projects\BLAs\BL 2015\BL-15-00011 Burtness

Jeff Watson

From: Keli Bender <krd.keli@fairpoint.net>
Sent: Thursday, September 10, 2015 2:19 PM
To: Jeff Watson
Subject: Burtness

Jeff,

I just got off the phone with Mike Burtness regarding the BLA between him and Gary Micallef. I will be working with Mike to clean up some loose ends but for your purposes, our requirements have been met. Please let me know if you need anything additional.

Keli



Memo

To: Jeff Watson, CDS

From: Holly Myers, Environmental Health Supervisor

Date: September 1, 2015

RE: BL-15-00011 - Burtness

After review of this BLA, it appears that the proposed changes will incorporate the existing homes, water source access and septic systems. Submitted records support compliance with current setback requirements.

Holly Myers, Environmental Health Supervisor



Jeff Watson

From: Brenda Larsen
Sent: Friday, August 28, 2015 4:03 PM
To: Jeff Watson
Subject: RE: BL-15-00011 Burtness

Hi Jeff!

I already discussed this project with Mike and have no problems with it.

Thanks,
Brenda Larsen
Fire Marshal

From: Jeff Watson
Sent: Friday, August 28, 2015 3:39 PM
To: Christina Wollman; Brenda Larsen; Holly Myers
Subject: BL-15-00011 Burtness

[BL-15-00011 Burtness](#)

Christina, Holly, Brenda, Kelli

Could you please review this application for comment? T drive is linked above, Keli will have to use the attached. Let me know if you have questions, comment period ends 9/12/2015.

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

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: Jeff Watson
Sent: Friday, August 28, 2015 3:39 PM
To: Christina Wollman; Brenda Larsen; Holly Myers
Subject: BL-15-00011 Burtness
Attachments: BL-15-00011 Burtness Master File 8.28.2015.pdf

[BL-15-00011 Burtness](#)

Christina, Holly, Brenda, Kelli

Could you please review this application for comment? T drive is linked above, Keli will have to use the attached. Let me know if you have questions, comment period ends 9/12/2015.

Thanks,

Jeffrey A. Watson
Planner II

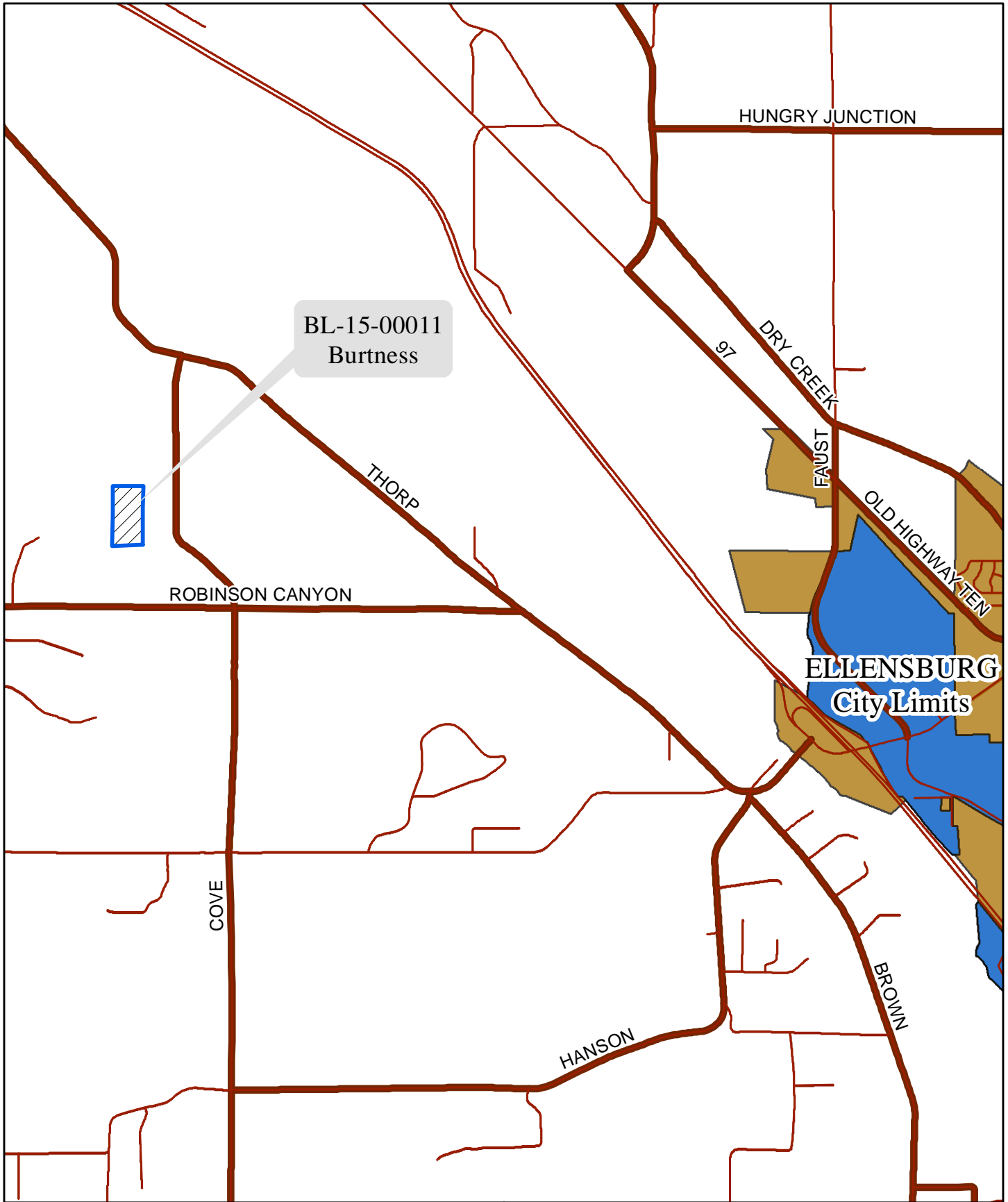
[Kittitas County Public Works/Community Development Services](#)

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509-933-8274



BL-15-00011
Burtness

Area Map



BL-15-00011
Burtness

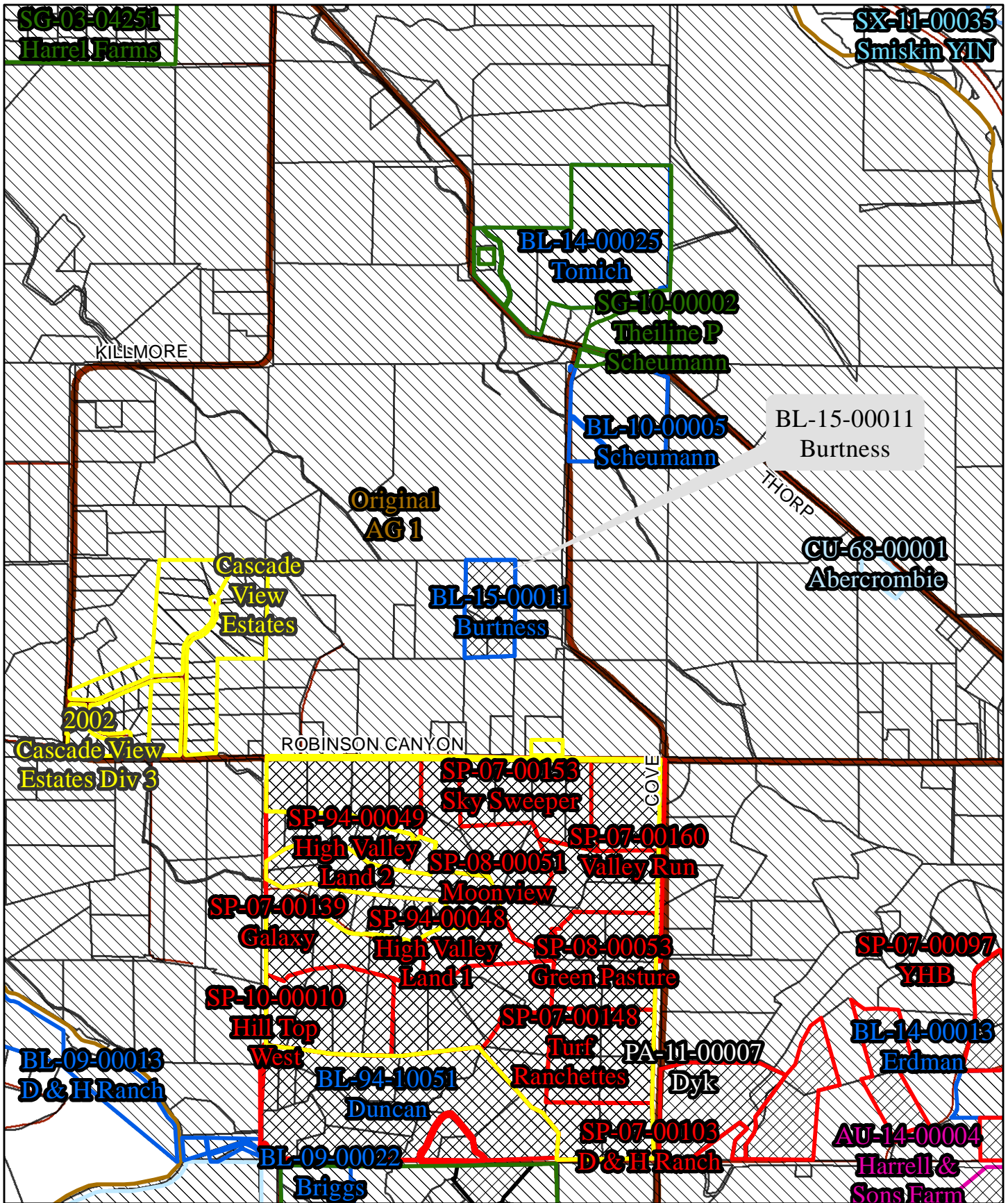
3D Air
Photo



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, ICP, swisstopo, and the GIS User Community

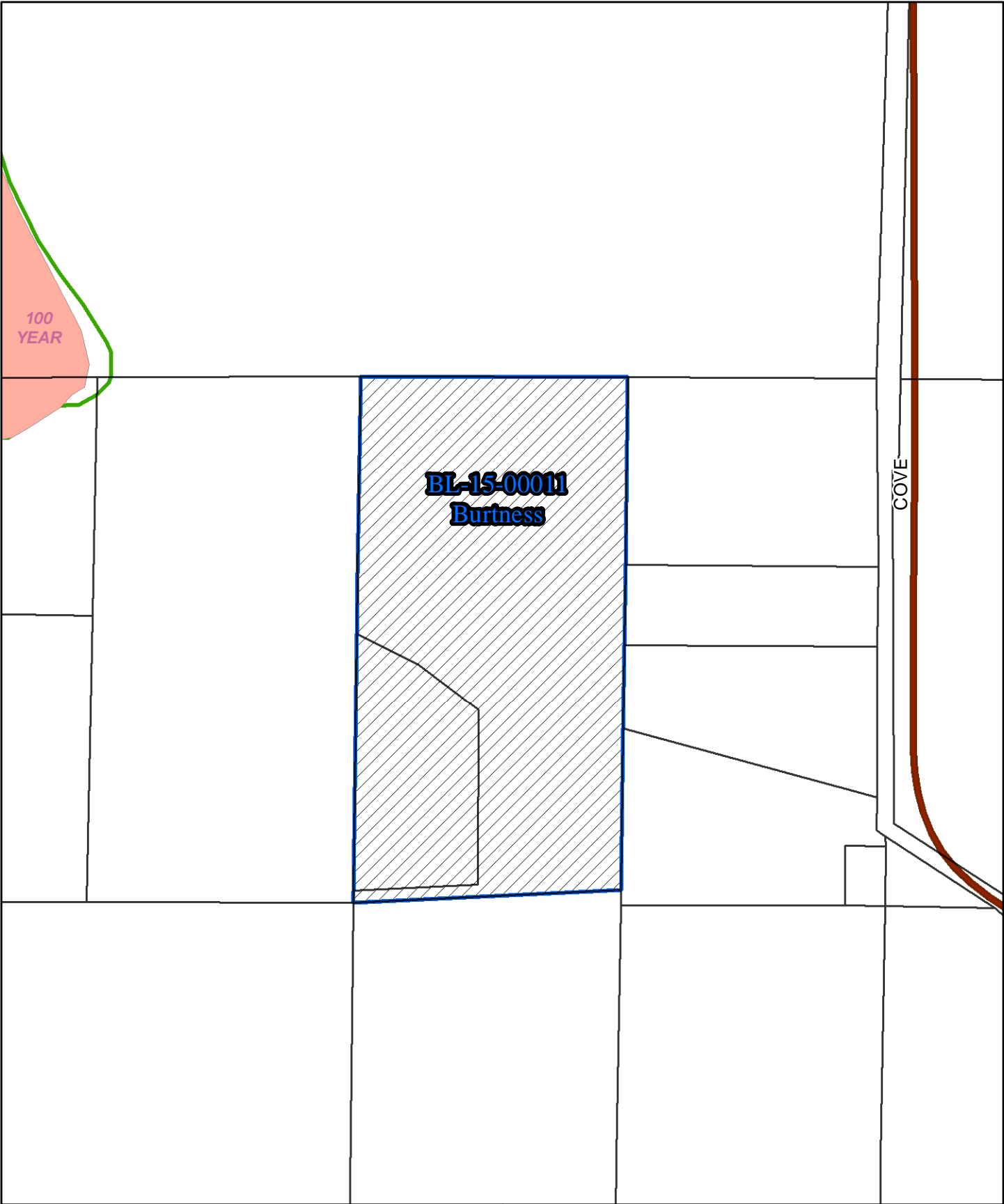
BL-15-00011
Burtness

Air
Photo



BL-15-00011
Burtness

Regional Land
Use



BL-15-00011
Burtness

Critical Areas
Map

Critical Areas Checklist

Friday, August 28, 2015

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?

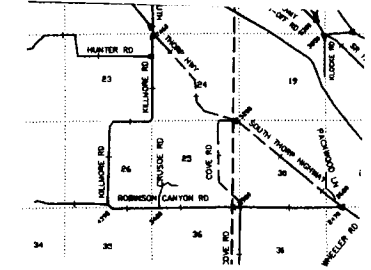
Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

PRICE-BURTNESS BOUNDARY LINE ADJUSTMENT SURVEY

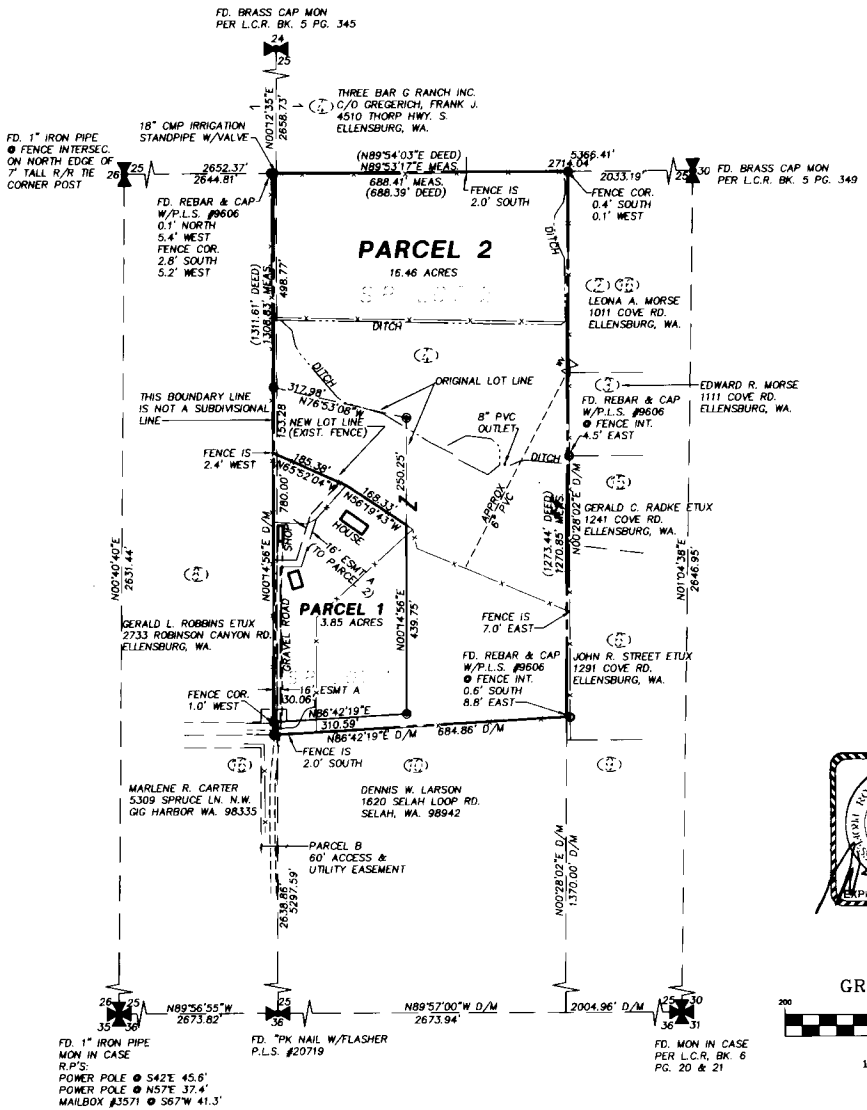
PORTION OF THE NE1/4, SW1/4; & NW1/4, SE1/4; SEC. 25, T.18N., R.17E., W.M.
 KITTITAS COUNTY, WASHINGTON
 ORIGINAL TAX PARCEL NOS. 18-17-25050-0001 & 18-17-25050-0002



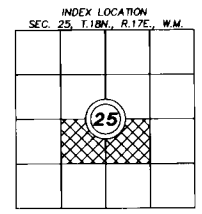
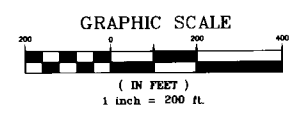
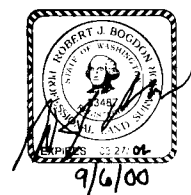
ORIGINAL PARCEL LEGAL DESCRIPTIONS:
 LOTS 1 AND 2 OF PRICE SHORT PLAT NO. 00-15 AS RECORDED IN VOLUME F OF SHORT PLATS ON PAGES 108-109 UNDER AUDITOR'S FILE NO. 200008080025 RECORDED IN KITTITAS COUNTY, STATE OF WASHINGTON.

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY BETWEEN THE ORIGINAL LOTS OF KITTITAS COUNTY SHORT PLAT NO. 00-15 AS RECORDED IN VOLUME F OF SHORT PLATS ON PAGES 108 & 109 UNDER AUDITOR'S FILE NO. 200008080025.
2. BASIS OF BEARINGS IS N89°57'00"W FOR THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, T.18N., R.17E., W.M. AS SHOWN ON THE ORIGINAL DEED AND A RECORD OF SURVEY FILED IN BOOK 2 OF SURVEYS ON PAGE 11.
3. FIELD WORK WAS DONE IN MAY OF 2000 USING TRIMBLE 4400 SERIES G.P.S. RECEIVERS AND A PENTAX PTS-V3 THREE SECOND TOTAL STATION WITH CLOSURES IN ACCORDANCE WITH W.A.C. 332-130-090.
4. SEVERAL DISCREPANCIES HAVE BEEN FOUND FOR MEASUREMENTS BETWEEN FOUND CORNERS AS SHOWN ON THE SURVEY REFERENCED IN NOTE 1 ABOVE. THE EXTERIOR BOUNDARY AS SHOWN HAS BEEN ESTABLISHED FROM THE DEED DESCRIPTION AT THE SOUTHEAST CORNER OF SECTION 25.
5. THE LEGAL DESCRIPTION AND ENCUMBRANCES WERE TAKEN FROM CHICAGO TITLE INSURANCE COMPANY POLICY NO. 48-0035-030-00000296 DATED FEBRUARY 28, 2000.
6. THE 16' ACCESS EASEMENT TO PARCEL 2 (EASEMENT A) SHALL BE CREATED BY SEPARATE INSTRUMENT.



- LEGEND:
- ✚ A SECTION CORNER
 - ⊥ A QUARTER CORNER
 - A FND PIPE OR REBAR
 - ⊙ A SET REBAR W/L S CAP NO. 33487



RECORDER'S CERTIFICATE 200009080025

SURVEYOR'S CERTIFICATE

Filed for record this 8 day of Sept. 2000 at 2:30P in book 25 of SURVEYS at page 125 at the request of ROBERT J. BOGDON Mike Burtness
 Beverly Allen Lang Deputy County Auditor

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...MIKE BURTNESS... in AUGUST, 2000.
 ROBERT J. BOGDON
 Certificate No. 33487

EASTSIDE CONSULTANTS, INC.
 ENGINEERS-SURVEYORS
 518 EAST FIRST
 CLE ELUM, WASHINGTON 98922
 PHONE: 1509674-7433
 FAX: 1509674-7419

DWN BY	DATE	JOB NO.
G. WEISER	08/00	00537/BLA
CHKD BY	SCALE	SHEET
ALLEN LANG	1"=200'	1 OF 1

RECEIVING NO. 00008080025

PRICE SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. 00-15
PORTION OF THE NE1/4, SW1/4; & NW1/4, SE1/4; SEC. 25, T.18N., R.17E., W.M.
KITTITAS COUNTY, WASHINGTON
ORIGINAL TAX PARCEL NO. 18-17-25040-0004

OWNER: LINDA M. PRICE
 2731 ROBINSON CANYON ROAD
 ELLENSBURG, WA 98926

WATER SOURCE: INDIVIDUAL WELLS
 SEWER SOURCE: SEPTIC & DRAINFIELD
 DRAINAGE IMPROVEMENTS: NONE PLANNED

EXISTING TAX PARCEL NO.: 18-17-25040-0004

ZONE: AG-20

ORIGINAL PARCEL AREA: 20.36 ACRES

GENERAL NOTES:

- PER ROW 17.10.140 LAND OWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. SAID EASEMENT SHALL BE 10 FEET ALONG ALL EXTERIOR LOT LINES, AND 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENTS SHALL ALSO BE USED FOR IRRIGATION.
- THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS, OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
- ANY FURTHER SUBDIVISION OR ADDITIONAL LOTS TO BE SERVED BY ACCESS MAY RESULT IN FURTHER ACCESS OR ROAD REQUIREMENTS; SEE KITTITAS COUNTY ROAD STANDARDS (SEC. 12.30.010).
- ACCORDING TO KITTITAS COUNTY ROAD STANDARDS 12.50.30 MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE.

KITTITAS RECLAMATION DISTRICT (KRD) NOTES:

- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- ACCORDING TO KRD RECORDS LOTS WITHIN THIS SHORT PLAT CONTAIN THE FOLLOWING AMOUNT OF IRRIGABLE AREA:
 LOT 1: 4 ACRES
 LOT 2: 5 ACRES
 KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
- KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
- IT IS RECOMMENDED THAT EACH LOT HAS A MEANS TO MEASURE ITS OWN PORTION OF WATER THAT IS DIVERTED AT THE PLATS DESIGNATED TURNOUT.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE, OF THE LAND TO BE SUBDIVIDED does hereby declare this plat and the easements for all roads and ways shown herein with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original responsible grading of the roads and ways shown herein.

Following original reasonable grading of roads and ways herein no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any encroachment of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

IN WITNESS WHEREOF, We have hereunto set our hands and seal this _____ day of August 7, A.D. 2000

Linda M. Price
 LINDA M. PRICE
CLS Escrow, Inc.
 CLS ESCROW, INC. - President

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF Spokane) ss.

On this 7th day of August, 2000, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Steve Stramphel President and to me known to be the CLS Escrow, Inc. Secretary, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereunto affixed the day and year first above written.

Dona Marie Fasano
 Dona Marie Fasano
 Notary Public in and for the State of Washington, residing at Spokane

DONA MARIE FASANO
 NOTARY PUBLIC
 STATE OF WASHINGTON
 EXPIRES NOVEMBER 3, 2002

State of Washington
 County of _____

I certify that I know or have satisfactory evidence that

signed this instrument and acknowledged it to be (his/hers) free and voluntary act for the uses and purposes mentioned in the instrument.

Signature of _____
 Notary Public
 Dated _____
 My appointment expires _____

LEGAL DESCRIPTION:

PARCEL A:

THAT PORTION OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 25, THENCE NORTH 89°57'00" WEST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 25, 2004.96 FEET; THENCE NORTH 0°28'00" EAST, 1370.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°28'00" EAST, 1273.44 FEET; THENCE SOUTH 89°54'03" WEST, 688.39 FEET; THENCE SOUTH 0°14'56" WEST, 1311.61 FEET; THENCE NORTH 86°42'19" EAST, 684.88 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A STRIP OF LAND 60 FEET IN WIDTH WHICH LIES ADJACENT, PARALLEL TO AND 30 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 2599.48 FEET NORTH 89°57'00" WEST, OF THE SOUTHEAST CORNER OF SAID SECTION 25, THENCE NORTH 0°14'56" EAST, ALONG SAID CENTER LINE OF SAID EASEMENT, 496.70 FEET; THENCE NORTH 89°57'00" WEST, 65.80 FEET; THENCE NORTH 0°14'56" EAST, 893.30 FEET; THENCE SOUTH 0°14'56" WEST, 75.00 FEET; THENCE NORTH 89°57'00" WEST, 30.00 FEET TO A POINT WHERE EASEMENT IS 30 FEET IN WIDTH AND LIES 15 FEET ON EITHER SIDE OF THE CONTINUING CENTERLINE; THENCE NORTH 89°56'52" WEST, 60.00 FEET TO THE END OF SAID EASEMENT.

SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED AS FILED IN BOOK X OF DEEDS ON PAGE 12.

SUBJECT TO AN AMENDATORY CONTRACT AS FILED UNDER A.F. NO. 209667.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS FILED IN VOLUME 78 ON PAGE 588.

SUBJECT TO AN IRRIGATION RIGHT OF WAY AS FILED IN BOOK 114 OF DEEDS OF PAGE 292.


SUBJECT TO A RIGHT OF WAY FOR UNDERGROUND PIPELINE AS FILED IN BOOK 119 OF DEEDS ON PAGE 579.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS FILED UNDER A.F. NO. 385002.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS FILED UNDER A.F. NO. 396718.

SUBJECT TO PENDENCY OF YAKIMA COUNTY SUPERIOR COURT CAUSE NO. 77-2-01484-5.



RECORDER'S CERTIFICATE 00008080025		
Filed for record this 7 th day of Aug, 2000 at 10:15 AM in book # _____ of S.P. at page 109, at the request of		
ROBERT J. BOGDON Surveyor's Name		
County Auditor		Deputy 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 LINDA M. PRICE in MAY, 2000.		
ROBERT J. BOGDON Certificate No. 33487		
K.C.S.P. NO. 00-15 IN THE S. 1/2, SEC. 25, T.18N., R.17E., W.M. Kittitas County, Washington		
DWN BY	DATE	JOB NO.
S. KITZ	5/00	00537
CHKD BY	SCALE	SHEET
R. BOGDON	1"=200'	2 OF 2
 EASTSIDE CONSULTANTS, INC. ENGINEERS - SURVEYORS 516 EAST FIRST CLE ELUM, WASHINGTON 98922 PHONE: 509/674-7433		



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"

August 28, 2015

Mike Burtness
P.O. Box 353
Ellensburg WA 98926

RE: Burtness Boundary Line Adjustment (BL-15-00011)

Dear Mr. Burtness,

Kittitas County Community Development Services received a Boundary Line Adjustment permit on August 21 2015, 2015. This application was determined **complete** as of August 27, 2015.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to appropriate governmental agencies for comment within 14 days. Agencies have 15 days to comment unless additional information is required.
2. The comments from all agencies will be considered in the decision making process.
3. A decision will be rendered which may include conditions; this decision may be appealed per KCC 15A.07
4. If the decision rendered is conditional approval, all conditions must be completed prior to final approval.
5. Taxes will need to be paid for all parcels involved prior to final approval.
6. Final approval and associated documentation will be submitted to the Kittitas County Assessor's office for perfection (the change of the map). The Assessor's office may have additional requirements if the appropriate transfer documentation and deeds have not been completed and recorded as required.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

Sincerely,

Jeff Watson
Staff Planner
(509) 933-8274
jeff.watson@co.kittitas.wa.us



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 16.10.010)

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: The following are required per KCC 16.10.020 Application Requirements. 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 to scale.
- 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.
- Provide existing and proposed legal descriptions of the affected lots. Example: Parcel 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.
- A certificate of title issued within the preceding one hundred twenty (120) days.

For final approval (not required for initial application submittal):

- Full year's taxes to be paid in full. ✓
- 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
\$595.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	
----------------------------------------------------	-----------	---------------	--

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

FORM LAST REVISED: 5-11-2015

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: MICHAEL BURTNES
Mailing Address: P.O. BOX 353
City/State/ZIP: ELLENBURG, WA 98926
Day Time Phone: 509 929 3233
Email Address: burtnes@hotmail.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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

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: 2729 ROBINSON CANYON RD
City/State/ZIP: ELLENBURG, WA 98926

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

SEE SURVEY

6. Property size: 16.46 to be 3.95 - - 3.95 to be 16.46 (acres)

7. Land Use Information: Zoning: A1 20 Comp Plan Land Use Designation: _____



8. Existing and Proposed Lot Information

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

New Acreage
(Survey Vol. ____, Pg ____)

18-17-25050-0002
(10AC)
18-17-25050-0003 +
(6.46AC) MBSW
18-17-25050-0001
(3.85AC)

18-17-25050-0002
()
18-17-25050-0001
()

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)

X [Signature] (date)

X [Signature]

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: Paid in Full 2015

By: [Signature]

Date: 9-21-15

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: N/A

By: Jeff Watson

Final Approval Date: 9/25/2015

By: [Signature]

8. Existing and Proposed Lot Information

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

New Acreage
(Survey Vol. ____, Pg ____)

18-17-25050-0002
(10 AC)

18-17-25050-0002
3.85

18-17-25050-0003
(6.46) MBSW

18-17-25050-0001

18-17-25050-0001
(3.85 AC)

6.46

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.

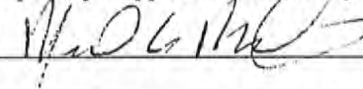
Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X _____ (date) _____

X  (date) 8/21/15

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: _____

REGARDING BLA FOR 2729 & 2731 ROBINSON CANYON ROAD

To KCCDS:

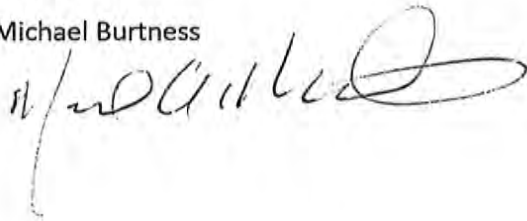
I (Michael Burtness) am the current owner of 16.46 acres located at 2729 Robinson Canyon Road. My desire is to sell 12.6 acres to my adjacent neighbors who currently own 3.85 acres of the original 20.3 acre parcel. We understand that one time splits on Ag 20 parcels are no longer allowed so what we have now are two non-conforming lots. In talking with Jeff Watson in May of this year we found that if the lots sizes remain the same then the boundary line adjustment would likely be approved.

We have had the survey performed and now recorded with the County that shows me now having a parcel containing 3.85 acres with my neighbors (Gary and Beverly Micallef) with the 16.46 acres. No new non-conforming lots have been created with this adjustment per our instructions from KCCDS personal.

Thank you for the help in achieving this land adjustment ... appreciated.

Regards,

Michael Burtness

A handwritten signature in black ink, appearing to read "Michael Burtness", written in a cursive style.

**PART OF THE SOUTH HALF OF SECTION 25,
TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.**

GRAPHIC SCALE



LEGEND

- SET 5/8" REBAR W/ CAP
— "CRUSE 36816"
- ▲— SET NAIL & WASHER
— "CRUSE 36816"
- FOUND AS NOTED
- K— FENCE

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL INFORMATION, SEE BOOK 25 OF SURVEYS, PAGE 125.

LEGAL DESCRIPTIONS

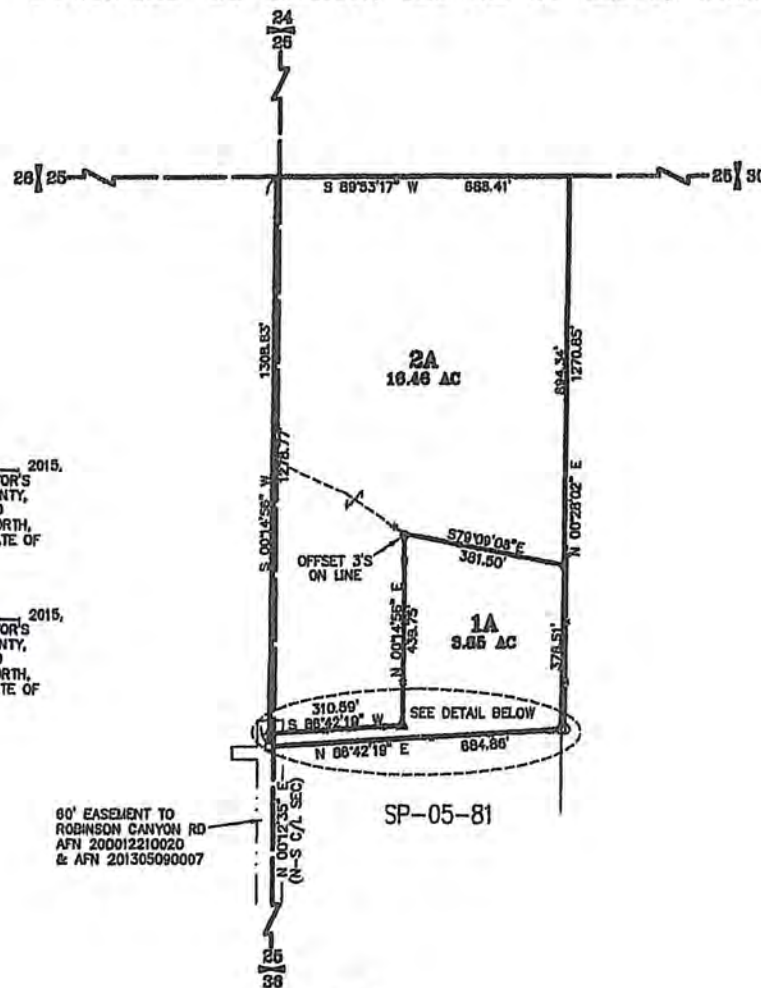
ORIGINAL PARCELS: AFN 201305090007 &
AFN 200012210020

PARCEL 1A

PARCEL 1A OF THAT CERTAIN SURVEY RECORDED JULY 2015, IN BOOK 39 OF SURVEYS AT PAGE UNDER AUDITOR'S FILE NO. 201507 RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2A

PARCEL 2A OF THAT CERTAIN SURVEY RECORDED JULY 2015, IN BOOK 39 OF SURVEYS AT PAGE UNDER AUDITOR'S FILE NO. 201507 RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

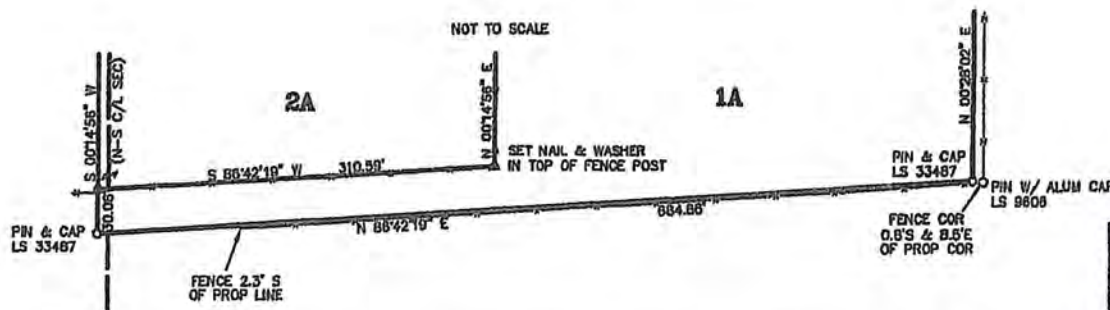


60' EASEMENT TO
ROBINSON CANYON RD
AFN 200012210020
& AFN 201305090007

SP-05-81

DETAIL

NOT TO SCALE



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2015, at _____, in Book 39 of Surveys of
page(s) _____ at the request of Cruse & Associates.

JERALD V. PETTIT BY: _____
KITTITAS 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 MIKE BURTNESS
in JUNE of 2015.

CHRISTOPHER G. CRUSE
Professional Land Surveyor
License No. 36816

DATE _____

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98928 (509) 982-8242
BURTNESS/MICALLEF PROP.





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"

May 8, 2015

Mike Burtness
P.O. Box 353
Ellensburg, WA. 98926

Re: Proposed Boundary Line Adjustment

Dear Mr. Burtness,

As requested this memo is in response to your inquiry regarding current policy for boundary line adjustments (BLAs) in Kittitas County on non-conforming legal lots of record. In an instance where a land owner wishes to make a modification to property lines on non-conforming lots Community Development Services (CDS) is able to do so if the parcel remains at its current recorded acreage or increases its recorded acreage. If the adjustment is requested in conjunction with a conforming lot of record, that lot's recorded acreage may not drop below the minimum lot size for its zoning classification. If all lots involved in the adjustment are non-conforming the end result must be "acreage neutral," meaning that there must be the same number of lots with the same acreage areas; only the ownership may change. The BLA process will of course, be subject to review by Public Works, Public Health, the Fire Marshal (and others as required) before final approval can be granted, but if the proposal meets the conditions listed above it can be approved from the planning/land use perspective.

I hope this provides you with the information you require to move forward with your proposal; I am available and would be happy to answer any questions that you or others associated with the project may have. You can get straight through to my desk by calling 509-933-8274 or via email at jeff.watson@co.kittitas.wa.us.

Sincerely,

Jeff Watson
Staff Planner

[Print](#)

[Close](#)

Price-Burtness BLA

From: **Brenda Larsen** (brenda.larsen@co.kittitas.wa.us)
Sent: Mon 5/11/15 1:47 PM
To: 'burtness@hotmail.com' (burtness@hotmail.com); Jeff Watson
(jeff.watson@co.kittitas.wa.us)

Good afternoon,

In regard to the new BLA on the Price-Burtness BLA, I have no fire related issues on which to comment. The parcel sizes are remaining the same, 16.46 and 3.85, respectively, it appears as though the configuration is the only change.

If you have any questions or comments, please feel free to contact me via email or the number below.

Take care,

Brenda Larsen

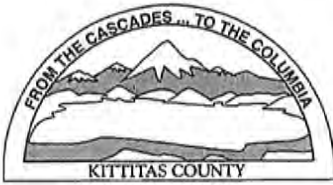
Fire Marshal

509-962-7000

PER CONVERSATION
w/ HOLLY FOLCAN
NO ISSUES FROM
HEALTH DEPT
STAMPPOINT,
5/15/15

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



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

RECEIPT NO.: 00026775

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 030412

Date: 8/21/2015

Applicant: BURTNESS, MICHAEL A

Type: check # 8447

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-15-00011	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-15-00011	BLA MAJOR FM FEE	65.00
BL-15-00011	PUBLIC WORKS BLA	90.00
BL-15-00011	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00