

Jeff Watson

From: Jeff Watson
Sent: Thursday, February 18, 2010 5:09 PM
To: Patti Johnson
Subject: BL-10-00009 Invenergy

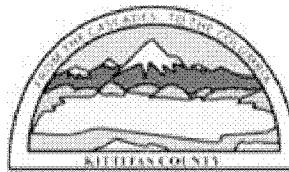
[BL-10-00009 Invenergy](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. A hard copy of the original final approval letter will be coming to you via inter-office mail; to print or view any other elements of the related documentation, click on the link above for access to the read-only file ("save as" for a copy). Let me know if you have any further needs or questions.

I'll be here...

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.

2/18/2010 5:05 PM

Jeff Watson

From: Jeff Watson
Sent: Thursday, February 18, 2010 5:05 PM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: BL-10-00009 Invenergy

[BL-10-00009 Invenergy](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

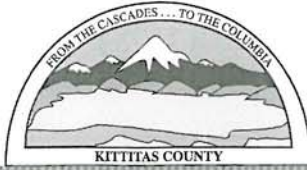
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KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"

February 18, 2010

Patti Johnson Kittitas
County Solid Waste
925 Industrial Way
Ellensburg WA 98926

RE: Invenergy Boundary Line Adjustment, File Number BL-10-00009
Parcel Numbers: 17-21-16030-0001 (040833)
17-21-16000-0001 (956102)

Dear Ms. Johnson,

Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items involved in completing the process:

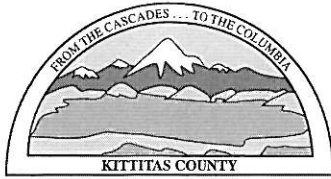
1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Assessor's Office on February 18, 2010 to finalize the boundary line adjustment.

If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson
Staff Planner

Attachments sent via E-Mail: patti.johnson@co.kittitas.wa.us
BLA Application
BLA Legal
Kittitas County Public Works Memo



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *sw*
DATE: February 17, 2010
SUBJECT: Invenergy BL-10-00009

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.



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

February 17, 2010

Jeff Watson
Public Works Department
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Invenergy (BL-10-00009)

Dear Mr. Watson:

After conducting a review of the above named project, I have the following comments:

- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office. 509-962-7000.

Sincerely,

Brenda Larsen
Fire Marshal

Segregation Preliminary Submittal Requirements For:

BL-10-00009 Invenergy

Date Received: February 17, 2010

Review Date: February 17, 2010

Map Number: 17-21-16030-0001 Parcel Number: 040833

Planner: Jeff Watson Zoning: Forest & Range

Fee Collected

Second Page of Application turned in (Contact Page)

8.5 X 11 Preliminary Plat Map

Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)

Subdivision conforms to the county comprehensive plan and all zoning regulations

Located within Fire District

Located within Irrigation District

School District

In UGA

Critical Areas

Yes **No** **Within a Shoreline of the State** **Environment:**

Yes **No** **Within a FIRM Floodplain** **Panel #:**

Yes **No** **Within a PHS Habitat** **Habitat Type:**

Yes **No** **Wetland in Parcel** **Wetland Type:**

Yes **No** **Seismic Rating** **Category:**

Yes **No** **Within Coal Mine Area**

Yes **No** **Hazardous Slope in Parcel** **Category:**

Yes **No** **Airport Zones within Parcel** **Zone:**

Yes **No** **Adjacent to Forest Service Road** **Road:**

Yes **No** **Adjacent to BPA Lines or Easement**

Yes **No** **Within 1000' of Mineral Land of LTS**

Critical Areas

25 - 50% Slope

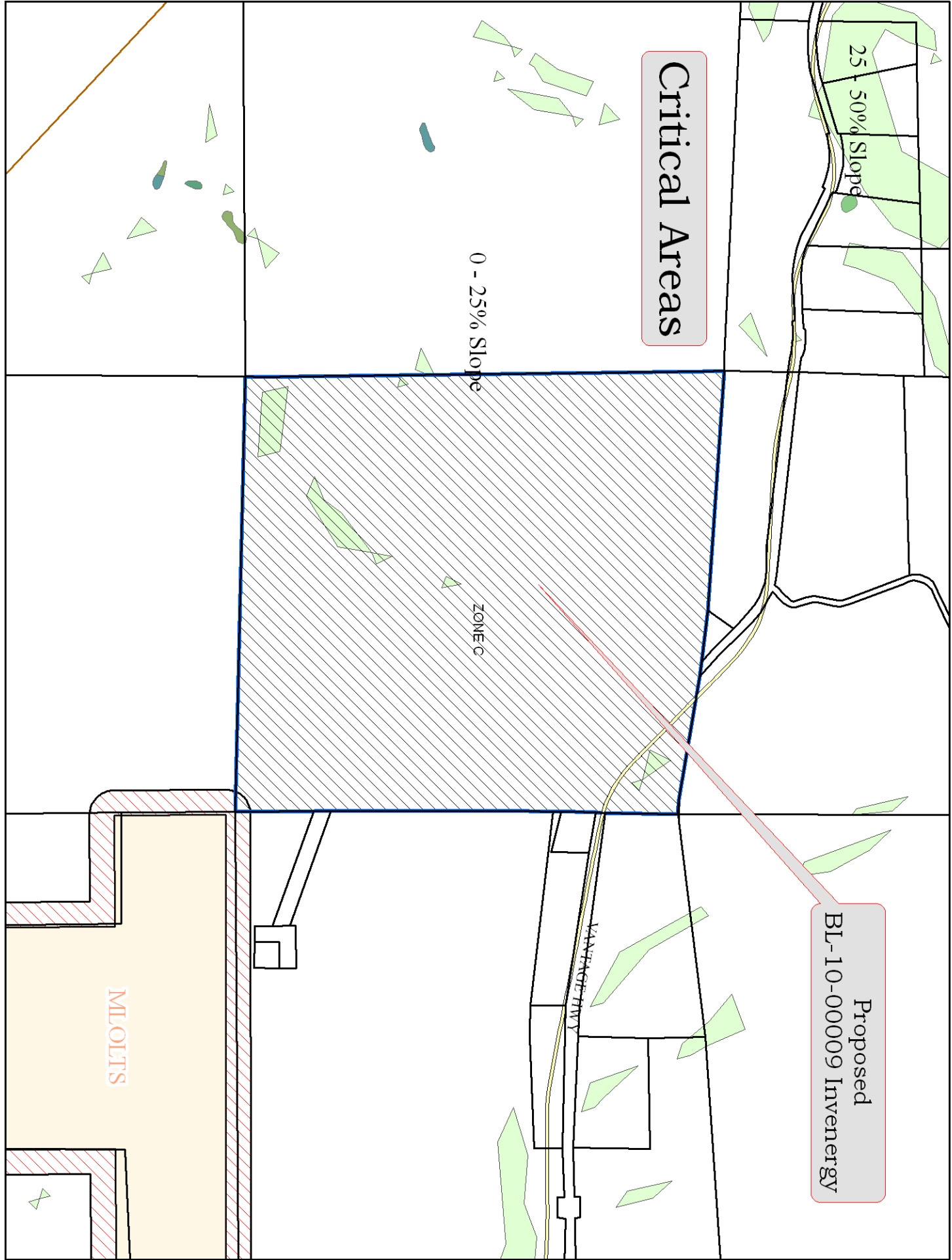
0 - 25% Slope

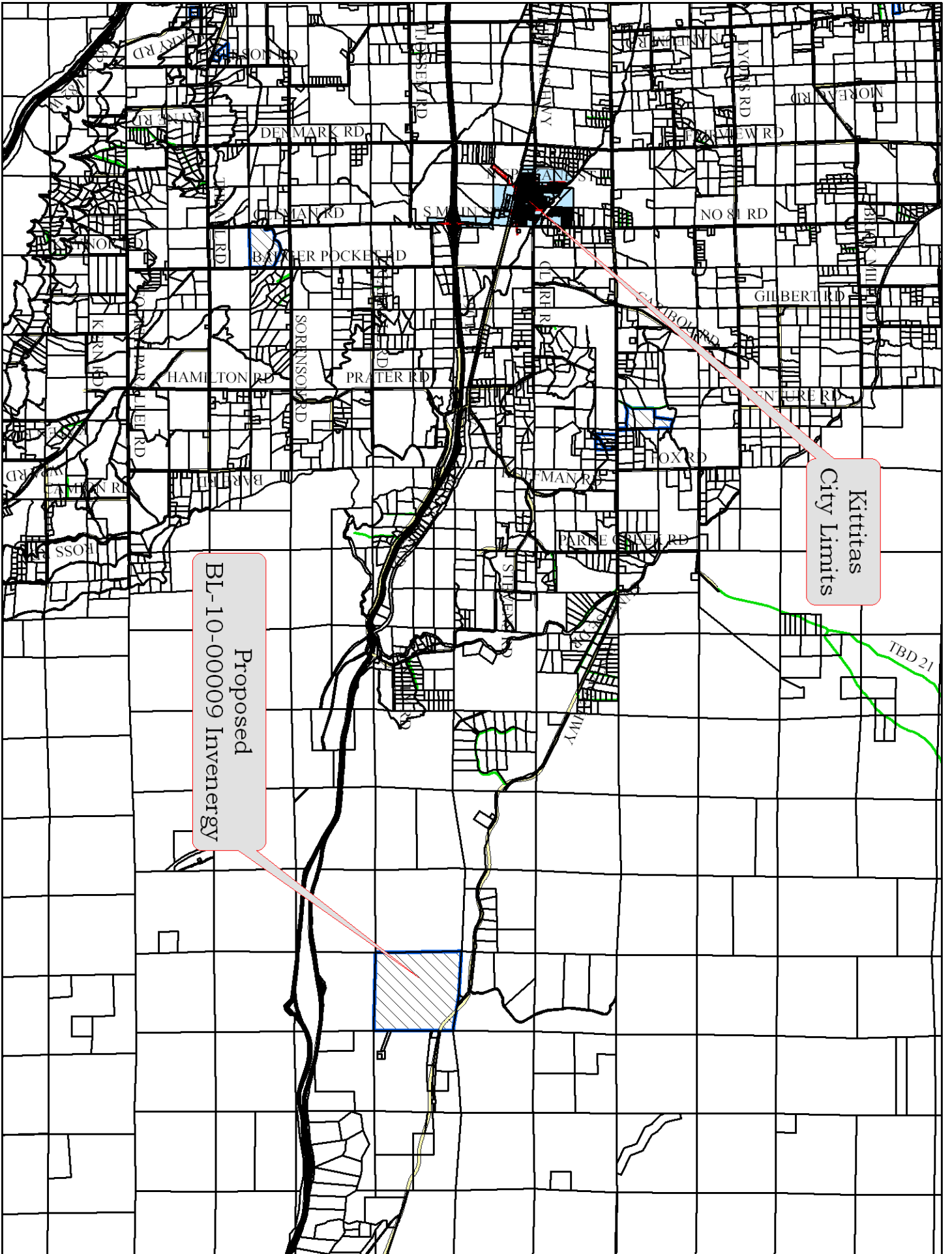
ZONE C

Proposed
BL-10-00009 Invenenergy

MLOLTS

VANANGETHWY





Kittitas
City Limits

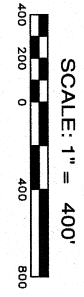
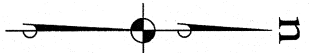
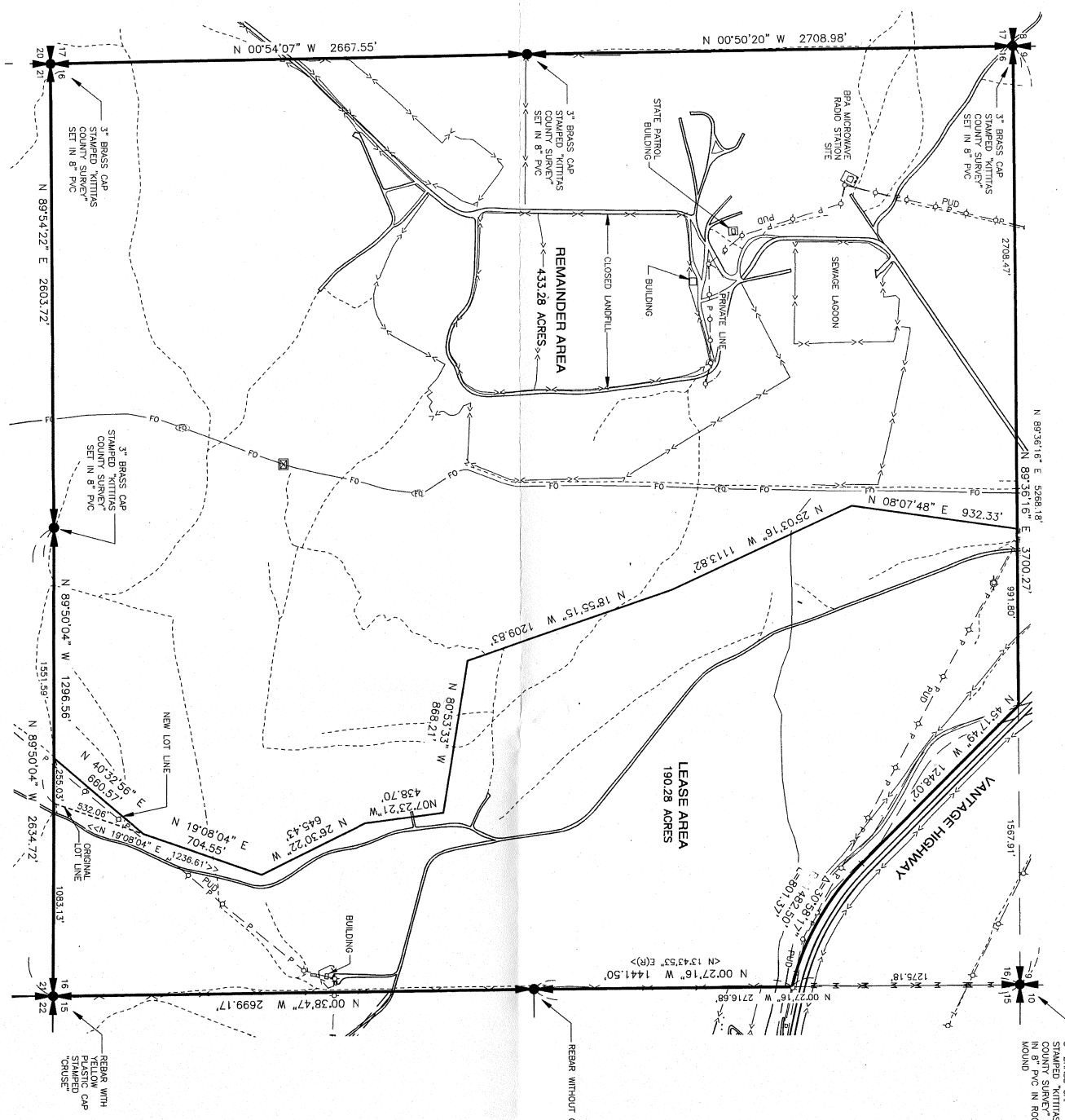
Proposed
BL-10-00009 Invenergy

TBD 21



Proposed
BL-10-00009 Invenergy

A PORTION OF SECTION 16, T. 17 N., R. 21 E., W.M.
KITITAS COUNTY, WASHINGTON



LEGEND

- > DISTANCE PRIOR TO ADJUSTMENT
- POWER AND/OR TELEPHONE POLE WIDTH = 8" OVER-SHOULDER
- ⊕ FOUND SECTION CORNER, AS NOTED
- ⊕ FOUND QUARTER CORNER, AS NOTED
- BOUNDARY LINE
- CENTERLINE WATERCOURSE
- FENCE, BARB-WIRE
- TELEPHONE, OVERHEAD
- P POWER OVERHEAD
- APPROPRIATE LOCATION OF UNDERGROUND FIBER OPTICS LINE BASED UPON MARKERS LOCATED BY ESM IN 2008
- FO VEHICULAR USE TRAIL
- GRAVEL ROAD
- QUARTER SECTION LINES
- Δ DELTA
- R RADIUS
- L LENGTH
- (R) RADIAL BEARING



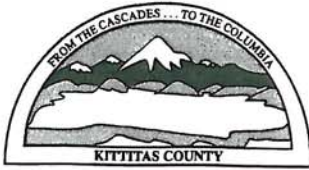
ESM CONSULTING ENGINEERS, L.L.C.
181 S. 339th Street
Building C, Suite 210
Federal Way, WA 98003
www.esmcivil.com

FEDERAL WA (253) 882-4813
SEASIDE WA (253) 882-2888
ELIZABETH NJ (908) 852-2888

Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

JOB NO. 1466-002-009-0001 DATE: 02-16-2010
DRAWN: DJF/GAR SHEET 1 OF 1

DRAWING NAME: \\ESMB\ENGR\ESM-JOB5\1466\002\009\PLOTS\BLA-01



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"

PERMIT NUMBER: BL-10-00009

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

KITTITAS 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 FOR SUBMITTAL

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all property owners.

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.)
- Legal descriptions of the proposed lots.
- Assessor Compas Information about the parcels.

APPLICATION FEE:

\$760 Administrative Segregation (\$630 CDS/\$130 FM)
___ SEGREGATED INTO ___ LOTS,

\$265 Major Boundary Line Adjustment (\$200 CDS/\$65 FM)
___ B LA BETWEEN PROPERTY OWNERS
___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

\$50 COMBINATION
___ COMBINED AT OWNERS REQUEST

\$166 MINOR BOUNDARY LINE ADJUSTMENT (\$101 CDS/\$65 FM)
___ B LA BETWEEN PROPERTY OWNERS
 BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

x Mandy Wood

DATE:

2/17/10

RECEIPT #

00007004



NOTES: _____

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

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

1. Contact information:

Patti Johnson - Solid Waste
Applicant's Name
Ellensburg
City
509-962-7542
Phone number

925 Industrial way
Address
WA 98926
State, Zip Code
patti.johnson@co.kittitas.wa.us
Email Address

2. Street address of property:

Address: 25900 Vantage Highway
City/State/ZIP: Ellensburg, WA 98926

3. Zoning Classification: FOREST + RANGE LAND

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

New Acreage
(Survey Vol. ____, Pg ____)

040533/17-21-16030-001 435 Acres

433 Acres

956102-04533/17-21-16000-001 189 Acres

190 Acres

Applicant is: [X] Owner [] Purchaser [] Lessee [] Other

Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: 2010 paid

By: [Signature]
Kittitas County Treasurer's Office

Date: 2-18-10

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)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____
[X] This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: -

Parcel Creation Date: -

Last Split Date: -

Current Zoning District: FOREST + RANGE

Review Date: 2/17/2010

By: Jeff Watson

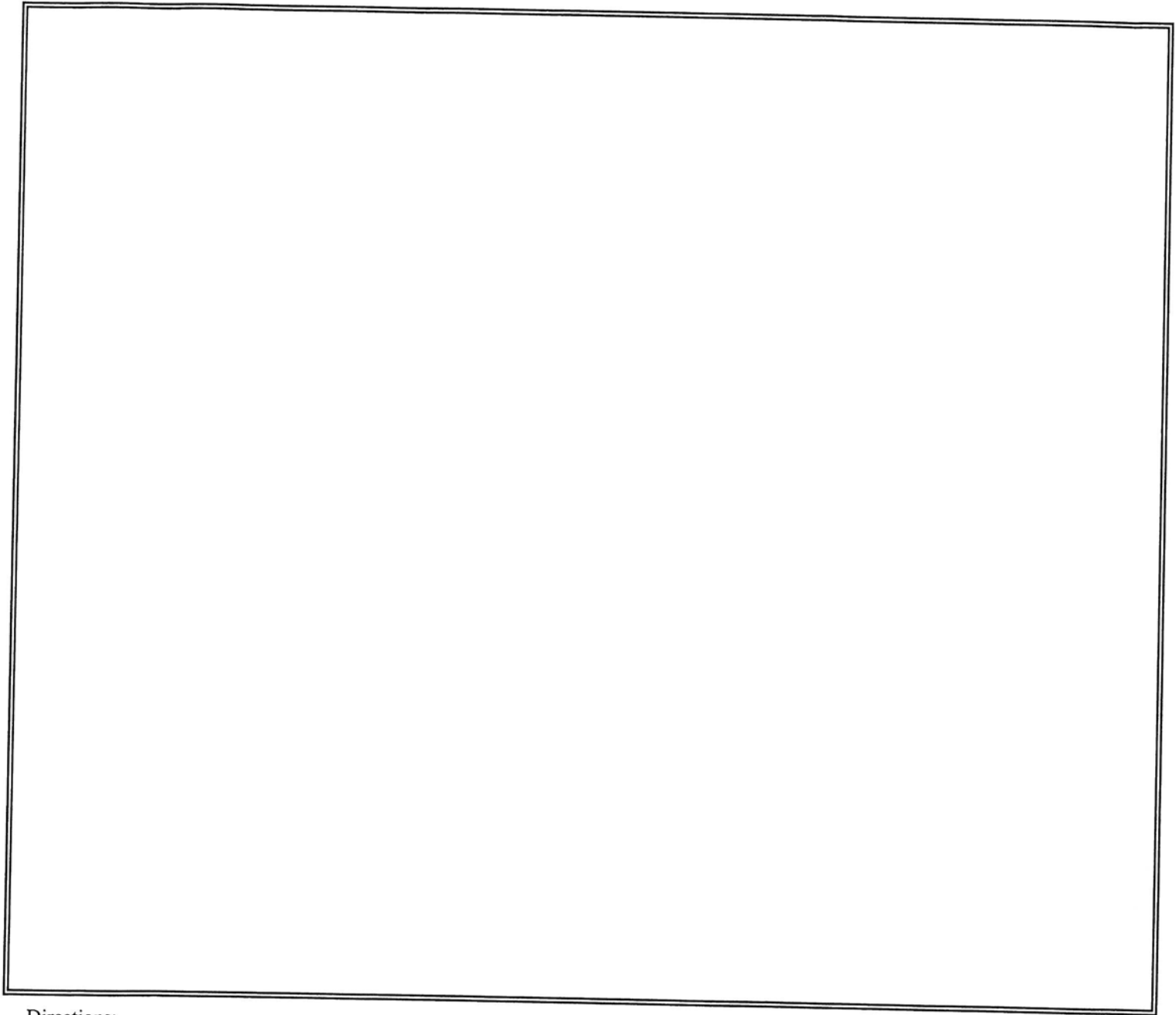
**Survey Approved: 2/18/2010

By: [Signature]

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.

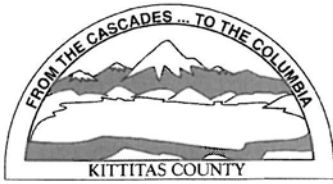
This page must be completed for segregations and for boundary line adjustments not requiring a survey. Please use this page to indicate which parcels contain improvements.

THIS AREA FOR USE BY APPLICANT
(Use additional sheets as needed)



Directions:

1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map. 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.



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

RECEIPT NO.: 00007004

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 000608

Date: 2/17/2010

Applicant: KITTITAS CO SOLID WASTE

Type: check # 1204

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-10-00009	BOUNDARY LINE ADJUSTMENT MINOR	101.00
BL-10-00009	BLA MINOR FM FEE	65.00
	Total:	166.00



Invernergy – Vantage
Job No. 1466-002-009-0002
February 16, 2010

EXHIBIT “A”

LEGAL DESCRIPTION FOR REMAINDER AREA

That portion of Section 16, Township 17 North, Range 21 East, W.M., Kittitas County, Washington, being more particularly described as follows:

COMMENCING at the southeast corner of said section, being a rebar with a yellow plastic cap stamped “CRUSE 18078”;

THENCE along the south line of said section, N 89°50'04" W, 1338.16 feet to the TRUE POINT OF BEGINNING;

THENCE N 40°32'56" E, 660.57 feet;

THENCE N 19°08'04" E, 704.55 feet;

THENCE N 26°30'22" W, 645.43 feet;

THENCE N 07°23'21" W, 438.70 feet;

THENCE N 80°53'33" W, 868.21 feet;

THENCE N 18°55'15" W, 1209.83 feet;

THENCE N 25°03'16" W, 1113.82 feet;

THENCE N 08°07'48" E, 932.33 feet to the north line of said section;

THENCE along said north line, S 89°36'16" W, 2708.47 feet to the northwest corner of said section, being a 3" brass cap stamped “KITTTITAS COUNTY SURVEY” in an 8" PVC pipe set in a mound of stacked stones;

THENCE along the west line of said section, S 00°50'20" E, 2708.98 feet to the west quarter corner of said section, being a 3" brass cap stamped “KITTTITAS COUNTY SURVEY” set in an 8" PVC pipe;

THENCE continuing along said west line, S 00°54'07" E, 2667.55 feet to the southwest corner of said section, being a 3" brass cap stamped “KITTTITAS COUNTY SURVEY” set in an 8" PVC pipe;

ESM Federal Way
181 S 333rd St. Bldg C, Ste 210
Federal Way, WA 98003
253.838.6113 tel
800.345.5694 toll free

ESM Everett
1010 SE Everett Mall Way Ste 203
Everett, WA 98208
425.297.9900 tel
866.415.6144 toll free

ESM Eastern Washington
2211 W Dotacway Rd. Ste 1
Ellensburg, WA 98926
509.962.2688 tel
877.962.2609 toll free

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www.esmcsd.com

Invenery - Vantage
February 16, 2010
Page 2

THENCE along the south line of said section, N 89°54'22" E, 2603.72 feet to the south quarter corner of said section, being a 3" brass cap stamped "KITITIAS COUNTY SURVEY" set in an 8" PVC pipe;

THENCE continuing along said south line, S 89°50'04" E, 1296.56 feet to the TRUE POINT OF BEGINNING;

Containing 433.28 acres, more or less.

Written by: D.L.R.
Checked by: C.A.F.

\\Esm8\engr\ESM-JOBS\114661002\009\document\Legal-011.doc





Invenergy - Vantage
Job No. 1466-002-009-0002
February 16, 2010

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LEGAL DESCRIPTION FOR LEASE AREA

That portion of Section 16, Township 17 North, Range 21 East, W.M., Kittitas County, Washington, being more particularly described as follows:

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THENCE N 08°07'48" E, 932.33 feet to the north line of said section;

THENCE along said north line, N 89°36'16" E, 991.80 feet to the southwesterly margin of Vantage Highway;

THENCE along said southwesterly margin, S 45°17'49" E, 1248.02 feet to a point of curvature;

THENCE continuing along said southwesterly margin, southeasterly 801.37 feet the arc of a tangent curve to the left, having a radius of 1482.50 feet, through a central angle of 30°58'17" to the east line of said section;

ESM Federal Way
181 S 332nd St Bldg C, Ste 210
Federal Way, WA 98003
253.838.4113 tel
800.348.6694 toll free

ESM Everett
1010 SE Everett Mall Way, Ste 203
Everett, WA 98208
425.297.9908 tel
866.415.4144 toll free

ESM Eastern Washington
2211 W Dollarway Rd, Ste 1
Ellensburg, WA 98926
509.942.2608 tel
877.962.2608 toll free

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February 16, 2010
Page 2

THENCE along said east line, S 00°27'16" E, 1441.50 feet to the east quarter corner of said section, being a rebar with no cap;

THENCE continuing along said east line, S 00°38'47" E, 2699.17 feet to the POINT OF BEGINNING;

Containing 190.28 acres, more or less.

Written by: D.L.R.
Checked by: C.A.F.

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02-17-2010



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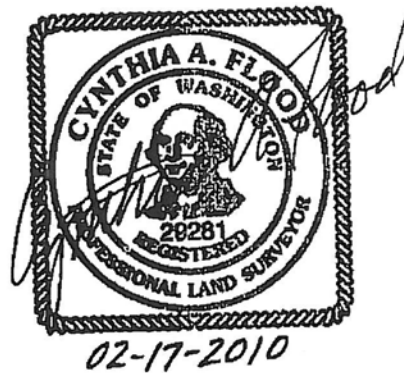
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Checked by: C.A.F.

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Page 2

THENCE along said east line, S 00°27'16" E, 1441.50 feet to the east quarter corner of said section, being a rebar with no cap;

THENCE continuing along said east line, S 00°38'47" E, 2699.17 feet to the POINT OF BEGINNING;

Containing 190.28 acres, more or less.

Written by: D.L.R.
Checked by: C.A.F.

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02-17-2010

NO.	REVISIONS
1	ISSUED FOR PERMIT
2	REVISED PER
3	REVISED PER
4	REVISED PER
5	REVISED PER
6	REVISED PER
7	REVISED PER
8	REVISED PER
9	REVISED PER
10	REVISED PER

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INVENERGY
VANTAGE WIND FARM
 #HBIT
 WASHINGTON
 KITITAS COUNTY

JOB NO.	148-2007-000
DATE	04/15
DESIGNED BY	D.J.
DRAWN BY	D.J.
CHECKED BY	D.J.
DATE OF PRINT	01/17/2013
SHEET NO.	1
TOTAL SHEETS	1

A PORTION OF S. 9, 13, 14, 15, 16, 21, 22, 23, 24, 25, T.17N, R.21 E, W.M.
 AND S. 17, 18, 19, 20, 21, T.17N, R.22 E W.M.

