

## Kaycee Hathaway

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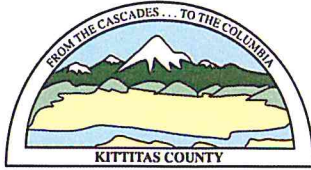
**From:** Kaycee Hathaway  
**Sent:** Tuesday, April 22, 2014 2:16 PM  
**To:** 'bcnw@hughes.net'  
**Cc:** cruseandassoc@kvalley.com  
**Subject:** Preliminary Approval: BL-13-00032 Dunning  
**Attachments:** BL-13-00032 Dunning Preliminary Approval Signed.pdf; BL-13-00032 Dunning PW Final.pdf; BL-13-00032 Dunning Comments FM.pdf

Dear Applicant,

Attached is a copy of your preliminary approval for the Dunning Boundary Line Adjustment (BL-13-00032) & the associated agency comments. A hard copy of the preliminary approval & agency comments are being sent to you via the US Postal Service. If you have any questions or comments please feel free to contact me.

Thank you,  
Kaycee K Hathaway  
Community Development / Planner I  
411 N Ruby ST, Suite 2  
Ellensburg, WA 98926  
Phone: (509) 962- 7079  
Fax: (509) 962-7682  
Email: [kaycee.hathaway@co.kittitas.wa.us](mailto:kaycee.hathaway@co.kittitas.wa.us)

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.



## 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

April 22, 2014

Dunning Family Ranch LLC  
731 S. Prairie Grass Dr.  
Boise, ID 83716

RE: Dunning Boundary Line Adjustment (BL-13-00032),

Map Number	19-19-18000-0004	Parcel Number	258334
Map Number	19-19-19000-0001	Parcel Number	038334
Map Number	19-19-20000-0013	Parcel Number	598334
Map Number	19-19-20000-0019	Parcel Number	13116
Map Number	19-19-20000-0009	Parcel Number	138334

Dear Applicants,

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 metes and bounds legal description or recorded survey displaying legal descriptions and 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. **Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.
3. Please refer to the attached Kittitas County Public Works and Kittitas County Fire Marshall comment memos for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 962-7079.

Sincerely,

Kaycee K Hathaway  
Staff Planner

CC: Cruse & Associates *Via Email*

BL-13-00032 Dunning Master File @ \\Arda\teams\CDS\Projects\BLAs\BL 2013\BL-13-00032 Dunning

## Kaycee Hathaway

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**From:** Brenda Larsen  
**Sent:** Tuesday, April 22, 2014 1:08 PM  
**To:** Jeff Watson; Josh Hink  
**Cc:** Kaycee Hathaway  
**Subject:** RE: BL-13-00032 Dunning

Kaycee Hathaway  
Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Dunning (BL-13-00032)

Dear Ms. Hathaway:

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

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- Ensure adequate access for fire apparatus. Any driveways or access points created based off the new lot configurations shall comply with Kittitas County Code 20.02.030.
- 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 at 509-962-7000.

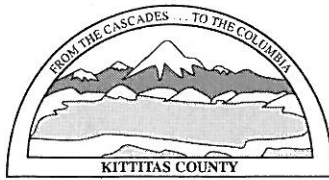
Sincerely,

*Brenda Larsen*  
*Kittitas County Fire Marshal*  
*509-962-7000*

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**From:** Jeff Watson  
**Sent:** Tuesday, April 22, 2014 12:55 PM  
**To:** Brenda Larsen; Josh Hink  
**Cc:** Kaycee Hathaway  
**Subject:** RE: BL-13-00032 Dunning

Friendly reminder... please CC Kaycee as it is her file now.



## KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Kaycee Hathaway, CDS  
FROM: Christina Wollman, Planner III  
DATE: April 15, 2014  
SUBJECT: Dunning BL-13-00032

SW

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.





## Memo

**To:** Jeff Watson, CDS

**From:** Erin Moore, Environmental Health Technician

**Date:** January 3, 2013

**RE:** Dunning BL-13-00032

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The Kittitas County Public Health Department (KCPHD) has reviewed the Request for Boundary Line Adjustment (BL-13-00032 Dunning) and finds that it does not have any impact on existing wells or septic systems.

Please recommend for approval.

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



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

## Jeff Watson

---

**From:** Olson,Lesli D (CONTR) - TERR-BELL-1 <ldolson@bpa.gov>  
**Sent:** Monday, December 30, 2013 7:43 AM  
**To:** Jeff Watson  
**Subject:** RE: BL-13-00032 Dunning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Jeff –

This Boundary Line Adjustment will not affect Bonneville Power Administration (BPA) facilities. BPA has no objections or comments.

**LESLI OLSON**  
**RIGHT-OF-WAY AGENT ❖ Contractor, ieSolutions**  
Bonneville Power Administration  
Real Property Field Services – TERR/BELL-1  
2410 E. Hawthorne Rd., Mead, WA 99021  
(509) 358-7437 (desk)  
(509) 378-7447 (cell)  
(877) 417-9454 (toll-free)

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**From:** Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]  
**Sent:** Thursday, December 26, 2013 10:42 AM  
**To:** Olson,Lesli D (CONTR) - TERR-BELL-1  
**Subject:** BL-13-00032 Dunning

[BL-13-00032 Dunning Hyperlink to On-Line File](#)

Please review the attached file for BPA comments and requirements.

Thanks,

Jeff Watson  
Planner II

Kittitas County Community Development  
Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto: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.*

## Jeff Watson

---

**From:** Christina Wollman  
**Sent:** Monday, December 30, 2013 9:53 AM  
**To:** Cruse & Associates (cruseandassoc@kvalley.com)  
**Cc:** Jeff Watson  
**Subject:** dunning BLA  
**Attachments:** S18 19-19.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Chris,

In Section 18, where is the land that lies east of Wilson Creek Road going? It's shown in yellow on the attachment.

Is the road supposed to be the parcel line but our parcel map is drawn incorrectly? It appears so from reading the assessor's legal descriptions.

*Christina Wollman, AICP CFM*

Planner II | Floodplain Manager  
Kittitas County Department of Public Works  
411 N Ruby St, Suite 1 Ellensburg WA 98926  
[p] 509.962.7051 | [f] 509.962.7663

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message id: 38eb45916c6dcbdac24bb8719d004a14

## Jeff Watson

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**From:** Jeff Watson  
**Sent:** Thursday, December 26, 2013 10:44 AM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert  
**Subject:** BL-13-00032 Dunning

[BL-13-00032 Dunning](#)

Christina, Holly or Erin or Joe, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Thursday, December 26, 2013 10:42 AM  
**To:** 'Olson,Lesli D (CONTR) - TERR-BELL-1'  
**Subject:** BL-13-00032 Dunning  
**Attachments:** BL-13-00032 Dunning Master File 12.26.2013.pdf

### [BL-13-00032 Dunning Hyperlink to On-Line File](#)

Please review the attached file for BPA comments and requirements.

Thanks,

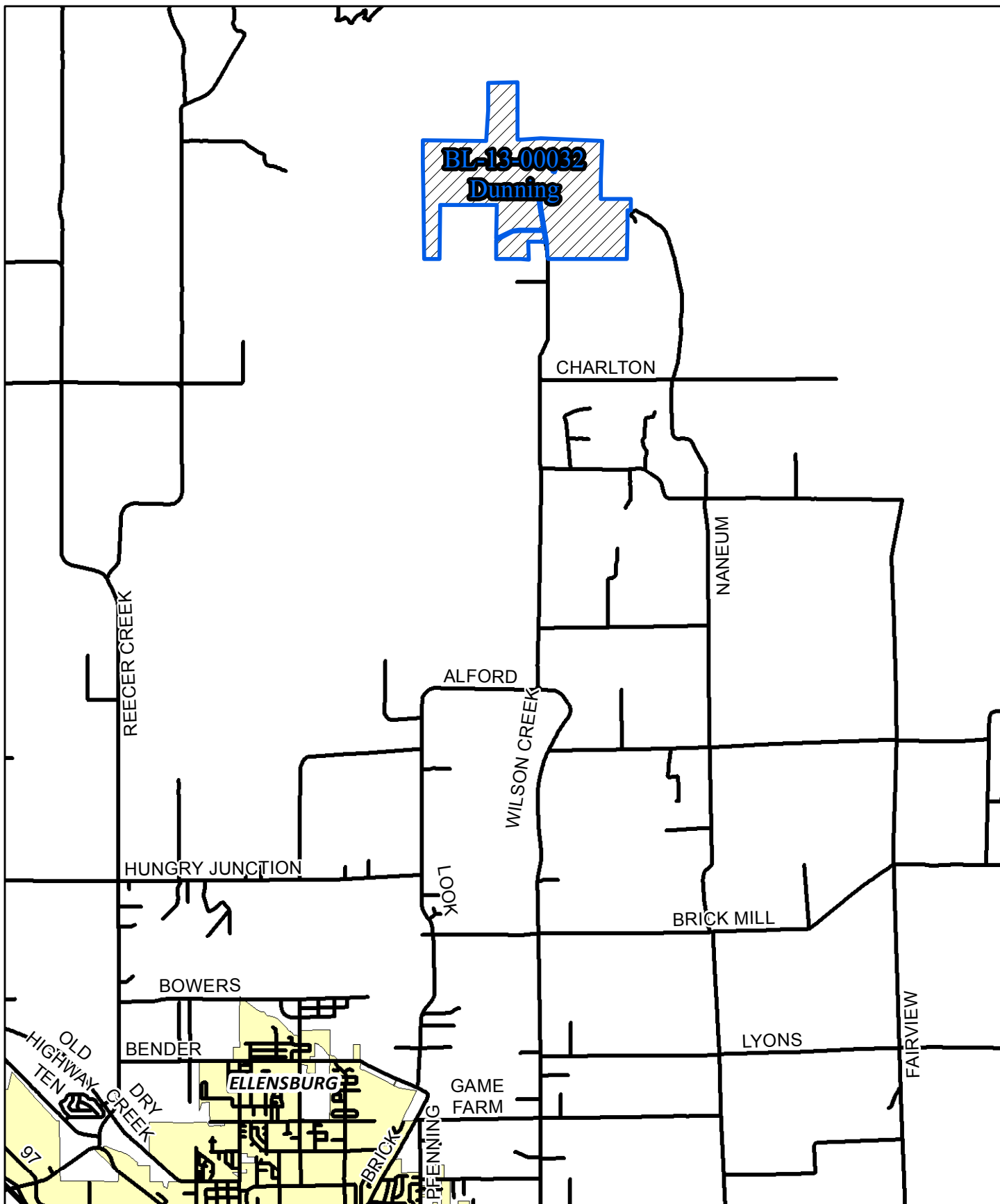
Jeff Watson  
Planner II

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



"Building Partnerships-Building Communities"

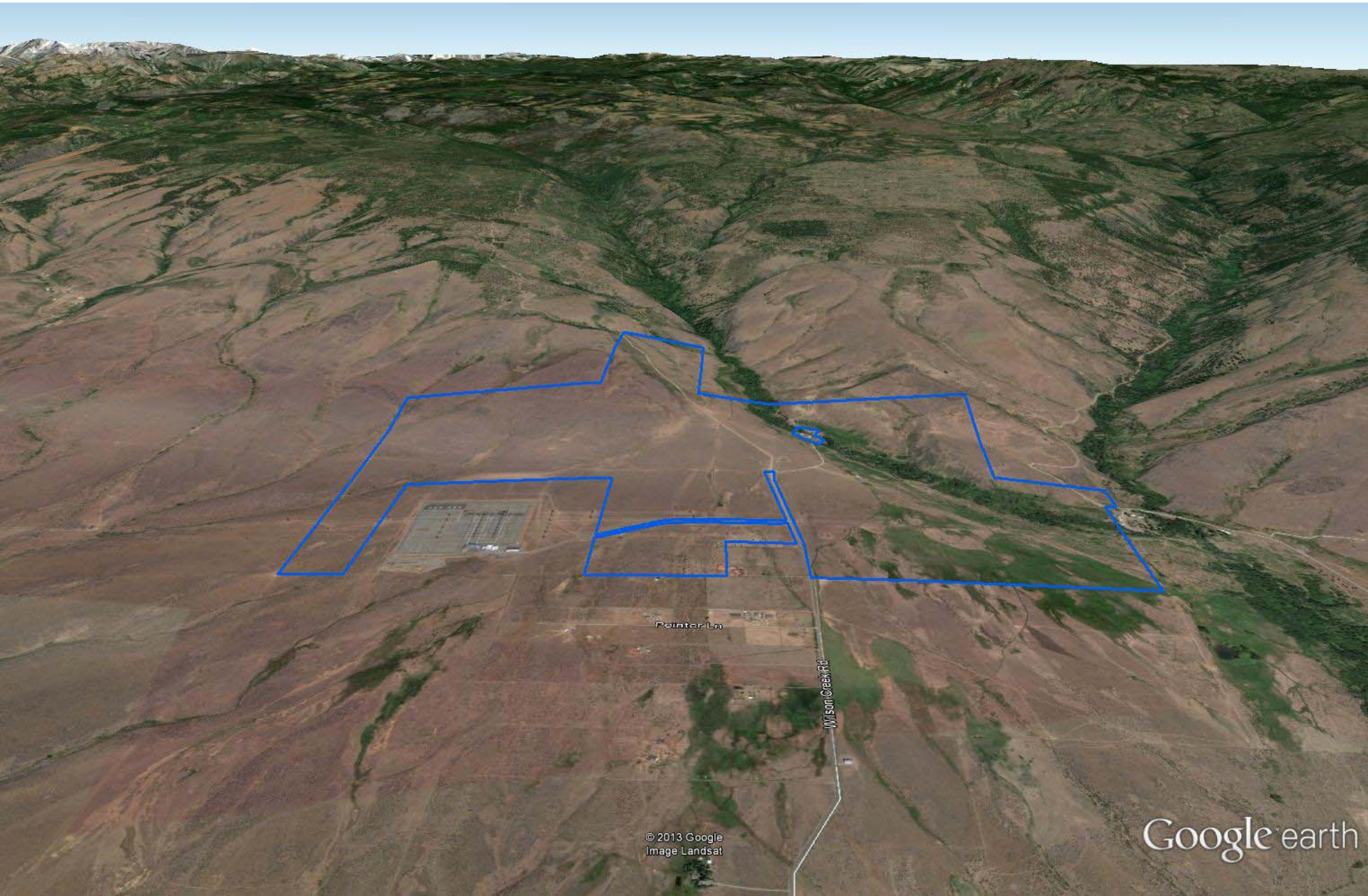
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BL-13-00032  
Dunning

Area  
Map

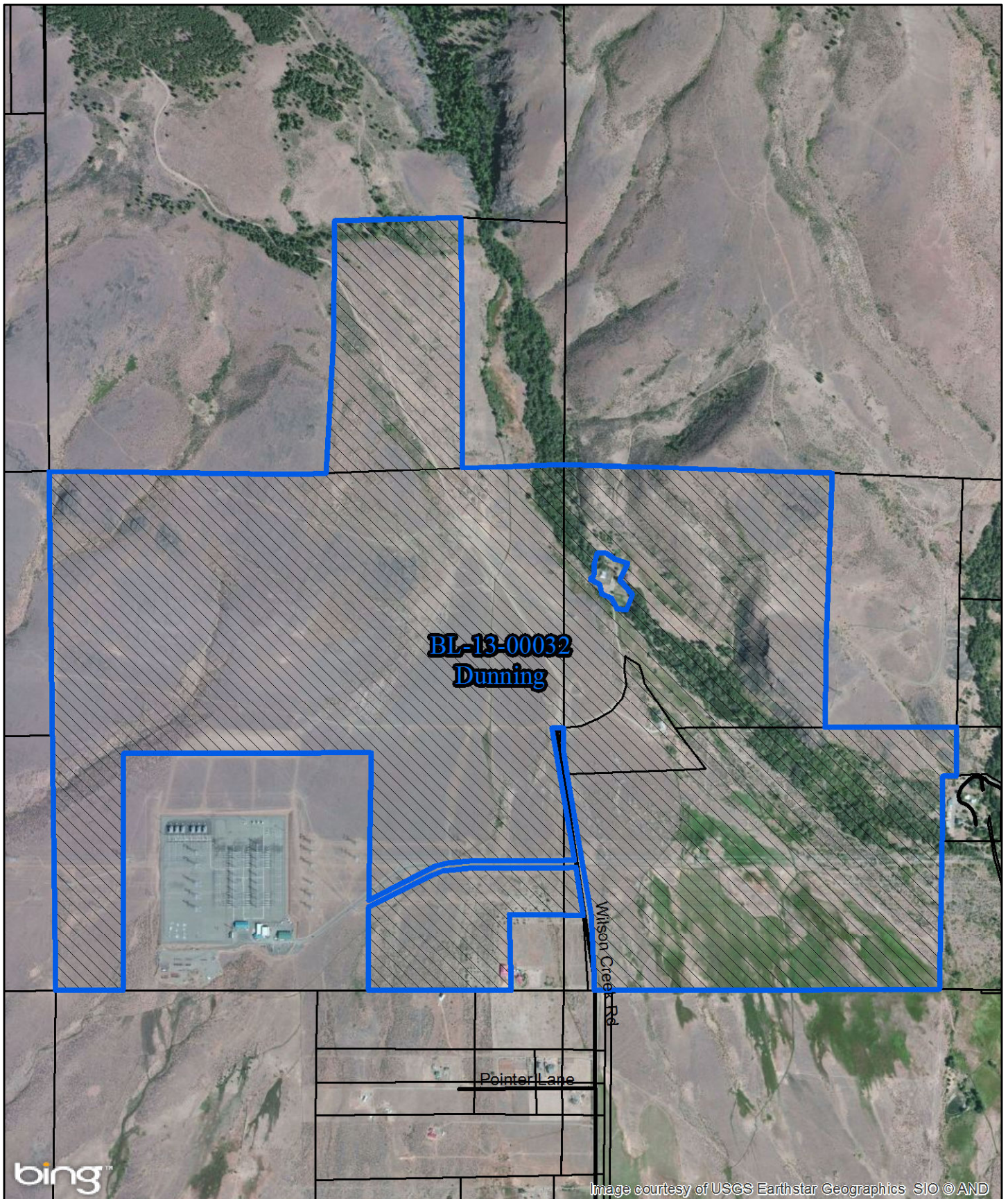




© 2013 Google  
Image Landsat

Google earth

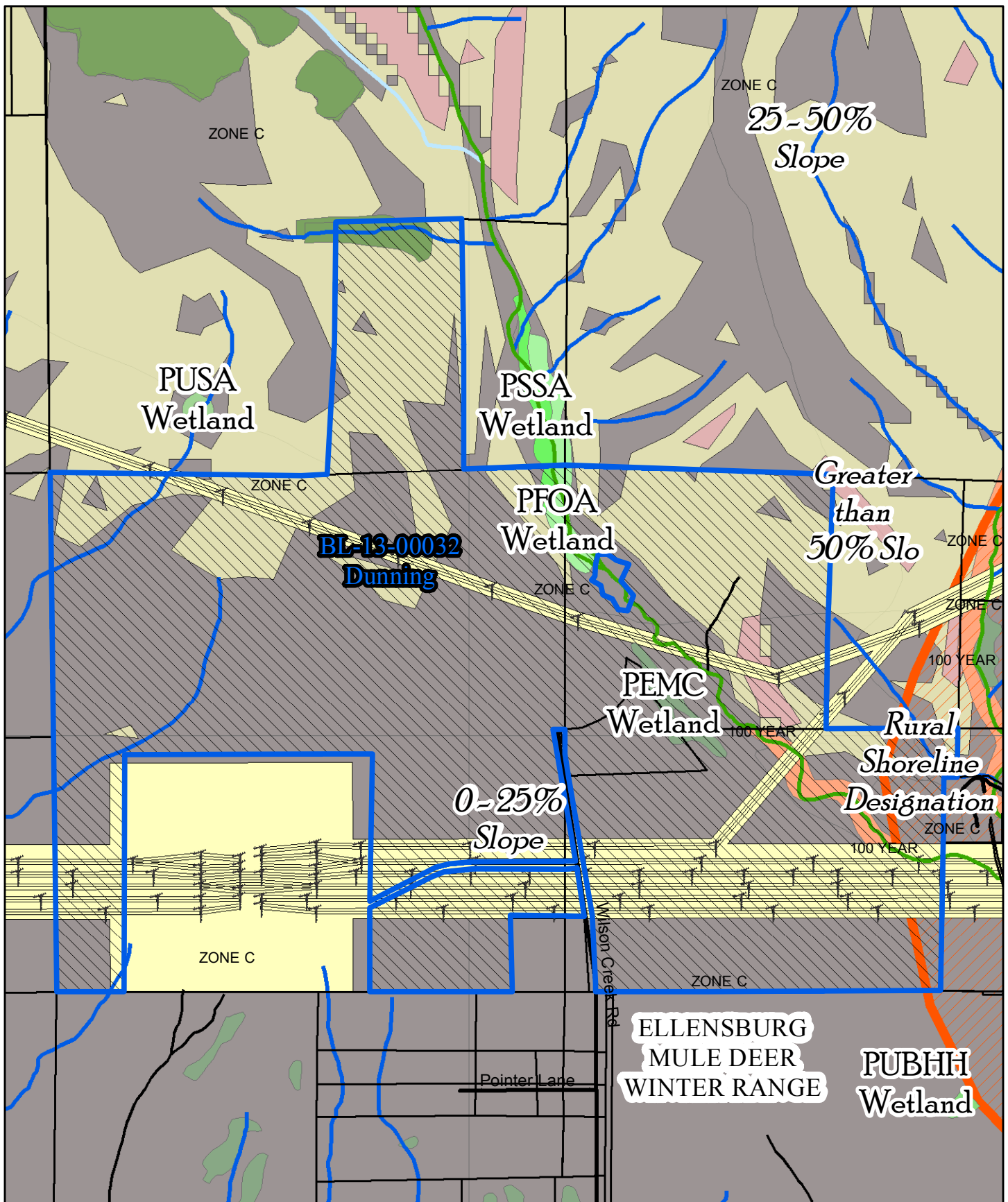




**BL-13-00032**  
**Dunning**

**Vertical Air**  
**Photo**





BL-13-00032  
Dunning

Critical Areas  
Map

# Critical Areas Checklist

Thursday, December 26, 2013

Application File Number BL-13-00032



Planner Jeff Watson

Is SEPA required ☐ Yes ☒ No



Is Parcel History required? ☐ Yes ☒ No

What is the Zoning? Forest and Range



Is Project inside a Fire District? ☒ Yes ☐ No

If so, which one? Partial Kittitas Valley Fire and Rescue (Fire District 2)



Is the project inside an Irrigation District? ☐ Yes ☒ No

If so, which one?

Does project have Irrigation Approval? ☐ Yes ☒ No

Which School District? Ellensburg School District

Is the project inside a UGA? ☐ Yes ☒ No

If so which one?

Is there FIRM floodplain on the project's parcel? ☒ Yes ☐ No

If so which zone?

A

What is the FIRM Panel Number? 5300950435B

Is the Project parcel in the Floodway? ☒ Yes ☐ No

Does the project parcel contain a shoreline of the State? ☒ Yes ☐ No

If so what is the Water Body? Naneum Creek

What is the designation? Rural

Does the project parcel contain a Classified Stream? ☒ Yes ☐ No

If so what is the Classification? Multiple

Does the project parcel contain a wetland? ☒ Yes ☐ No

If so what type is it? PEMC, PFOA, PSSA

Does the project parcel intersect a PHS designation? ☒ Yes ☐ No

If so, what is the Site Name? Mule Deer Winter Range

Is there hazardous slope in the project parcel? ☒ Yes ☐ No

If so, what type? 25 - Greater than 50%

Does the project parcel abut a DOT road? ☐ Yes ☒ No

If so, which one?

Does the project parcel abut a Forest Service road? ☐ Yes ☒ No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? ☐ Yes ☒ No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? ☒ Yes ☐ No

If so, which one?

At BPA Hub

Is the project parcel in or near a Mineral Resource Land? ☐ Yes ☒ No

If so, which one?

Is the project parcel in or near a DNR Landslide area? ☐ Yes ☒ No

If so, which one?

Is the project parcel in or near a Coal Mine area? ☐ Yes ☒ No

What is the Seismic Designation?

C

Does the Project Application have a Title Report Attached?

☐

Does the Project Application have a Recorded Survey Attached?

☐

Have the Current Years Taxes been paid? ☐



U.S. Fish &amp; Wildlife Service

# National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code:  (Example: **L1UB1Hx**)

For geographically specific information\* (optional), please enter a State code:  (Example: **TX** for Texas)

Description for code **PEMC**:

**P** System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares ( 20 acres ); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Subsystem :

**EM** Class **EMERGENT**: Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass :

Modifier(s):

**C** WATER REGIME **Seasonally Flooded**: Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.



U.S. Fish &amp; Wildlife Service

## National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code:  (Example: **L1UB1Hx**)

For geographically specific information\* (optional), please enter a State code:  (Example: **TX** for Texas)

Description for code **PFOA**:

**P** System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares ( 20 acres ); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Subsystem :

**FO** Class **FORESTED**: Characterized by woody vegetation that is 6 m tall or taller.

Subclass :

Modifier(s):

**A** WATER REGIME **Temporary Flooded**: Surface water is present for brief periods during growing season, but the water table usually lies well below the soil surface for most of the growing season. Plants that grow both in uplands and wetlands may be characteristic of this water regime.



U.S. Fish &amp; Wildlife Service

## National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code:  (Example: **L1UB1Hx**)

For geographically specific information\* (optional), please enter a State code:  (Example: **TX** for Texas)

Description for code **PSSA**:

**P** System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares ( 20 acres ); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Subsystem :

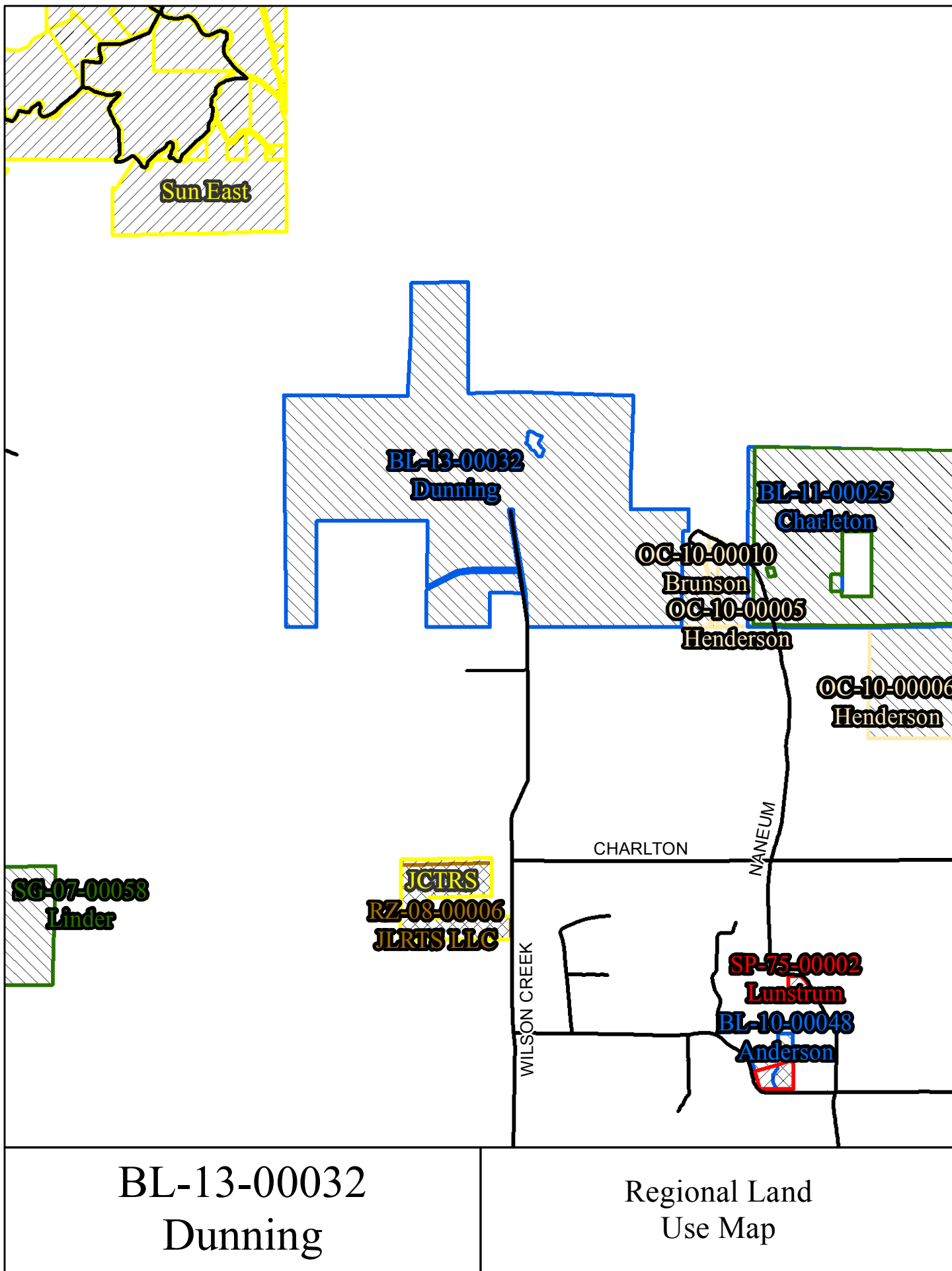
**SS** Class **SCRUB-SHRUB**: Includes areas dominated by woody vegetation less than 6 m (20 feet) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions.

Subclass :

Modifier(s):

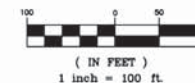
**A** WATER REGIME **Temporary Flooded**: Surface water is present for brief periods during growing season, but the water table usually lies well below the soil surface for most of the growing season. Plants that grow both in uplands and wetlands may be characteristic of this water regime.





# PART OF SECTIONS 19 AND 20, TOWNSHIP 19 NORTH, RANGE 19 EAST, W.M.

GRAPHIC SCALE



199801130006

## NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR SECTION SUBDIVISION, BASIS OF BEARINGS AND CORNER DOCUMENTATION, SEE BOOK 21 OF SURVEYS, PAGES 198-199.
4. WILSON CREEK ROAD RIGHT OF WAY IS BASED ON PHYSICAL CENTERLINE AFTER CONSULTATION WITH KITTITAS COUNTY DEPT. OF PUBLIC WORKS STAFF.

## LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x — FENCE

## LEGAL DESCRIPTIONS

ORIGINAL PARCEL - PART OF AFN 368519  
PARCEL B

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED JANUARY 13, 1998 IN BOOK 23 OF SURVEYS AT PAGE 52, UNDER AUDITOR'S FILE NO. 199801130006, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 20, AND OF THE EAST HALF OF SECTION 19, ALL IN TOWNSHIP 19 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

## EASEMENT Q

EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY RECORDED JANUARY 13, 1998 IN BOOK 23 OF SURVEYS AT PAGE 52, UNDER AUDITOR'S FILE NO. 199801130006, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING ACROSS A PORTION OF THE EAST HALF OF SECTION 19 AND THE WEST HALF OF SECTION 20, ALL IN TOWNSHIP 19 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON; AFFECTING PARCEL B OF SAID SURVEY AND OTHER LANDS.

## EASEMENT R

EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY RECORDED JANUARY 13, 1998 IN BOOK 23 OF SURVEYS AT PAGE 52, UNDER AUDITOR'S FILE NO. 199801130006, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING ACROSS A PORTION OF THE WEST HALF OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON; AFFECTING PARCEL B OF SAID SURVEY.

## AUDITOR'S CERTIFICATE

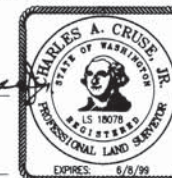
Filed for record this 13TH day of JANUARY, 1998, at 11:03 A.M., in Book 23 of Surveys on page(s) 52 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: *B. Williams*  
KITTITAS COUNTY AUDITOR

## SURVEYOR'S CERTIFICATE

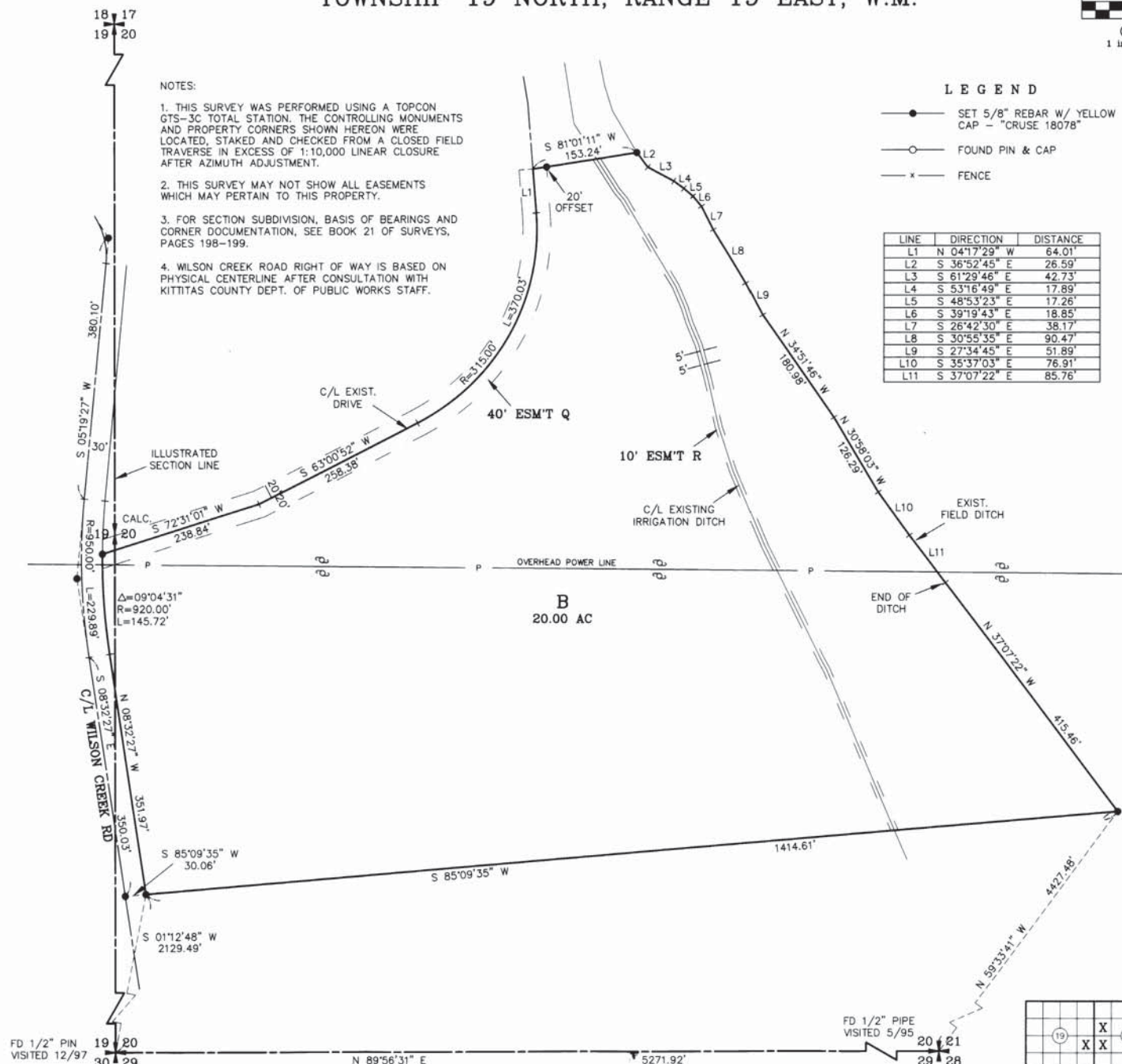
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of LORNE DUNNING in DECEMBER of 1997.

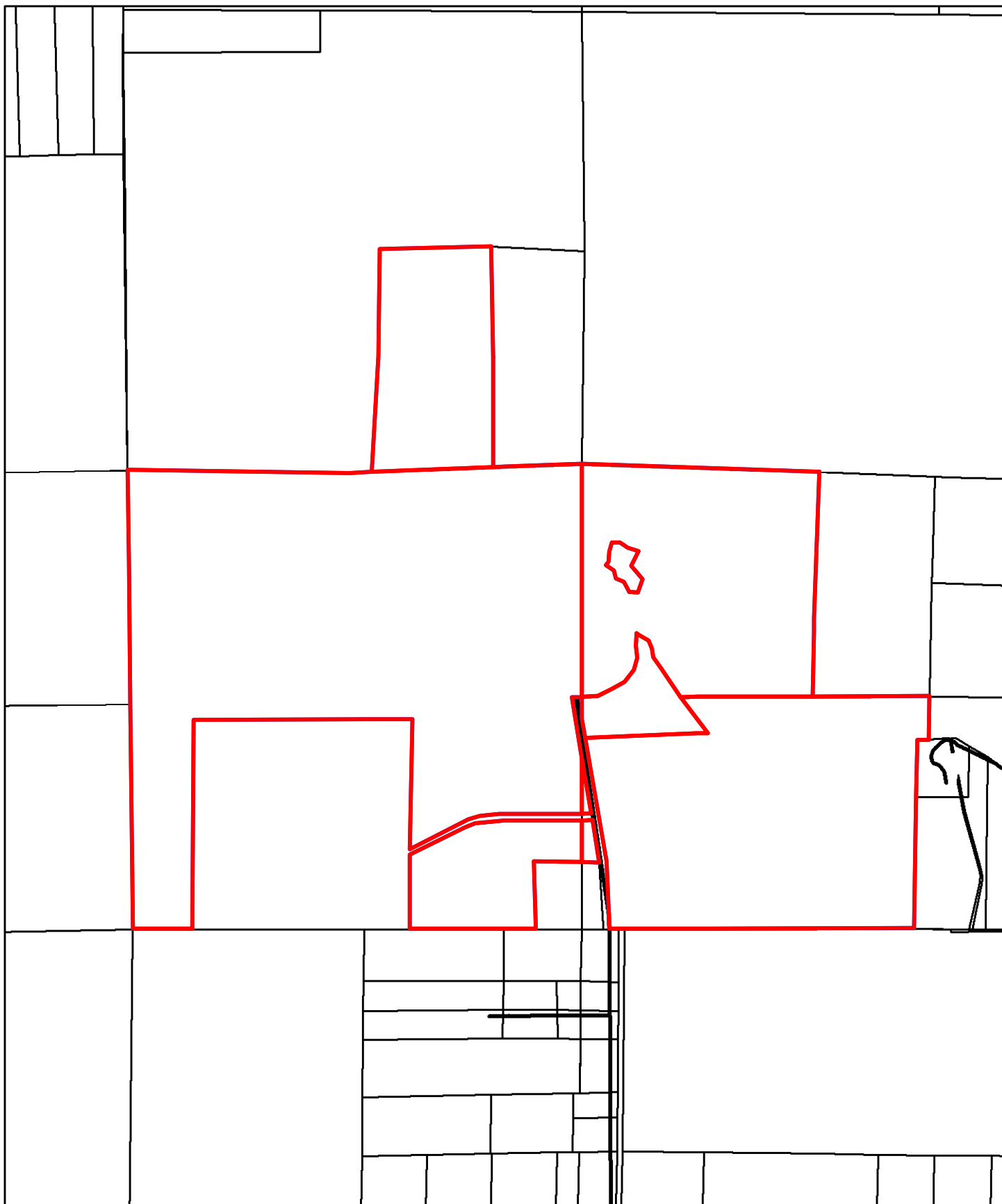
*Charles A. Cruse, Jr.*  
CHARLES A. CRUSE, JR.  
Professional Land Surveyor  
License No. 18078  
JANUARY 13, 1998  
DATE



**CRUSE & NELSON**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 925-4747  
**DUNNING PROPERTY**

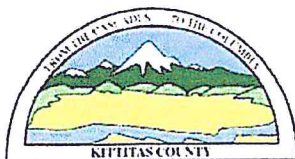
LINE	DIRECTION	DISTANCE
L1	N 04°17'29" W	64.01'
L2	S 36°52'45" E	26.59'
L3	S 61°29'46" E	42.73'
L4	S 53°16'49" E	17.89'
L5	S 48°53'23" E	17.26'
L6	S 39°19'43" E	18.85'
L7	S 26°42'30" E	38.17'
L8	S 30°55'35" E	90.47'
L9	S 27°34'45" E	51.89'
L10	S 35°37'03" E	76.91'
L11	S 37°07'22" E	85.76'





BL-13-00032  
Dunning

Existing Parcel  
Configuration



## 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"

**BOUNDARY LINE ADJUSTMENT***(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.08.055)*

**NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.**

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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**

Note: a separate application must be filed for each boundary line adjustment request.

- ☐ Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- ☐ Signatures of all property owners.
- ☐ Narrative project description (include as attachment): Please include at minimum 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.
- ☐ For preliminary approval, please submit a sketch containing the following elements.
  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
  4. 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.
- ☐ For final approval (not required for initial application): Legal descriptions of the proposed lots, or a recorded survey.

**APPLICATION FEES:**

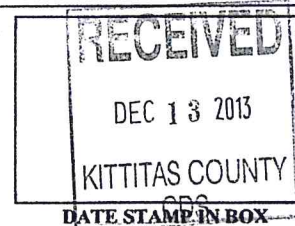
\$225.00	Kittitas County Community Development Services (KCCDS)
\$90.00	Kittitas County Department of Public Works
\$65.00	Kittitas County Fire Marshal
\$205.00	Kittitas County Public Health Department Environmental Health
<b>\$585.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature):

DATE: 12/13/13

RECEIPT # 19973



DATE STAMP IN BOX

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



2/14

**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.)
- ☐ Assessor COMPAS Information about the parcels.

**GENERAL APPLICATION INFORMATION**



1. **Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form*  
Name: Dunning Family Ranch LLC  
Mailing Address: 731 S. Prairie Grass Dr.  
City/State/ZIP: Boise ID 83716  
Day Time Phone: 899-1129  
Email Address: bcnw@hughes.net
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: Chris Cruse  
Mailing Address: PO Box 959  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 962-8242  
Email Address: cruseandassoc@kvalley.com
3. **Name, mailing address and day phone of other contact person**  
*If different than land owner or authorized agent.*  
Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_
4. **Street address of property:**  
Address: Wilson Cr. Rd.  
City/State/ZIP: Ellensburg WA 98926
5. **Legal description of property (attach additional sheets as necessary):**  
Portions of Sections 18, 19, and 20 in T19N, R19E, WM
6. **Property size:** 929.93 (acres)
7. **Land Use Information:** Zoning: F/R Comp Plan Land Use Designation: Rural Working

3/14



8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. __, Pg __)
19-19-18000-0004 - 60.00AL	300.00AL
19-19-19000-0001 - 483.59AL	247.22AL
19-19-20000-0013 - 150.74AL	142.11AL
19-19-20000-0019 - 19.94AL	119.95AL
19-19-20000-0009 - 215.66AL	120.65AL

Total 929.93

APPLICANT IS: ☒ OWNER ☐ PURCHASER ☐ LESSEE ☒ OTHER

AUTHORIZATION

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.

NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X Chris Cruise (date) 12/9/2013

X Tim Dunning Buchanan (date) 12-11-13

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

TREASURER'S OFFICE REVIEW

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

COMMUNITY DEVELOPMENT SERVICES REVIEW

( ) This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes \_\_\_\_\_ No \_\_\_\_\_

Card #: \_\_\_\_\_

Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_

Current Zoning District: \_\_\_\_\_

Preliminary Approval Date: \_\_\_\_\_

By: \_\_\_\_\_

Final Approval Date: \_\_\_\_\_

By: \_\_\_\_\_

4/14

Proposed

RECEIVED  
DEC 13 2013  
KITITAS COUNTY  
CDS

DUNNING PROPERTY  
PORTIONS OF SECTIONS 18, 19, AND 20,  
ALL IN T. 19 N., R. 19 E., W.M.

60.00 acres  
WILSON CREEK RD  
SE1/4

13 18  
24 19

18 17  
19 20

19-19-18000-0004  
300.00 AC.

2038.00'

240.00 acres

N89°35'38"E  
5161.11'

19-19-19000-0001  
247.19 acres  
247.22 AC.

EXCEPTION

BPA EASEMENT

60' RIGHT OF WAY  
EXCEPTION

WILSON CREEK RD

24 19  
25 30

19 20  
30 29

SE1/4 EXCEPTION  
SE1/4  
SE1/4  
SECTION 19  
SW 1/4  
SW 1/4  
SECTION 20



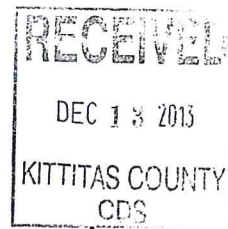
# CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

DUNNING SECTIONS 18, 19 & 20 DESCRIPTIONS  
11/20/13

Revised  
Descriptions

5/14



North Parcel - Tax Pct No. 19-19-18000-0004 (300.00 AC)

That portion of the Southeast Quarter of Section 18, Township 19 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which lies west of Wilson Creek Road as it existed November 12, 1947, date of acquiring title;

AND

That portion of Section 19, Township 19 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which lies north of a line described as follows:

Beginning at the northwest corner of said Section 19; thence south along the west boundary of said section, 2038 feet to the true point of beginning for said described line; thence N 89°35'38" E, 5161.11 feet to the east boundary of said Section 19 and the end of said described line.

South Parcel - Tax Pct No 19-19-19000-0001 (247.22 AC)

That portion of the Southwest Quarter of Section 20, Township 19 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, lying west of the westerly right of way of Wilson Creek Road;

AND

Section 19, Township 19 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion of said Section 19 which lies north of a line described as follows:

Beginning at the northwest corner of said Section 19; thence south along the west boundary of said section, 2038 feet to the true point of beginning for said described line; thence N 89°35'38" E, 5161.11 feet to the east boundary of said Section 19 and the end of said described line;

AND EXCEPT that portion of said Section 19 described as follows:

Beginning at a point on the south boundary line of said Section 19, which bears South 89°41'20" West, 2130.9 feet from the southeast corner of said Section 19, evidenced by a 1 inch iron rod; thence North 00°02'50" West, 2320.0 feet to a point in the Northwest Quarter, Southeast Quarter of said Section 19, which lies 993.6 feet northerly (when measured at right



6/14

**CRUSE**  
& ASSOCIATES  
PROFESSIONAL LAND SURVEYORS

DUNNING SECTIONS 18, 19 & 20 DESCRIPTIONS (cont.)  
11/20/13



angles) of the survey line BPA Grand Coulee-Raver No. 1 and 2 transmission line (formerly Covington-Grand Coulee transmission line), as described in an instrument recorded in Book 63, Page 394, Deed Records of said County; thence South  $89^{\circ}57'10''$  West, parallel to said Grand Coulee-Ravers Nos. 1 and 2 transmission line, 2450.0 feet; thence South  $00^{\circ}02'50''$  East, 2311.0 feet to a point on the southerly boundary line of said Section 19, which bears South  $89^{\circ}42'59''$  East, 536.1 feet from the southwest corner of said Section 19, evidenced by a north/south-east/west fenceline intersection; thence South  $89^{\circ}42'59''$  East along said southerly line of Section 19, 1950.0 feet to the south quarter corner of said Section 19, evidenced by a South-East/West fenceline intersection; thence North  $89^{\circ}41'20''$  East, along said southerly line of Section 19, 500.0 feet to the Point of Beginning;

AND EXCEPT a right of way 60 feet wide for a new road to be constructed over and across the SW1/4 SE1/4 and the N1/2 SE1/4 SE1/4 of Section 19 and that portion of the NW1/4 SW1/4 SW1/4 of Section 20, which lies westerly of County Road No. 67 (Wilson Creek Road), all in Township 19 North, Range 19 East, Willamette Meridian, Kittitas County, Washington. The boundaries of said right of way lie 30 feet on each side of and parallel with the centerline which is described with reference to the Washington Coordinate System, South Zone, as follows:

Beginning at access road station 100+00.0, a point in the SE1/4 SW1/4 of said Section 19, which bears N  $78^{\circ}29'52''$  W, 2787.0 feet from the southeast corner of said Section 19, evidenced by a 1/2 inch iron rod; thence N  $87^{\circ}57'10''$  E, 150.0 feet to access road station 101+50.0; thence 182.3 feet along the arc of a curve to the left, having a radius of 277.0 feet and a central angle of  $37^{\circ}42'55''$ ; thence N  $37^{\circ}45'45''$  E, 907.2 feet to access road station 112+39.5; thence 263.4 feet along the arc of a curve to the right, having a radius of 400.0 feet and a central angle of  $37^{\circ}42'55''$ ; thence N  $89^{\circ}57'10''$  E, 1596.6 feet to access road station 130+99.5, the terminus of BPA access road SHUL-SAR-1, a point on the centerline of the 60 foot wide right of way of said County Road No. 67 which bears N  $6^{\circ}40'33''$  E, 1263.0 feet from said southeast corner of Section 19;

AND EXCEPT the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 19 and that portion of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 20 lying West of the Westerly right of way line of the County Road.

All as per attached Exhibit.

These descriptions are based on information of record.  
No field work was performed by Cruse & Associates.



7/14

**DUNNING PROPERTY**  
PORTIONS OF SECTIONS 18, 19, AND 20.  
ALL IN T. 19 N., R. 19 E., W.M.

RECEIVED  
DEC 1 8 2000  
KITITITAS COUNTY  
CDS

WILSON CREEK RD

60.00 acres

13 18  
24 19

18 17  
19 20

2038.00'

240.00 acres

N89°35'38"E  
5161.11'

247.19 acres

EXCEPTION

BPA EASEMENT

60' RIGHT OF WAY  
EXCEPTION

WILSON CREEK RD

24 19  
25 30

19 20  
30 29

EXCEPTION  
SE 1/4  
SE 1/4  
SE 1/4  
SECTION 18

SE 1/4  
SE 1/4  
SECTION 20



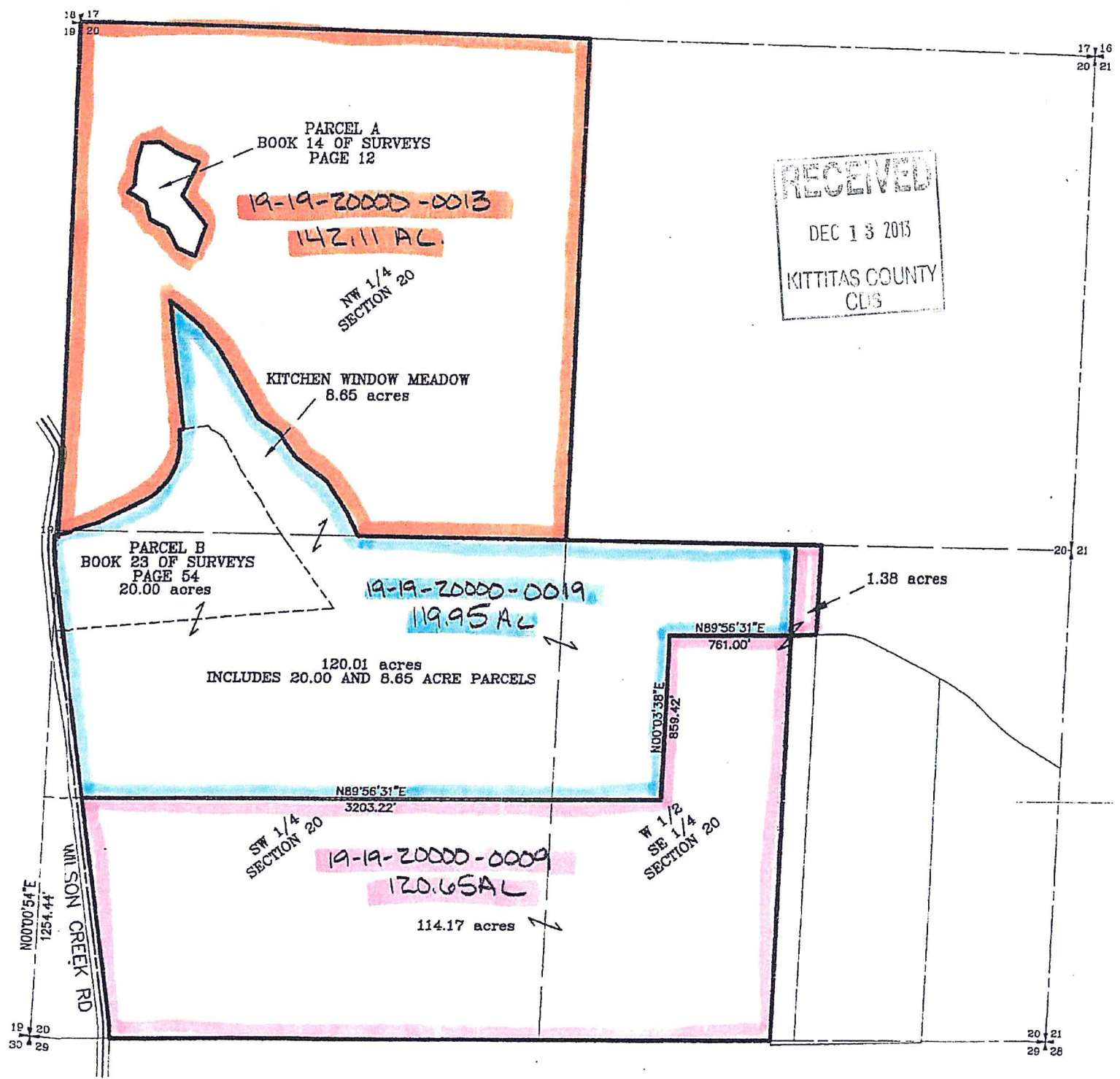
8/14

Proposed

# DUNNING PROPERTY

PORTION OF SECTION 20  
IN T. 19 N., R. 19 E., W.M.

RECEIVED  
DEC 13 2013  
KITITAS COUNTY  
CLERK





PROFESSIONAL LAND SURVEYORS

DUNNING SECTION 20 DESCRIPTIONS  
12/9/13

9/14  
Revised  
Descriptions



North Parcel Tax Pcl No. 19-19-20000-0013 (142.11 AL)

The Northwest Quarter of Section 20, Township 19 North, Range 19 East. W.M., in the County of Kittitas, State of Washington;

EXCEPT Parcel A of that certain survey as recorded in Book 14 of Surveys, page 12, under Auditor's File No. 488587;

AND EXCEPT Parcel B of that certain survey as recorded in Book 23 of Surveys, page 54, under Auditor's File No. 199801130006;

AND EXCEPT that portion of said Northwest Quarter lying northeasterly of said Parcel B and easterly and southwesterly of a line described as follows:

Beginning at the northerly most corner of said Parcel B; thence S 81°01'11" W, along the north boundary of said Parcel B, 133.24 feet to the true point of beginning for said described line; thence N 08°28'33" W, 675.85 feet; thence S 51°11'16" E, 224.52 feet; thence S 40°26'30" E, 140.11 feet; thence S 31°20'26" E, 422.70 feet; thence S 56°06'29" E, 141.48 feet; thence S 35°13'57" E, 153.35 feet; thence S 53°41'18" E, 207.37 feet; thence S 34°55'03" E, 193.19 feet; thence S 27°36'37" E, 148.75 feet to the south boundary of said Northwest Quarter and the end of said described line;

AND

That portion of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 20, Township 19 North, Range 19 East. W.M., in the County of Kittitas, State of Washington, lying northwesterly of Parcel B of that certain survey as recorded in Book 23 of Surveys, page 54, under Auditor's File No. 199801130006.





# CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

DUNNING SECTION 20 DESCRIPTIONS (cont.)  
12/9/13



Middle Parcel Tax Pct No. 19-19-20000-0019 (119.95 AC)

The Southwest Quarter of Section 20, Township 19 North, Range 19 East. W.M., in the County of Kittitas, State of Washington, which lies east of Wilson Creek Road;

EXCEPT Parcel B of that certain survey as recorded in Book 23 of Surveys, page 54, under Auditor's File No. 199801130006;

AND EXCEPT That portion of the Northwest Quarter of the Northwest Quarter of the said Southwest Quarter, lying northwesterly of said Parcel B;

AND

Parcel B of that certain survey as recorded in Book 23 of Surveys, page 54, under Auditor's File No. 199801130006;

AND

That portion of the Northwest Quarter of said Section 20 lying northeasterly of said Parcel B and easterly and southwesterly of a line described as follows:

Beginning at the northerly most corner of said Parcel B; thence S 81°01'11" W, along the north boundary of said Parcel B, 133.24 feet to the true point of beginning for said described line; thence N 08°28'33" W, 675.85 feet; thence S 51°11'16" E, 224.52 feet; thence S 40°26'30" E, 140.11 feet; thence S 31°20'26" E, 422.70 feet; thence S 56°06'29" E, 141.48 feet; thence S 35°13'57" E, 153.35 feet; thence S 53°41'18" E, 207.37 feet; thence S 34°55'03" E, 193.19 feet; thence S 27°36'37" E, 148.75 feet to the south boundary of said Northwest Quarter and the end of said described line;

AND

That portion of the West Half of the Southeast Quarter of Section 20, Township 19 North, Range 19 East. W.M., in the County of Kittitas, State of Washington, which lies west of a line described as follows:

Beginning at the Southeast corner of said Southeast Quarter, thence S 89°56'31" W, along the South line thereof, 1436.84 feet, more or less, to the intersection of said South line with an existing fence line, said intersection being the true point of beginning for the line described; thence N 00°03'38" E, along said fence line, 2113.86 feet, more or less, to the Southerly right-of-way for Naneum Road; thence continuing N 00°03'38" E to the North line of said Southeast Quarter and the end of said described line;

EXCEPTING FROM ALL OF THE ABOVE that portion thereof lying southerly of a line described as follows:



11/14

**CRUSE**  
& ASSOCIATES  
PROFESSIONAL LAND SURVEYORS

DUNNING SECTION 20 DESCRIPTIONS (cont.)  
12/9/13



Beginning at the Southwest corner of said Section 20, thence N 00°00'54" E, along the West line thereof, 1254.44 feet to the true point of beginning for the line described; thence N 89°56'31" W, 3203.22 feet; thence N 00°03'38" E, 859.42 feet; thence N 89°56'31" E, 761.00 feet to the east boundary of said West half of the Southeast Quarter and end of said described line.

Being a portion of Section 20 and of the East Half of Section 19, all in Township 19 North, Range 19 East. W.M., in the County of Kittitas, State of Washington.





12/14

# CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

DUNNING SECTION 20 DESCRIPTIONS (cont.)  
12/9/13



South Parcel Tax Pct No. 19-19-20000-0009 (120.65AL)

The Southwest Quarter and the West Half of the Southeast Quarter of Section 20, Township 19 North, Range 19 East. W.M., in the County of Kittitas, State of Washington, which lies east of Wilson Creek Road and lying southerly of a line described as follows:

Beginning at the Southwest corner of said Section 20, thence N 00°00'54" E, along the West line thereof, 1254.44 feet to the true point of beginning for the line described; thence N 89°56'31" W, 3203.22 feet; thence N 00°03'38" E, 859.42 feet; thence N 89°56'31" E, 761.00 feet to the east boundary of said West half of the Southeast Quarter and end of said described line.

EXCEPT that portion of said West Half of the Southeast Quarter which lies south of the South right-of-way for Naneum Road and Naneum Road projected and East of the following described existing fence line:

Beginning at the Southeast corner of said Southeast Quarter, thence S 89°56'31" W, along the South line thereof, 1436.84 feet, more or less, to the intersection of said South line with said existing fence line, said intersection being the true point of beginning for the line described; thence N 00°03'38" E, along said fence line, 2113.86 feet, more or less, to the Southerly right-of-way for Naneum Road and the end of said described line;

AND

That portion of said West Half of the Southeast Quarter which lies North of the Southerly right of way of Naneum Road and east of a line described as follows:

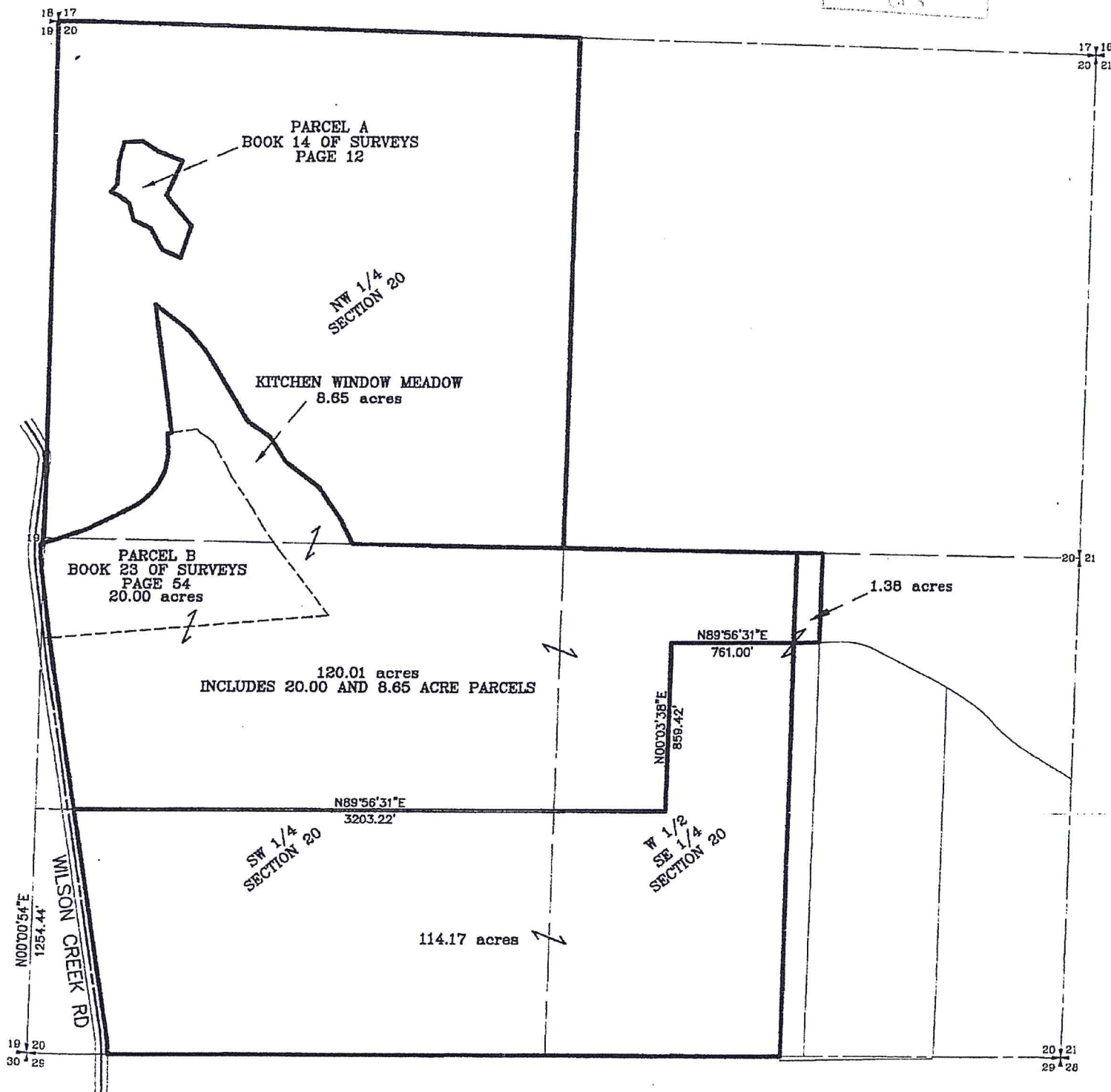
Beginning at the Southeast corner of said Southeast Quarter, thence S 89°56'31" W, along the South line thereof, 1436.84 feet, more or less, to the intersection of said South line with an existing fence line; thence N 00°03'38" E, along said fence line, 2113.86 feet, more or less, to the Southerly right-of-way for Naneum Road and the true point of beginning for the line described; thence continuing N 00°03'38" E to the North line of said Southeast Quarter and the end of said described line.



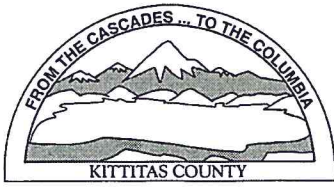
13/14

DUNNING PROPERTY  
PORTION OF SECTION 20  
IN T. 19 N., R. 19 E., W.M.

RECEIVED  
DEC 18 2013  
KITITITAS COUNTY  
CLS



PARCEL B  
BOOK 23 OF SURVEYS  
PAGE 54  
20.00 acres



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

**RECEIPT NO.: 00019973**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 027922

**Date:** 12/13/2013

**Applicant:** DUNNING FAMILY RANCH LLC

**Type:** check # 1034

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00032	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-13-00032	BLA MAJOR FM FEE	65.00
BL-13-00032	PUBLIC WORKS BLA	90.00
BL-13-00032	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	585.00