

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 16.10.010)

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 # 	<div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold; font-size: 1.2em;">PAID</div> <div style="color: red; font-weight: bold; font-size: 1.1em;">AUG 21 2015</div> <div style="color: red; font-weight: bold; font-size: 0.8em;">KITITITAS CO. CDS</div>
DATE STAMP IN BOX			

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: MILLEN BUSINESS

Mailing Address: P.O. BOX 353

City/State/ZIP: ELLENBURG, WA 98926

Day Time Phone: 509 929 3233

Email Address: business@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: AG 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
(10 AC)
18-17-25050-0003
(6.46) MBSW
18-17-25050-0001
(3.85 AC)

18-17-25050-0002
3.85
18-17-25050-0001
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.

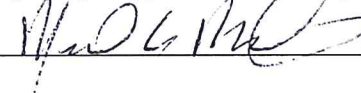
Signature of Authorized Agent:

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

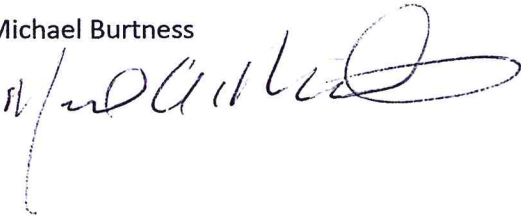
I (Michael Burtness) am the current owner of 16.46 acres located at 2729 Robinson Canyon Road. My desire is to sell 12.6 acres to my adjacent neighbors who currently own 3.85 acres of the original 20.3 acre parcel. We understand that one time splits on Ag 20 parcels are no longer allowed so what we have 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.

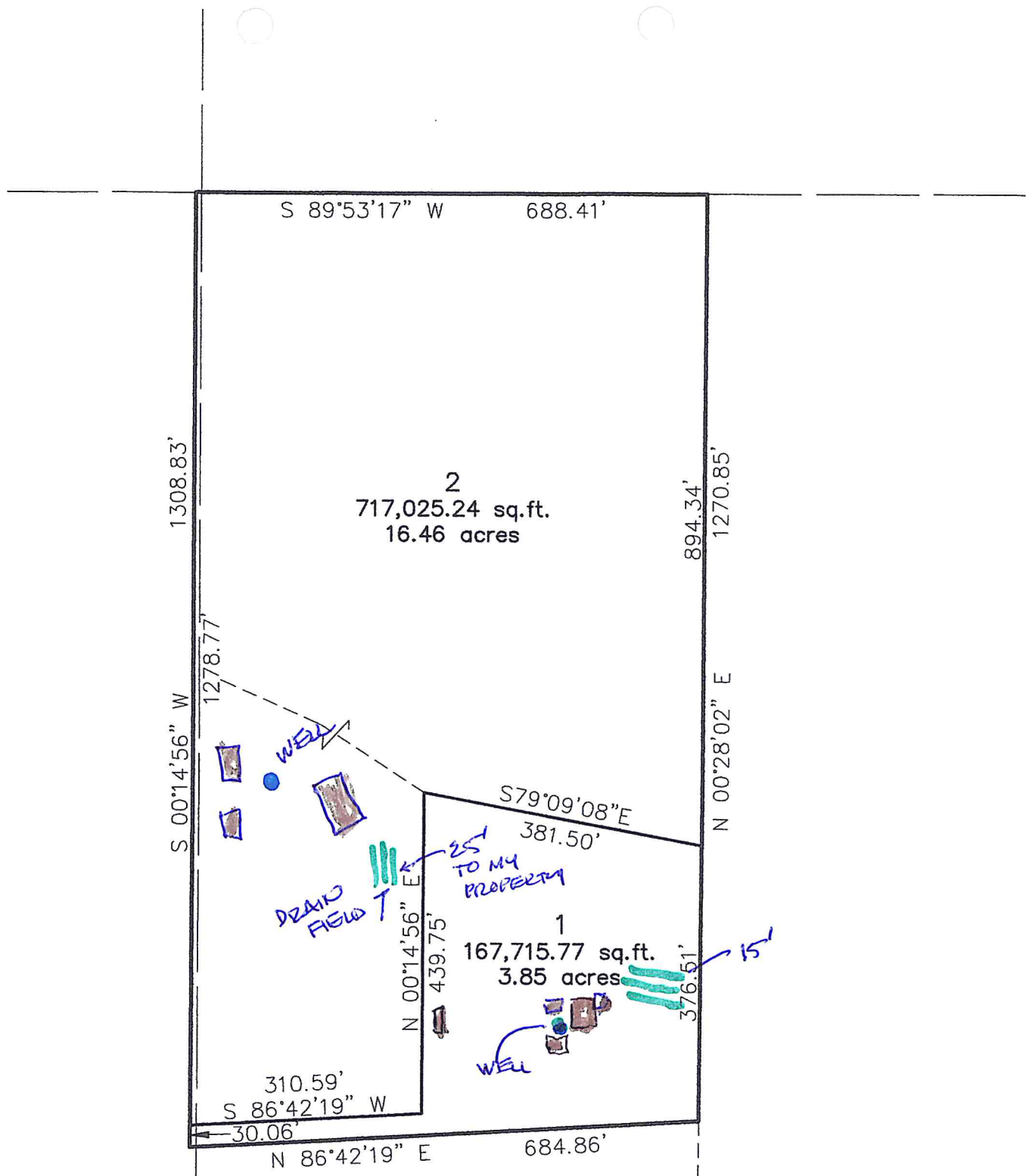
We have had the survey performed and now recorded with the County that shows me now having a parcel containing 3.85 acres with my neighbors (Gary and Beverly Micallef) with the 16.46 acres. No new non-conforming lots have been created with this adjustment per our instructions from KCCDS personal.

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.



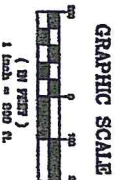
ACCESS ROADS
 N 00°12'35" E
 2638.86'
 V-S C/L SEC)

* APPROX. 75'
 FROM WELL
 TO SEPTIC
 TANK
 ON MY
 PROPERTY

- WELL
- OUTBUILDING + HOUSE
- ▬ DRAINFIELD

(ALL EXISTING)

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



- SET 9/8" BEAR W/ CAP
- CRUISE 30819"
- ▲— SET NAIL & WASHER
- CRUISE 30819"
- FOUND AS NOTED
- X— FENCE

LEGAL DESCRIPTIONS

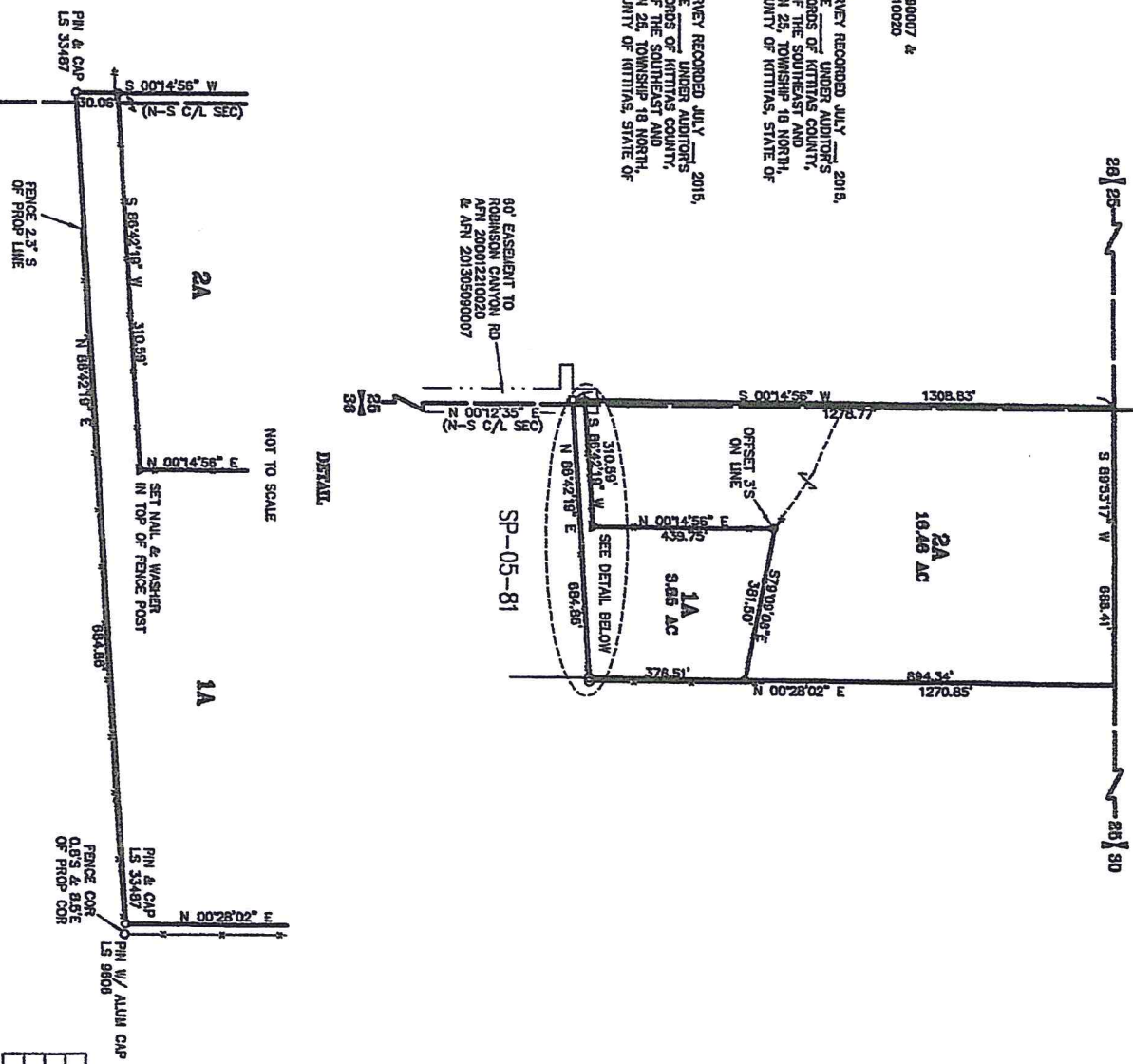
ORIGINAL PARCELS: APN 201305900007 &
APN 200012210020

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.



NOT TO SCALE

DETAIL

SP-05-81

90' EASEMENT TO
ROBINSON CANYON RD
APN 200012210020
& APN 201305900007

X	X
X	X

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEYING INSTRUMENTS WITH THE BEARING OBSERVATIONS SPECIFIED IN WAC 332-150-060 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 124.

AUDITOR'S CERTIFICATE

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

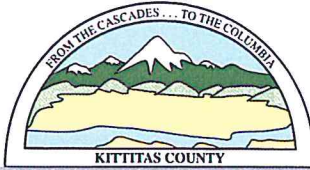
GERALD V. PETTIT BY: _____
KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Survey Recording Act in the request of MING BURNISS on JUNE of 2015.



DATE: _____
CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street
 Ellensburg, WA 98926 (609) 983-8242
BURNISS/MCALLEE PROP.



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"

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

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

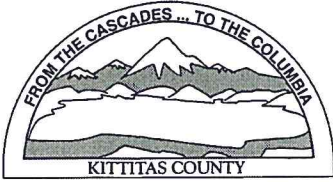
Fire Marshal

509-962-7000

PER CONVERSATION
w/ HOLLY FOLCAN
NO ISSUES FROM
HEALTH DEPT
STANDPOINT,
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