

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"

January 6, 2009

Granite Creek Ranches LLC
P.O. Box 208
Thorp WA 98946

RE: Granite Creek Segregation, File Number SG-08-00028

Parcel Number: 19-14-03000-0090, 19-14-03000-0091, 19-14-03000-0092, 19-14-03000-0105, 19-14-03000-0040, 19-14-03000-0106, 19-14-03000-0107, and 19-14-03000-0108

To the Owner(s),

Kittitas County Community Development Services has reviewed the proposed segregation application and hereby grants **final approval** to the referenced segregation. Pursuant to Kittitas County Code Title 16, 17.60B, and 17.30.040, please note the following items which must be addressed to complete the process:

1. Refer to the attached Kittitas County Public Works Memo and Bonneville Power Administration Comments for additional information.
2. Final packet has been submitted to the Kittitas County Assessor's Office on Tuesday, January 06, 2009 to finalize the segregation.

Sincerely,

Jeff Watson
Staff Planner

cc: Kittitas County Assessor's Office

Attachments: Kittitas County Public Works Comments
Parcel Segregation Application
Segregation Survey

Jeff Watson

From: Chad Bala [bala.ce@gmail.com]
Sent: Tuesday, December 30, 2008 9:43 AM
To: Jeff Watson
Cc: Daniel Davis; Dan Valoff; Alan Crankovich
Subject: Re: Granite Creek SG-08-00028
Attachments: image001.jpg

Jeff thanks for the quick reply.

Here's my question, when did the requirement for a recorded survey prior to final approval for a boundary lot line adjustment or a segregation be required?

In my experience, in processing bla's and segregations for private landowners, i have always submitted preliminary survey for final review/approval and never recorded surveys. You might ask why well the reason is this. What if something was in error on the survey that you as staff caught during your review and you already had required me to record the survey prior to granting final approval.

I would like to get clarification for myself prior to submitting future applications.
thanks again

Chad

On Tue, Dec 30, 2008 at 8:56 AM, Jeff Watson <jeff.watson@co.kittitas.wa.us> wrote:

In order to finish this application I will need a final survey recorded all I have are preliminary (dated 12-15-2008).

Thanks,

Jeff Watson

Planner I

Kittitas County Community Development
Services

411 N. Ruby Street, Suite 2

Ellensburg, WA 98926



"Building Partnerships-Building Communities"

jeff.watson@co.kittitas.wa.us

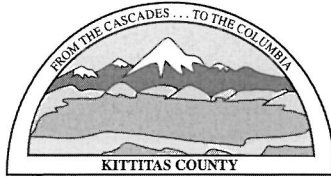
P: 509.933.8274

F: 509.962.7682

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

--

Chad Bala
Terra Design Group, Inc
PO Box 686
Cle Elum, WA 98922
Office (509) 857-2044



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

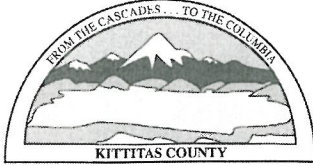
TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: January 6, 2009
SUBJECT: Granite Creek BL-08-28. 19-14-03000-0040, -0090-, -0091, -0092, -0105, -0106, -0107, -0108

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

Our department recommends final approval with the following conditions:

- a. 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.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.



KIT TITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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Office (509) 962-7506

Fax (509) 962-7682

October 7, 2008

Granite Creek ranches LLC
P.O. Box 208
Thorp, WA 98946

RE: Granite Creek Segregation, SG-08-00028

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 legal description or 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 and Bonneville Power Administration Comments for information regarding additional requirements.

Sincerely,

Jeff Watson
Staff Planner

Attachments: SEG Application
Preliminary SEG Drawings
Kittitas County Public Works Comments
Bonneville Power Administration Comments

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

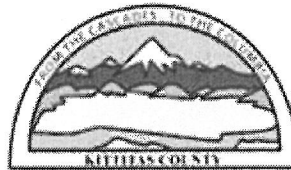
Jeff Watson

From: Jeff Watson
Sent: Tuesday, October 07, 2008 11:09 AM
To: 'Chad Bala'
Subject: Granite Creek CPA
Attachments: Granite Creek CPA.doc; image001.jpg

Attached is the CPA for Granite Creek SG-08-00028 which is going out in today's mail. Please don't hesitate to call or e-mail if there are other items of interest which require my attention.

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.



Department of Energy

Bonneville Power Administration
Spokane District Office
2410 East Hawthorne Road
Mead, WA 99021

October 6, 2008

In reply refer to: Granite Creek BL-08-28

BPA Reference: Schultz-Raver No. 3 (Mile 28)

Kittitas County Community Development Services
Attn: Jeff Watson, Planner I
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Subject: Granite Creek Ranches, LLC: Boundary Line Adjustment Application (BL-08-28)

Dear Mr. Watson:

The Bonneville Power Administration (BPA) has reviewed the above-referenced boundary line adjustment area and its relationship to the BPA 687.5-foot wide transmission line easement that this development affects.

I noticed from your enclosures that several of the parcels are located almost completely within BPA's easement area. It is important that both the developer and all future purchasers of these lots are aware that there are restrictions placed on uses within the right-of-way and that no buildings will be allowed within this area.


BPA does not have any objection to the boundary line adjustment, but requests having the following statement included on the final plat to help ensure public safety and reliable operation of BPA's facilities.

Portions of Granite Creek Ranches are encumbered by easements for high-voltage transmission lines owned by the Bonneville Power Administration (BPA). BPA has acquired rights for these easements that limit the landowner's use of this area. BPA has the right in ingress and egress, and the right to keep the easement free and clear of all buildings, sheds, fences, utilities, roads, swimming pools, trampolines, any other type of structure, trees, and all vegetation. All activities planned within the BPA easement need to be reviewed by BPA prior to their occurrence. Do not build, dig, plant, or burn within the easement area without first contacting BPA. Information regarding the application process for proposed uses of the right-of-way may be addressed to BPA Real Estate Field Services at (877) 417-9454, and further information may be found on the BPA website at www.transmission.bpa.gov/LanCom.

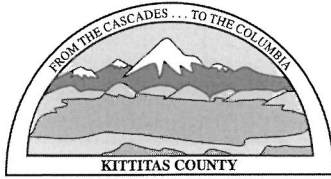
Your cooperation in this matter is greatly appreciated and helps to minimize later disputes or unnecessary strained relationships with the public when incompatible activities must be modified or removed from the easement.

If you have any questions regarding this request or need additional information, please feel free to contact me at (509) 358-7391 or toll-free at (877) 417-9454.

Sincerely,

A handwritten signature in cursive script that reads "Lila Black". The signature is written in black ink and is positioned above the printed name and title.

Lila Black
Field Realty Specialist



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: September 12, 2008
SUBJECT: Granite Creek BL-08-28. 19-14-03000-0040, -0090-, -0091, -0092, -0105, -0106, -0107, -0108

The Public Works Department has reviewed the Request for Boundary Line Adjustment 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 proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
2. A 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. 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.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.

Jeff Watson

From: Jeff Watson
Sent: Wednesday, October 01, 2008 1:18 PM
To: 'Idolson@bpa.gov'
Subject: Land Segregation
Attachments: SG-08-00028 to BPA.zip; image001.jpg

Good Afternoon,

Attached is a file submitted to Kittitas County Community Development Services for the segregation of a series of parcels which are intersected by BPA transmission lines. Should the BPA have comment on the proposed land use please submit them in your preferred format to the address (e-mail) listed below. If any additional information is required please do not hesitate to call or contact me, and I will do my best to provide it.

cc. To File SG-08-00028

At your service,

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

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

SG 08 . 00028

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.

Granite Creek Ranches LLC
Property Owner Name

PO Box 208
Mailing Address

509-857-2044
Contact Phone

Thorp, WA 98946
City, State, ZIP

Zoning Classification Rural-3

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

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

19-14-03000-0090 3.02

___ SEGREGATED INTO ___ LOTS

0090 3.03 acres

19-14-03000-0091 3.01

___ "SEGREGATED" FOR MORTGAGE
PURPOSES ONLY

0091 3 acres

19-14-03000-0092 3

___ SEGREGATED FOREST IMPROVEMENT SITE

0092 3 acres

19-14-03000-0105 3

___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE
ONLY PARCEL

0105 3 acres

19-14-03000-0040 3

___ BOUNDARY LINE ADJUSTMENT
BETWEEN PROPERTY OWNERS

0040 3 acres

19-14-03000-0106 3

X BOUNDARY LINE ADJUSTMENT BETWEEN
PROPERTIES IN SAME OWNERSHIP

0106 3 acres

19-14-03000-0107 3.02

___ COMBINED AT OWNERS REQUEST

0107 3 acres

19-14-03000-0108 3


0108 3.02 acres

Applicant is: ___ Owner

___ Purchaser

___ Lessee

___ Other


Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: 2008 Taxes Paid

By: 
Kittitas County Treasurer's Office

Date: 12/23/08

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. ____)
- X 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)

R-3

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Review Date: 7 October 2008

By: 

**Survey Approved: 30 December 2008

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

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

56.08.00028

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.

Granite Creek Ranches LLC
Property Owner Name

PO Box 208
Mailing Address

509-857-2044
Contact Phone

Thorp, WA 98946
City, State, ZIP

Zoning Classification Rural-3

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

Action Requested

New Acreage
(Survey Vol. __, Pg __)

19-14-03000-0090 3.02

___ SEGREGATED INTO ___ LOTS

0090 3.03 acres

19-14-03000-0091 3.01

___ "SEGREGATED" FOR MORTGAGE
PURPOSES ONLY

0091 3 acres

19-14-03000-0092 3

___ SEGREGATED FOREST IMPROVEMENT SITE

0092 3 acres

19-14-03000-0105 3

___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE
ONLY PARCEL

0105 3 acres

19-14-03000-0040 3

___ BOUNDARY LINE ADJUSTMENT
BETWEEN PROPERTY OWNERS

0040 3 acres

19-14-03000-0106 3

X BOUNDARY LINE ADJUSTMENT BETWEEN
PROPERTIES IN SAME OWNERSHIP

0106 3 acres

19-14-03000-0107 3.02

___ COMBINED AT OWNERS REQUEST

0107 3 acres

19-14-03000-0108 3

0108 3.02 acres

Applicant is: ___ Owner

___ Purchaser

___ Lessee

___ Other


Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: 2008 paid in full

By: 
Kittitas County Treasurer's Office

Date: 12/10/2008

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. ____)
- X 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)

R-3

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

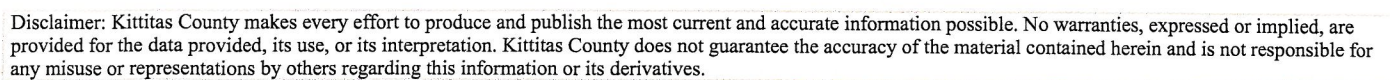
Review Date: 7 October 2008

By: 

**Survey Approved: 22 December 2008

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



Preliminary Submittal Requirements:

Review Date:

Tax Parcel:

19-14-03000-0108, etc. (x8)

Date Received:

File Number

5G-08-06028

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 (blue lines)
☐ 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 # 7 Cle Elum
☐ Located within Irrigation District: -
☐ School District: - Cle Elum / Roodyn
☐ UGA -
☐ UGN -
☐ Rezone -
☐ Adjacent Subdivisions -

☐ Letter sent to Irrigation District Date: _____

Critical Areas Check

Date

Planner Signature:

Zoning:

R-3

Lot Size:

3 Acres

Required Setbacks: F

25

S

15

R

15

Y N

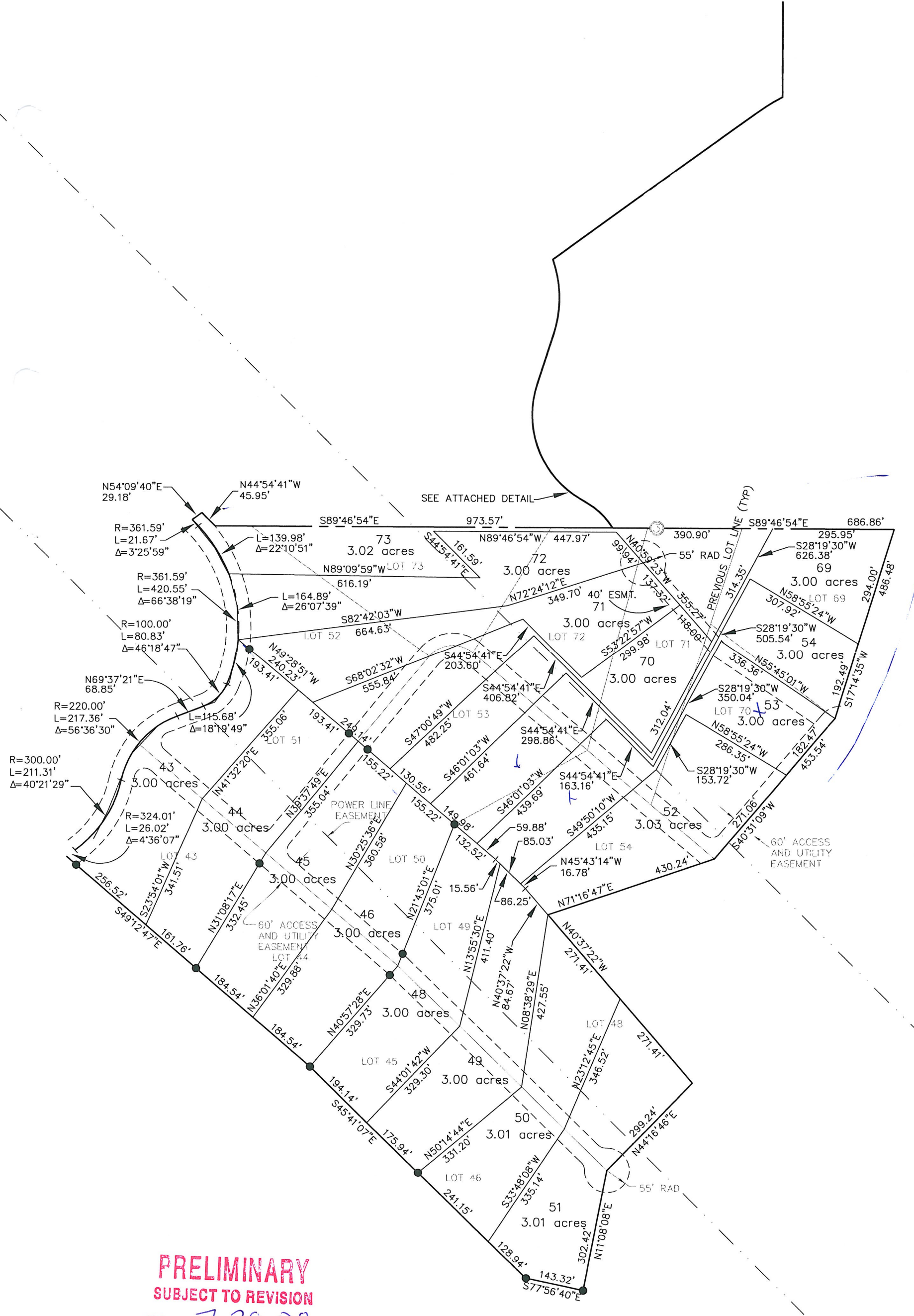
- ☐ Does SEPA Apply to proposed use? (More than 8 lots or if required by a rezone)
☐ Variance Required?
☐ Conditional Use Permit Required?
☒ Within Shoreline? Shoreline Environment?
☒ Frequently Flooded Area? Panel#: 530095 0 Zone:
☐ Fish & Wildlife Conservation Area? Type of Habitat: U Water Type:
☒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

Geologic Hazard Areas:

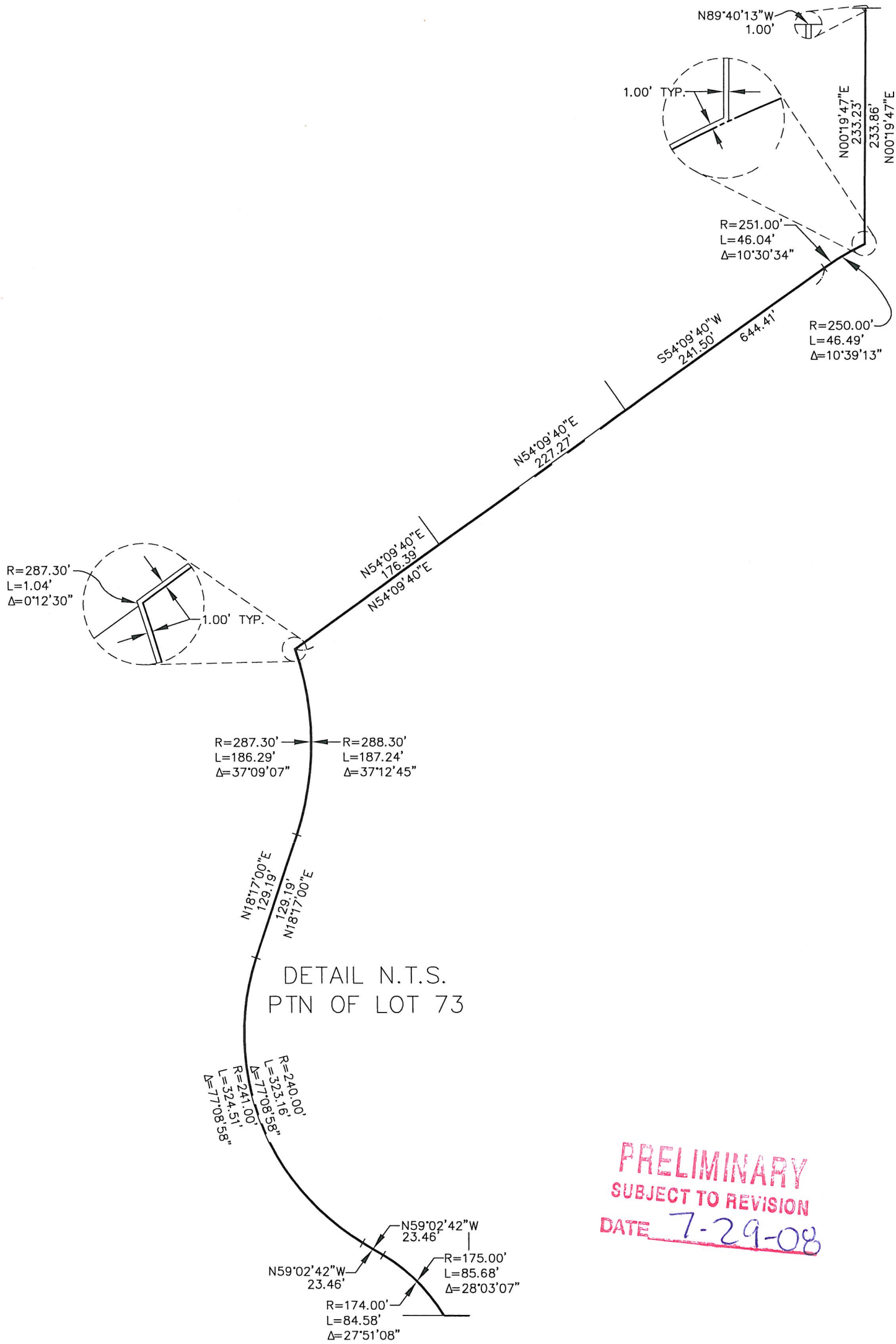
- ☐ Seismic D-1
☐ Landslide
☐ Erosion
☒ Mine
☒ Steep Slope
☐ Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)
☐ Hazardous Materials containment required if checked
☒ Airport Zone? Zone:
☒ Forest Service Roads? Road:
☒ BPA Easement Located on Property? Letter Sent to BPA ☐ Date:
☐ Additional Approvals Required? Type

CRITICAL AREA NOTES:

- ☐ Existing structures



PRELIMINARY
SUBJECT TO REVISION
DATE 7-29-08



PRELIMINARY
SUBJECT TO REVISION
DATE 7-29-08

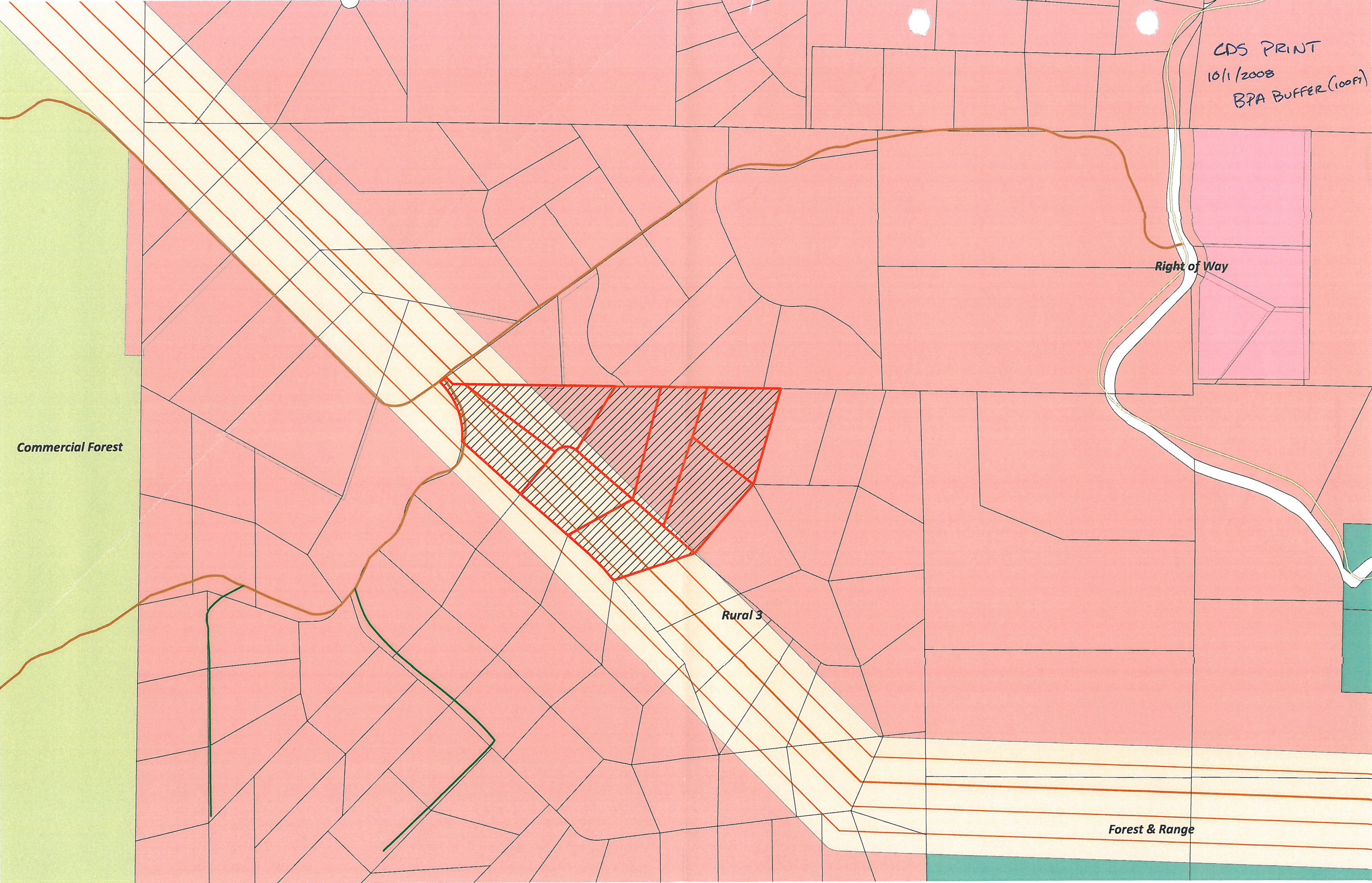
CDS PRINT
10/1/2008
BPA BUFFER (100ft)

Right of Way

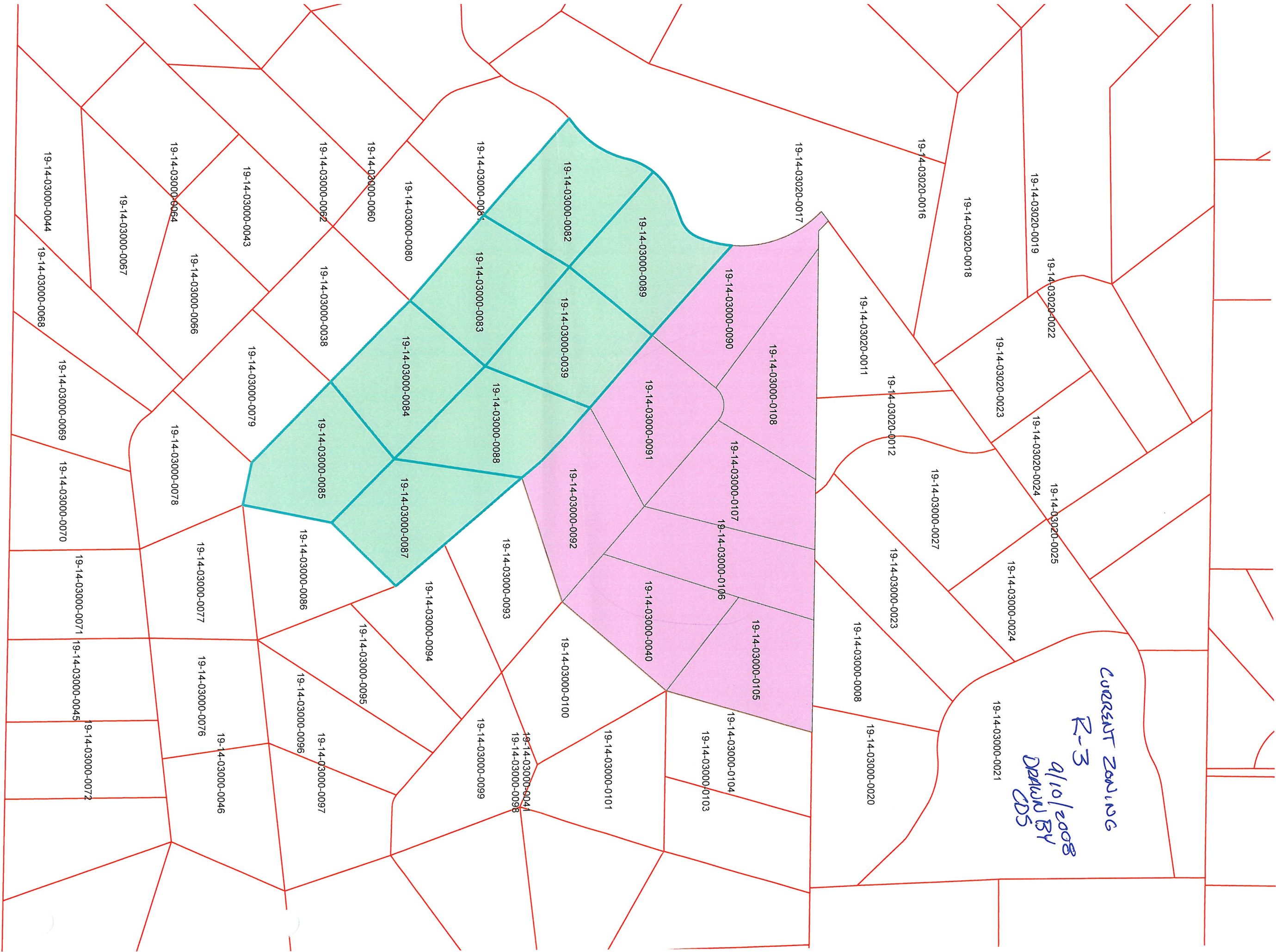
Commercial Forest

Rural 3

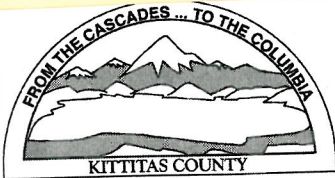
Forest & Range



CURRENT ZONING
R-3
9/10/2008
DRAWN BY
CDS



Any Questions
Call Chad BNA
509-857-2644
cell 509-607-0617



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

RECEIPT NO.: 00002450

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7523

DEPARTMENT OF PUBLIC WORKS
(509) 962-7698

Account name: 001989

Date: 7/31/2008

Applicant: GRANITE CREEK RANCHES LLC

Type: check # 1810

Permit Number	Fee Description	Amount
	ADMINISTRATIVE SECREATION	575.00