

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"

July 18, 2008

Mr. Brian Disney
805 SW BROADWAY STE 2740
PORTLAND, OR 97205

RE: Parcel Segregation, SEG-08-0024

Dear Mr. Disney,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the administrative segregation and must be submitted to our offices for review:

1. A survey displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

If you have any questions or need assistance, please contact our office at 509-962-7506.

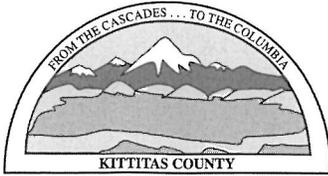
Sincerely,

Jeff Watson
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II CW

DATE: July 16, 2008

SUBJECT: Western Pacific Timber SG-08-24. 20-17-36000-0001,

The Public Works Department has reviewed the Request for Parcel Segregation Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. The applicant shall contact the United States Forest Service to determine if any permits and/or road maintenance agreements are required. If any permits or agreements are required, they shall be completed and presented to the Department of Public Works prior to receiving final approval.
2. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
3. A survey and revised legal description that describes the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

- a. Access will need to be improved to Kittitas County Road Standards for any lots accessed by Elk Springs Road and proof of easement submitted. Access will need to be improved to United States Forest Service requirements for any lots accessed by FS RD 3506-111.
- b. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- e. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.

Page 1 of 2

- f. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- g. Access is not guaranteed to any existing or created parcel on this application.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.

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

39-08-00024

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.

Western Pacific Timber, LLC
Property Owner Name

805 SW Broadway Suite 2740
Mailing Address

ERIC BIEKER 962-8313
Contact Phone

Portland, Oregon 97205
City, State, ZIP

Zoning Classification FOREST + RANGE



Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. _____, Pg _____)
735635 20-17-30000-0001	<input checked="" type="checkbox"/> SEGREGATED INTO 8 LOTS	8 lots 80ac each
	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	
	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	
	<input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	
	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	
	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP COMBINED AT OWNERS REQUEST	

Applicant is: Owner Purchaser Lessee Other

Eric Bieker
Owner Signature Required

Brian Disney Manager
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: FOREST & RANGE

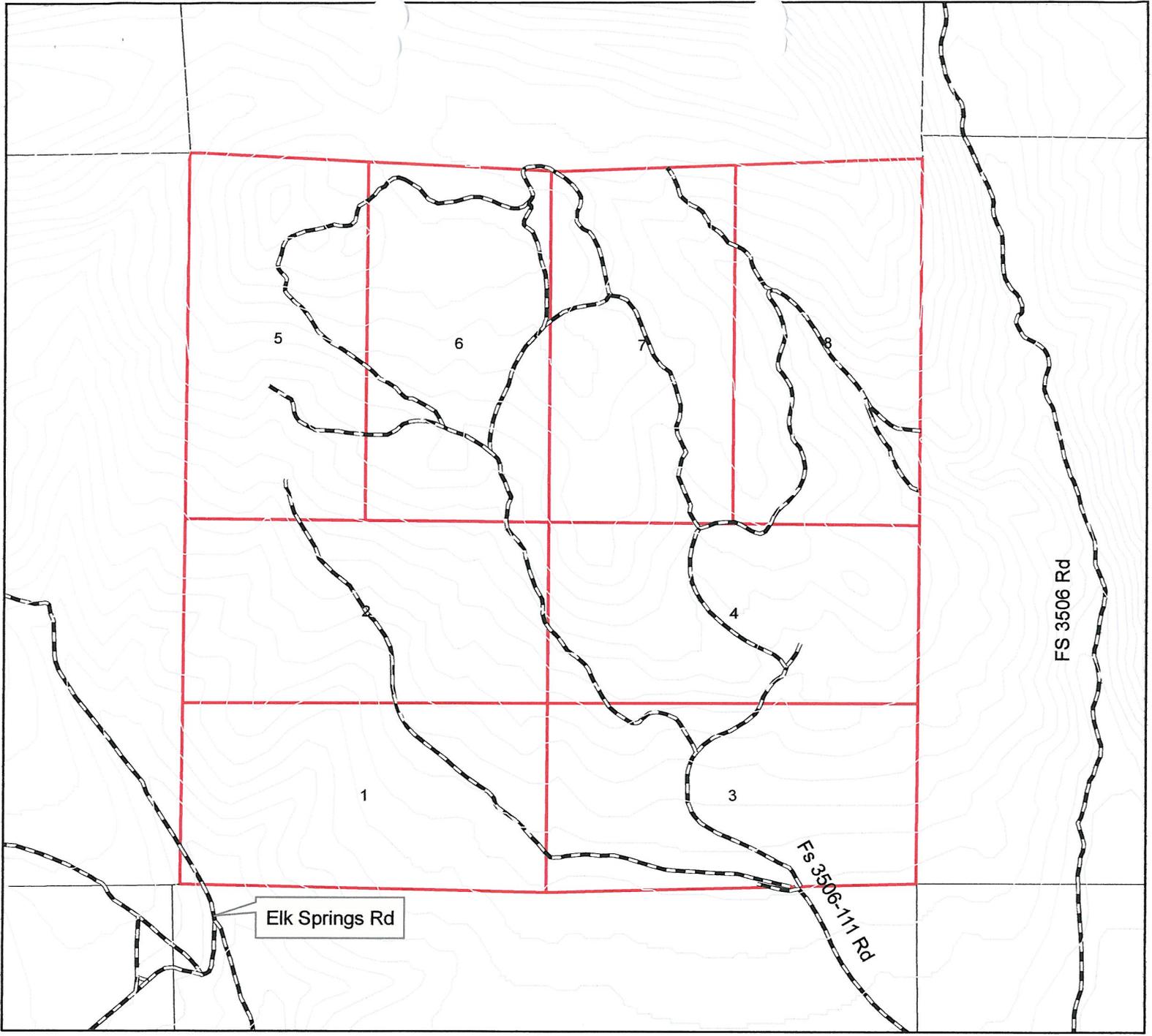
Review Date: 7/17/08

By: [Signature]

**Survey Approved: _____

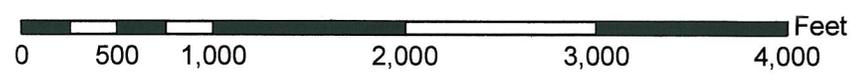
By: _____

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



Parent Parcel #: 735635 - 640 acres
Section 36 T20N17E

- 40contours
- roads
- Lots 1-8 are 80 acres



CONSENT MINUTES OF THE
MEMBER OF
WESTERN PACIFIC TIMBER, LLC
DATED EFFECTIVE MARCH 1, 2005

The undersigned, being the sole Member of Western Pacific Timber, LLC (the "Company"), hereby consents to the taking of the following action with respect to the affairs of the limited liability company without a meeting and in accordance with ORS 63.150(5):

RESOLVED, that the Company appoint Brian Disney as Assistant Manager for the Company's operations in the state of Washington, effective immediately.

RESOLVED, that the Assistant Manager shall have full authority to execute contracts, agreements and other documents related to the Company's business in the state of Washington, to legally bind the Company as Assistant Manager on behalf of the Company in circumstances where Timothy L. Blixseth, the sole Member of the Company, is unavailable to execute such documents, and the Assistant Manager has received either verbal or written authorization from the Manager to sign such documents.

RESOLVED, that Timothy L. Blixseth, as sole Member of the Company, is authorized to execute all documents necessary to implement these Resolutions.


TIMOTHY L. BLIXSETH, Sole Member

Preliminary Submittal Requirements:

Review Date: 11/July/2008
Tax Parcel: 20-17-36000-0001

Date Received: 9 July 2008

File Number: 56-08-0024

Date Project Completed

Planner Jeff Watson

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (blueines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Parcel History (required for CA & Ag 20) Date Requested: _____ Date Completed: _____

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

- Located within Fire District # NONE
- Located within Irrigation District: NONE Letter sent to Irrigation District Date: _____
- School District: CE/ROSLYN
- UGA N/A
- UGN N/A
- Rezone N/A
- Adjacent Subdivisions

Critical Areas Check

Date _____ Planner Signature: _____

Zoning: FOREST & RANGE
Lot Size: 282
Required Setbacks: F 25 S 10 R 10

Y N

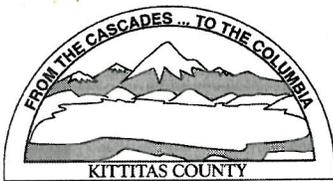
- Does SEPA Apply to proposed use?(More than 8 lots or if required by a rezone)
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0 Zone: _____
- Fish & Wildlife Conservation Area? Type of Habitat: _____ Water Type: _____
- Wetland? Buffer requirement:

Geologic Hazard Areas:

- Seismic DI
- Landslide
- Erosion
- Mine
- Steep Slope 25-50% IN SOME AREAS - NB CORNER 50%
- Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)
 Hazardous Materials containment required if checked
- Airport Zone? Zone: _____
- Forest Service Roads? Road: FS 3506-111
- BPA Easement Located on Property? Letter Sent to BPA Date: _____
- Additional Approvals Required? Type _____

CRITICAL AREA NOTES:

- Existing structures



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

RECEIPT NO.: 00002091

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7523

DEPARTMENT OF PUBLIC WORKS
(509) 962-7698

Account name: 001784

Date: 7/9/2008

Applicant: WESTERN PACIFIC TIMBER LLC

Type: check # 1020

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-08-00024	ADMINISTRATIVE SEGREGATION	575.00
	Total:	575.00