

**From:** [Jeremiah Cromie](#)  
**To:** "Chris Cruse"  
**Cc:** [Arden Thomas](#); [Justin Turnbull](#); [John Schultz](#); [Dan Carlson](#)  
**Subject:** RE: BL-22-00020 Schultz - Request for Updated Survey/Clarification  
**Date:** Monday, November 14, 2022 3:29:04 PM  
**Attachments:** [BL-22-00020 Schultz Preliminary Final Survey Review 10-27-22.pdf](#)

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Mr. Cruse,

A Boundary Line Adjustment is subject to [KCC 15A.03.030](#) under [KCC 16.10.020](#) (Section about BLA's) that staff can request including streams/ponds. [KCC 16.24.060](#) talks about bodies of water being required on surveys:

**16.24.060 Survey - Property contiguous to natural bodies of water.**

- 1. If any land in a subdivision is contiguous to a natural body of water, a meander line shall be established along the shore at a safe distance back from the ordinary high-water mark. Property lying beyond the meander line shall be defined by distances along the side property lines extended from the meander line.*
- 2. If the thread of a stream lies within a subdivision or forms the boundary of a subdivision, such thread shall be defined by bearings and distances as it exists at the time of the survey. (Ord. 2005-31, 2005)*

After review of the survey and aerial photos (including historical), the county is not requiring any pond to be delineated on this Survey/BLA. Please be aware of streams and ponds for future surveys however.

As for the ownership piece in your questions, it is required under RCW 58.17.255 and WAC 332-130-050 (1)(B)(f)(vi) and WAC 332-130-050(1)(B)(f)(vii). Your previous survey that was included in the application submittal included this triangle piece. Any ambiguities, trespasses or hiatuses (gaps in ownership) need to be noted on the face of the survey (not necessarily corrected).

Please provide an updated Survey showing this along with comments 1, 2, 3 & 5 as you described to continue processing the Boundary Line Application.

**Jeremiah Cromie**  
**Planner II**  
**Kittitas County**  
**Community Development Services**  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

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**From:** Chris Cruse <[chris@cruseandassoc.com](mailto:chris@cruseandassoc.com)>

**Sent:** Tuesday, November 1, 2022 8:56 AM

**To:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

**Cc:** Arden Thomas <arden.thomas@co.kittitas.wa.us>; Justin Turnbull <justin.turnbull@co.kittitas.wa.us>; John Schultz <john57schultz@gmail.com>

**Subject:** RE: BL-22-00020 Schultz - Request for Updated Survey/Clarification

**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Jeremiah – I addressed updating comments 1,2,3,&5 in the original email below. While we do locate them for boundaries to my knowledge there is no county code, rcw, or wac requiring “bodies of water” be shown on records of surveys. Section 25 is not included in the tax records or the title report I submitted for this property and I am not including it on this survey. There is no title issue this application is creating. There is no “gap in ownership” as there is always an underlying owner not placing that note on my survey. It is not within the scope of this project and unfair to require this applicant to determine who owns neighboring properties outside of this application.

Please contact me back with what is required for final approval and reference the code that requires me to illustrate bodies of water or research ownership of neighboring properties.

Thanks,  
Chris Cruse P.L.S.  
Cruse and Associates  
217 East 4th Ave.  
P.O. Box 959  
Ellensburg, WA 98926  
(509) 962-8242 Office  
[Chris@Cruseandassoc.com](mailto:Chris@Cruseandassoc.com)

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**From:** Justin Turnbull <[justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)>

**Sent:** Monday, October 31, 2022 11:36 AM

**To:** Chris Cruse <[chris@cruseandassoc.com](mailto:chris@cruseandassoc.com)>

**Cc:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>; Arden Thomas <[arden.thomas@co.kittitas.wa.us](mailto:arden.thomas@co.kittitas.wa.us)>

**Subject:** RE: BL-22-00020 Schultz - Request for Updated Survey/Clarification

Chris,

Regarding your questions:

1. “Comments-not required” statement

There was a code update to Title 16 that corrected the absence of survey review by County Engineer

and County Surveyor. I believe this was actually brought up by you shortly after I started with the county. As the surveyor's review was not identified within county code, it was for comment only, as I had no purview to make requirements. CDS had and still does have the authority to take any of my comments and make them requirements. Even under the updated code, I may view a comment (such as a seasonal pond) that the applicant MAY want to show it, while CDS could require it to be shown. The Code update is under Ordinance 2022-005 if you wanted to view the changes.

## 2. "Bodies of Water"

The code citation escapes me at the moment, but it is a requirement to show rivers and bodies of water on surveys. I am uncertain if this is a remnant law from meander line ordinance or if DNR had their hand in things as they were quite aggressive at claiming ownership of aquatic lands in the late 90's. At any rate, I interpret this to only apply to permanent bodies of water. If there is a seasonal pond that shows up on the aerial image, I am inclined to let the applicant know..... but unless I know for certain it is not seasonal, it will be noted as a comment, not a requirement. I would be fine with showing the pond as "Position Approximate" or "position taken from GIS data". Be aware that while I view seasonal streams in the same regard, the county's Water Resource Manager typically wants all streams shown (including seasonal) that appear on the GIS mapping data.

## 3. Section 25 portion

The portion falling in Section 25 is shown both on the Compass GIS map as well as a prior survey by you (SUR: 40-30), as well as being excluded by prior adjacent survey (SP:A-29). The concern is that unless you or the title company can place the portion correctly to another parcel number, it MAY cloud the title and be perceived as an illegal division of land.

Understandably this MAY be more involved than what you (or your client) are prepared to do. If this is the case, please just note the possible gap in ownership on the face of your survey.

Thanks,

**Justin Turnbull, PLS**

**Kittitas County Surveyor**

Kittitas County Public Works      Main Phone      (509)962-7523  
411 N. Ruby St., Suite 1              Direct Line      (509)933-8251  
Ellensburg, WA 98926              [justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)

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**From:** Chris Cruse <[chris@cruseandassoc.com](mailto:chris@cruseandassoc.com)>

**Sent:** Monday, October 31, 2022 10:34 AM

**To:** Justin Turnbull <[justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)>

**Cc:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Subject:** FW: BL-22-00020 Schultz - Request for Updated Survey/Clarification

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Justin – Going through comments and wanted to follow up. The PW survey comments use to be labeled “comments - not required” and now Jeremiah is asking us to address these requirements for final and not take them as comments to be updated if desired for recording. We try to update all comments but some are not feasible without large additional costs to the applicant.

Items 1, 2, 3 and 5 can be updated as commented.

Item 4 about delineating bodies of water has come up on several applications now and unsure what is requiring or triggering this. In this case the pond is seasonal and only has water after snowmelt but is there code requiring the ponds or waterways on final surveys?

Item 6, as per the submitted title report this ownership does not extend into Section 25. I do not know of any gaps in ownership and appears to simply be a mapping issue on COMPAS. The assessor’s summary describes this ownership as not owning anything in section 25. When this BLA is sent to the Assessor I am sure the mapping will be corrected to match this survey and not planning to address for this survey.

Please review and contact me back about items 4/6 and please let both Jeremiah and myself know if these are requirements that must be met for final approval.

Thanks,  
Chris Cruse P.L.S.  
Cruse and Associates  
217 East 4th Ave.  
P.O. Box 959  
Ellensburg, WA 98926  
(509) 962-8242 Office  
[Chris@Cruseandassoc.com](mailto:Chris@Cruseandassoc.com)

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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Sent:** Thursday, October 27, 2022 8:11 AM  
**To:** Chris Cruse <[chris@cruseandassoc.com](mailto:chris@cruseandassoc.com)>; Jason Rinehart <[jason@cruseandassoc.com](mailto:jason@cruseandassoc.com)>; 'john57schultz@gmail.com' <[john57schultz@gmail.com](mailto:john57schultz@gmail.com)>  
**Cc:** Justin Turnbull <[justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)>  
**Subject:** BL-22-00020 Schultz - Request for Updated Survey/Clarification

Hello,

Please see the attached survey comments from the final preliminary survey for Boundary Line Adjustment application BL-22-00020 Schultz. Can you please provide clarification on items 1, 4-6 in the survey comments memo or provide an updated preliminary final survey? I have also included what was sent for the final preliminary survey and lot sums for this BLA.

Thank you.

**Jeremiah Cromie**  
**Planner II**  
**Kittitas County**  
**Community Development Services**  
411 N. Ruby Street; Suite 2  
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