

KC Community Development Corp
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"

PF-10-00001

PUBLIC FACILITIES PERMIT APPLICATION

(A written decision by Kittitas County Community Development Services authorizing a public facility use to locate at a specific location)

KITTTAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA SHALL EXTEND FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, THEN PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED BUILDINGS, POINTS OF ACCESS, ROADS, PARKING AREAS, SEPTIC TANK, DRAINFIELD, DRAINFIELD REPLACEMENT AREA, AREAS TO BE CUT AND/OR FILLED, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST REQUIRED

APPLICATION FEE:

\$820.00 (\$350 fee + \$470 SEPA) to Kittitas County Community Development Services (KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

[Handwritten Signature]

DATE:

09-16-10

RECEIPT #

**DATE STAMP
HERE**

NOTES:

1. **Name, mailing address and day phone of land owner(s) of record:**

Landowner(s) signature(s) required on application form.

Name: Kittitas County Fire District #7
Mailing Address: 123 East 1st Street
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-304-6046 (Ray Risdon's Cell Phone)
Email Address: rayrisdon@kcfcd7.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: The DOH Associates, PS Architects and Planners, David R. Schott, AIA, CSI
Mailing Address: 7 N. Wenatchee Avenue, Suite 500
City/State/ZIP: Wenatchee, WA 98801
Day Time Phone: 509-662-4781 or 509-264-7440 (DRS' cell phone)
Email Address: dschott@doharchitects.com

3. **Street address of property:**

Address: 5511 Airport Road
City/State/ZIP: Cle Elum, WA 98922

4. **Legal description of property:**

ACRES .33, CD. 6892-1; SEC. 32; TWP. 20; RGE. 16; PTN. SE1/4 SE1/4
ACRES 1.00, CD.#5925-1; SEC. 26; TWP. 20; RGE.14; PTN. NE1/4 SE1/4;

5. **Tax parcel number:** 945435 and 635435 20-16-32040-0019
20-16-32040-0020

6. **Property size:** 1.33 Acres +/- (acres)

7. **Narrative project description:** Please include 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 (be specific, attach additional sheets as necessary):

Construct the phase I of a two phased project to house fire fighting apparatus for Kittitas County Fire Department #7. Phase I is approximately 7,620 gsf +/- . Construction will include (4) double length Apparatus Bays and associated support spaces consisting of an ADA restroom, a decontamination room and a mechanical/electrical room. Added storage room is an additive alternate to this phase. The phase I building will be a single slope roof that is 22'-6" high at building front and slope to 13'-6" +/- . Future phase of 7,500 gsf +/- will include Public meeting room, lobby, reception/work area, offices, storage, restrooms/showers and staff sleeping rooms. The facility will utilize the existing well on site and will have a sand septic system and a rock filled drywell for floor drain water. The floor drains will travel through an oil/water and sand separator before entering drywell. The existing apparatus bays will remain until phase II construction. Passive solar gain will be utilized with translucent wall panels under an alternate bid. HVAC will be powered by LPG. Radiant floor heating is proposed in an Alternate Bid. Site will have (2) 1,000 gallon LPG storage tanks in a fenced enclosure at full build out. Electrical service will be provided from existing distribution line. Future build out will require fire sprinklers throughout and a large water storage tank below grade for water supply.

8. Will the granting of the proposed Public Facilities Permit (explain why not):

- (1) Be detrimental to the public health, safety, and general welfare?

No, the facilities will provide increased fire protection and EMT services to the surrounding Upper Kittitas County and travelers of SR970 and I-90 freeway. A small volunteer fire station currently exists on the property. The goal is to have this station manned 24/7 with qualified fire fighters with complete build out of the facilities.

- (2) Be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located?

No, the facilities when complete in the future will provide increased fire protection services to the neighboring properties and increased EMT services to visiting travelers and home owners, alike. It will replace an inefficient existing facility and remove a site of weed cover and broken paving.

- (3) Adversely affect the established character of the surrounding vicinity?

No. The Fire Station facilities will appear similar to neighboring storage warehouses, farm buildings, etc. in the area with the pre-engineered metal skinned walls and roof building construction. This is a rural neighborhood with many building types and the metal siding will fit with the neighboring warehousing and barn buildings.

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.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X 

Date:

4/12/2010

Signature of Land Owner of Record
(Required for application submittal)

X 

Date:

4/16/2010

FEEES: \$575 Administrative Segregation per page \$190 Major Boundary Line Adjustment per page
 \$50 Combination \$95 Minor Boundary Line Adjustment per page
 \$50.00 Mortgage Purposes Only Segregation

KITTITAS COUNTY
REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
 Kittitas County Courthouse
 205 W 5th, Suite 101
 Ellensburg, WA 98926

Community Development Services
 Kittitas County Permit Center
 411 N Ruby, Suite 2
 Ellensburg, WA 98926

Treasurer's Office
 Kittitas County Courthouse
 205 W 5th, Suite 102
 Ellensburg, WA 98926

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

Kittitas Co. Fire District 7; POB 777
 Property Owner Name

Gerald Ergler, 5301 Airport Rd, Cle Elum, 98922
 Mailing Address

S. Cle Elum, 98943 Map # 20-16-32040-0019
 Contact Phone

Map # 20-16-32040-0012
 City, State, ZIP

Zoning Classification 23

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. _____, Pg _____)
<u>20-16-32040-0012</u>	<u>SEGREGATED INTO _____ LOTS</u>	_____
<u>1.94 Ac (See Computations)</u>	<u>"SEGREGATED" FOR MORTGAGE PURPOSES ONLY</u>	<u>1.94 Ac</u>
<u>Assessor area: 2.15 Ac</u>	<u>SEGREGATED FOREST IMPROVEMENT SITE</u>	<u>Assessor area: 2.15 Ac</u>
_____	<u>ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL</u>	_____
<u>20-16-32040-0019</u>	<input checked="" type="checkbox"/> <u>BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS</u>	_____
<u>1.19 Ac (See Computation)</u>	<u>BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP</u>	<u>1.19 Ac</u>
<u>Assessor area: 1.17 Ac</u>	<u>COMBINED AT OWNERS REQUEST</u>	<u>Assessor area: 1.17 Ac</u>

Applicant is: Owner Purchaser Lessee Other

Owner Signature Required _____ Applicant Signature (if different from owner) _____

Treasurer's Office Review

Tax Status: _____ By: _____ Date: _____
 Kittitas County Treasurer's Office

Community Development Services Review

- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA) Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes _____ No _____
- () This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through the applicable subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____ Parcel Creation Date: _____
 Last Split Date: _____ Current Zoning District: _____
 Review Date: _____ By: _____
 **Survey Approved: _____ By: _____

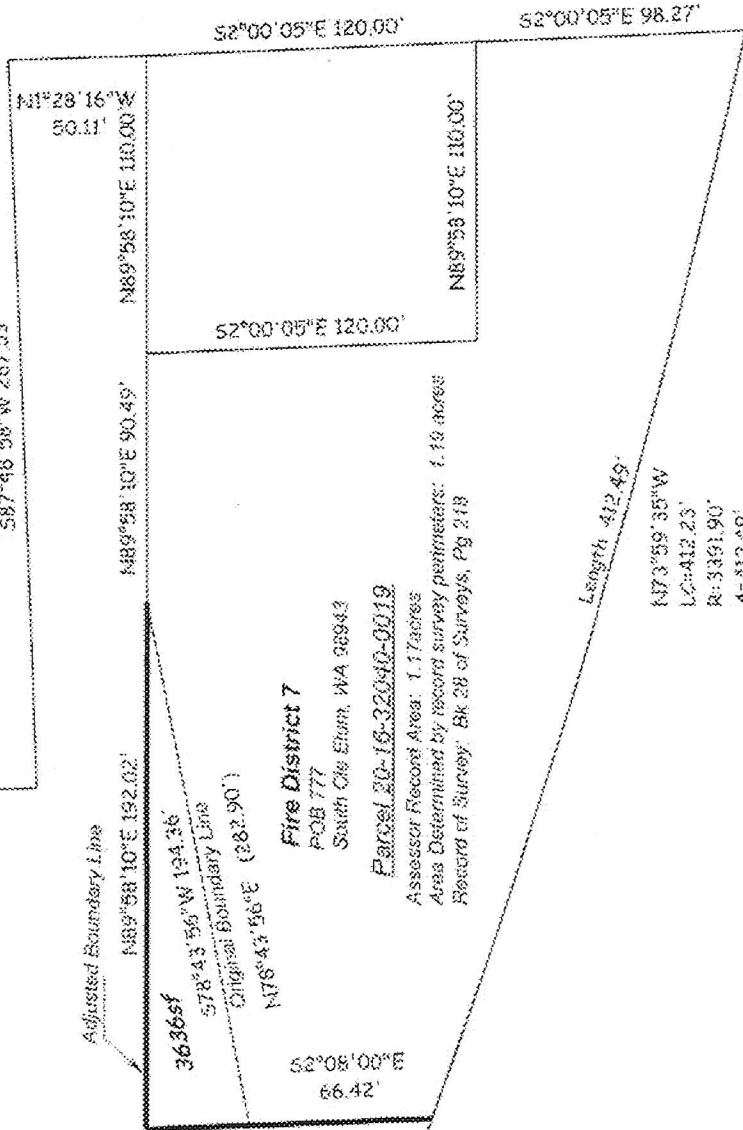
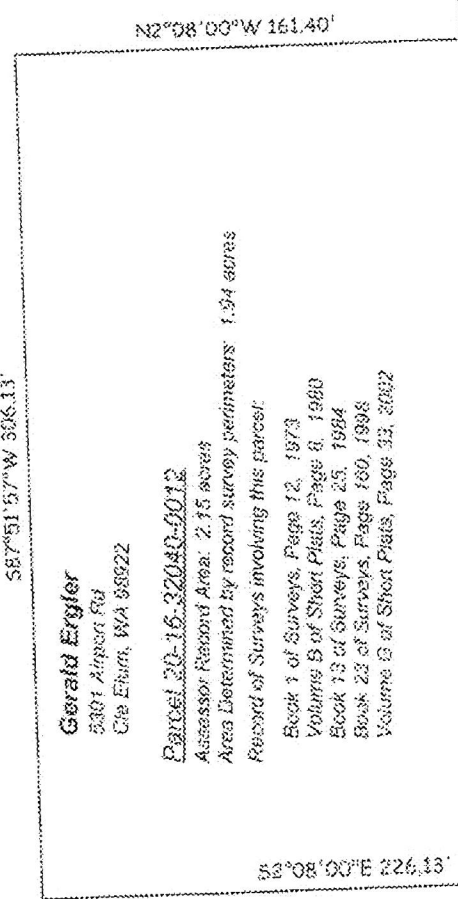
Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation. Please allow 3-4 weeks for processing. Updated 1/1/08

**Proposed Boundary Line Adjustment
Between Adjoining Parcels
(No Change in Parcel Size)**
Gerald Ergler, 20-16-32040-0012
and
Fire District 7, 20-16-32040-0019
SE4, SE4, Sec 32, T20, R16



587°51'57"W 306.13'
Gerald Ergler
5301 Airport Rd
Cle Elum, WA 98922

Parcel 20-16-32040-0012
Assessor Record Area: 2.15 acres
Area Determined by record survey perimeters: 1.94 acres
Record of Surveys involving this parcel:
Book 1 of Surveys, Page 12, 1973
Volume B of Short Plats, Page 6, 1980
Book 13 of Surveys, Page 25, 1984
Book 23 of Surveys, Page 160, 1988
Volume G of Short Plats, Page 33, 2002

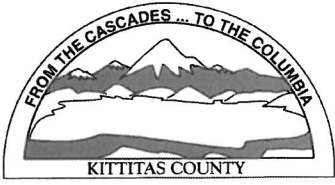


Fire District 7
POB 777
South Cle Elum, WA 98943
Parcel 20-16-32040-0019
Assessor Record Area: 1.17 acres
Area Determined by record survey perimeters: 1.16 acres
Record of Survey: Bk 28 of Surveys, Pg 218

Length 412.49'
LC=412.23'
R=3391.90'
A=412.49'
T=206.50'
D=6°58'04"



Calculations by:
Robert L. Bailey PLS/FS 9743
8201 Hwy 970, Cle Elum, WA 98922
509 674 5531



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

RECEIPT NO.: 00007486

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

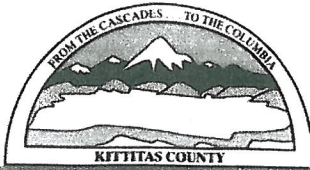
Account name: 021797

Date: 4/16/2010

Applicant: KITTITAS CO FIRE DIST #7

Type: check # 412223514

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
PF-10-00001	PUBLIC FACILITIES PERMIT FEE	350.00
	Total:	350.00



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KC Community Development

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FOR STAFF USE ONLY

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(CDS STAFF SIGNATURE)

DATE:

RECEIPT #

DATE STAMP
HERE

NOTES:

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

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Day Time Phone: 509-304-6046 (Ray Risdon's Cell Phone)
Email Address: rayrisdon@kcfcd7.com

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ACRES 1.00, CD.#5925-1; SEC. 26; TWP. 20; RGE.14; PTN. NE1/4 SE1/4;

5. **Tax parcel number:** 915135 and 635135 20-110-32040-0019

6. **Property size:** 1.33 Acres +/- (acres)

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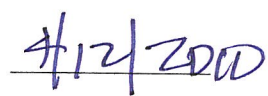
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All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

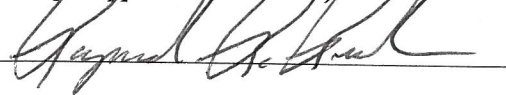
Signature of Authorized Agent:
(REQUIRED if indicated on application)

X 

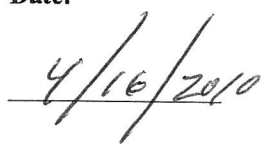
Date:



Signature of Land Owner of Record
(Required for application submittal):

X 

Date:



FEES: \$575 Administrative Segregation per page
 \$50 Combination
 \$50.00 Mortgage Purposes Only Segregation

\$190 Major Boundary Line Adjustment per page
 \$95 Minor Boundary Line Adjustment per page

KITTITAS COUNTY
REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
 Kittitas County Courthouse
 205 W 5th, Suite 101
 Ellensburg, WA 98926

Community Development Services
 Kittitas County Permit Center
 411 N Ruby, Suite 2
 Ellensburg, WA 98926

Treasurer's Office
 Kittitas County Courthouse
 205 W 5th, Suite 102
 Ellensburg, WA 98926

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

Kittitas Co. Fire District 7; POB 777
 Property Owner Name

Gerald Ergler, 5301 Airport Rd, Cle Elum, 98922
 Mailing Address

S. Cle Elum, 98943 Map # 20-16-32040-0019
 Contact Phone

Map # 20-16-32040-0012
 City, State, ZIP

Zoning Classification R3

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

Action Requested

New Acreage
 (Survey Vol. _____, Pg _____)

20-16-32040-0012

_____ SEGREGATED INTO _____ LOTS

_____ 1.94 Ac

1.94 Ac (See Computations)

_____ "SEGREGATED" FOR MORTGAGE
 PURPOSES ONLY

_____ Assessor area: 2.15 Ac

Assessor area: 2.15 Ac

_____ SEGREGATED FOREST IMPROVEMENT SITE

_____ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE
 ONLY PARCEL

20-16-32040-0019

BOUNDARY LINE ADJUSTMENT
 BETWEEN PROPERTY OWNERS
 BOUNDARY LINE ADJUSTMENT BETWEEN
 PROPERTIES IN SAME OWNERSHIP
 COMBINED AT OWNERS REQUEST

_____ 1.19 Ac

1.19 Ac (See Computation)

Assessor area: 1.17 Ac

_____ Assessor area: 1.17 Ac

Applicant is: Owner _____ Purchaser _____ Lessee _____ Other

Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: _____ By: _____ Date: _____
 Kittitas County Treasurer's Office

Community Development Services Review

- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA)
 Deed Recording Vol: _____ Page _____ Date _____ **Survey Required: Yes _____ No _____
- () This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through the applicable subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: _____

Review Date: _____ By: _____

**Survey Approved: _____ By: _____

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation. Please allow 3-4 weeks for processing. Updated 1/1/08

**Proposed Boundary Line Adjustment
Between Adjoining Parcels
(No Change in Parcel Size)**

Gerald Ergler, 20-16-32040-0012
and
Fire District 7, 20-16-32040-0019
SEC. 5E4, Sec. 3E, T20, R16

58°51'57"W 396.13'

Gerald Ergler
5301 Alipon Rd
Cly Elum, WA 98922

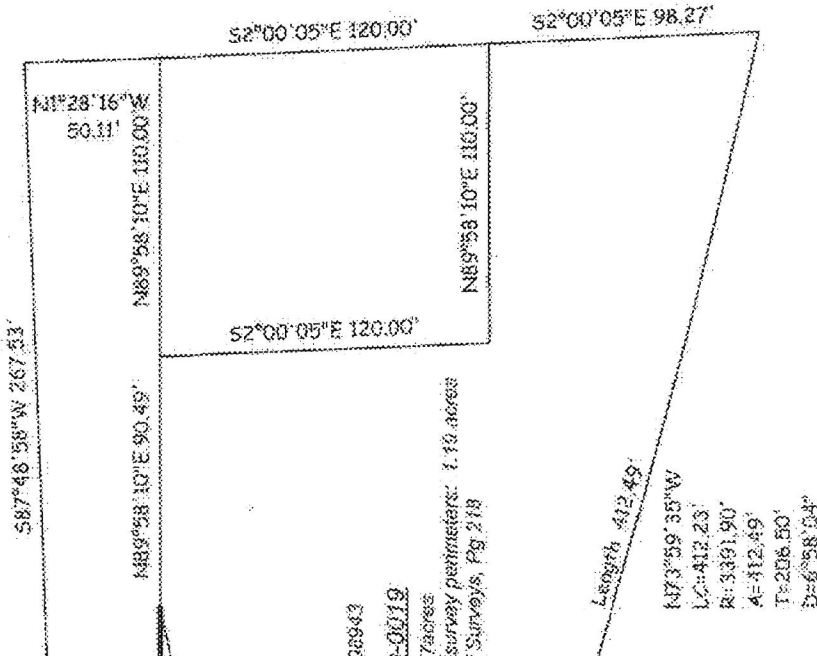
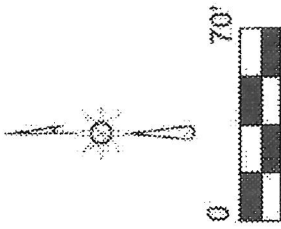
Parcel 20-16-32040-0012

Assessor Record Area: 2.15 acres
Area Determined by record survey perimeters: 1.94 acres
Record of Surveys involving this parcel:

Book 1 of Surveys, Page 12, 1973
Volume B of Short Plats, Page 6, 1980
Book 13 of Surveys, Page 25, 1984
Book 23 of Surveys, Page 100, 1996
Volume G of Short Plats, Page 33, 2002

56°08'00"E 326.33'

N2°38'00"W 161.40'



Adjusted Boundary Line

N89°58'10"E 192.02'

3636sf

578°43'56"W 194.36'

Original Boundary Line

N78°43'58"E (283.90')

Fire District 7
POB 777
South Cle Elum, WA 98943

Parcel 20-16-32040-0019

Assessor Record Area: 1.17 acres
Area Determined by record survey perimeters: 1.10 acres
Record of Survey, Bk 28 of Surveys, Pg 219

587°48'58"W 267.53'

N1°28'16"W
80.11'

N89°58'10"E 90.49'

52°00'05"E 120.00'

N89°58'10"E 110.00'

52°00'05"E 120.00'

52°00'05"E 98.27'

N2°05'17"W
16.29'

N78°43'56"E 88.54'

3636sf

Length 84.59'

N69°42'37"W
LC=94.58'
R=3391.90'
A=94.59'
T=47.30'
D=1°35'52"

Length 412.49'

N47°59'35"W
LC=412.23'
R=3301.90'
A=412.49'
T=206.50'
D=6°58'54"



Contractors by:
Robert L. Bailey, FLS/FE 9743
4201 Hwy 920, Cle Elum, WA 98922
509 674 5531