

Critical Areas Checklist

Tuesday, November 03, 2015

Application File Number



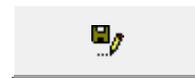
Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which 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?

What is the FIRM Panel Number?

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?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

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?

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?

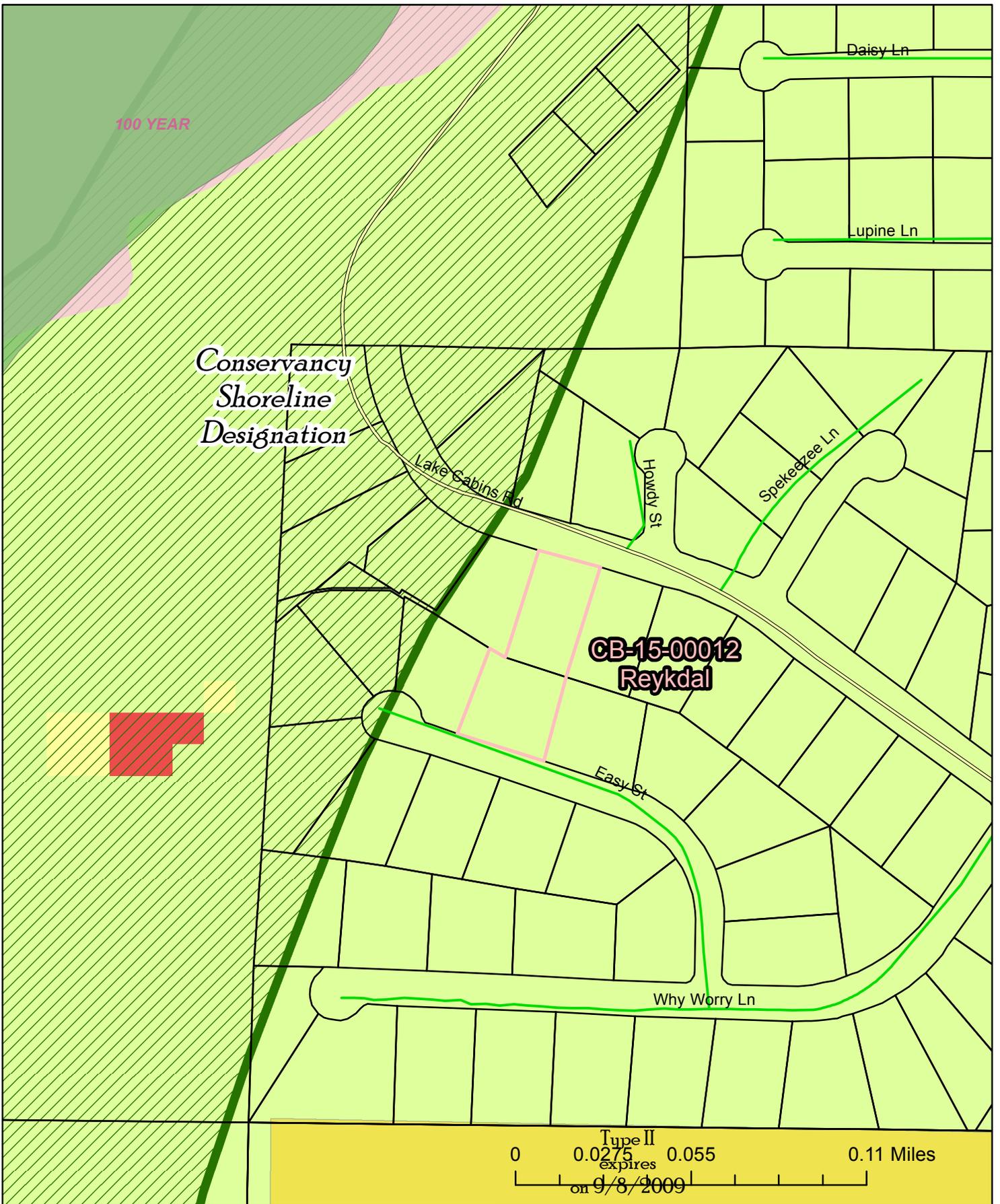
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

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?

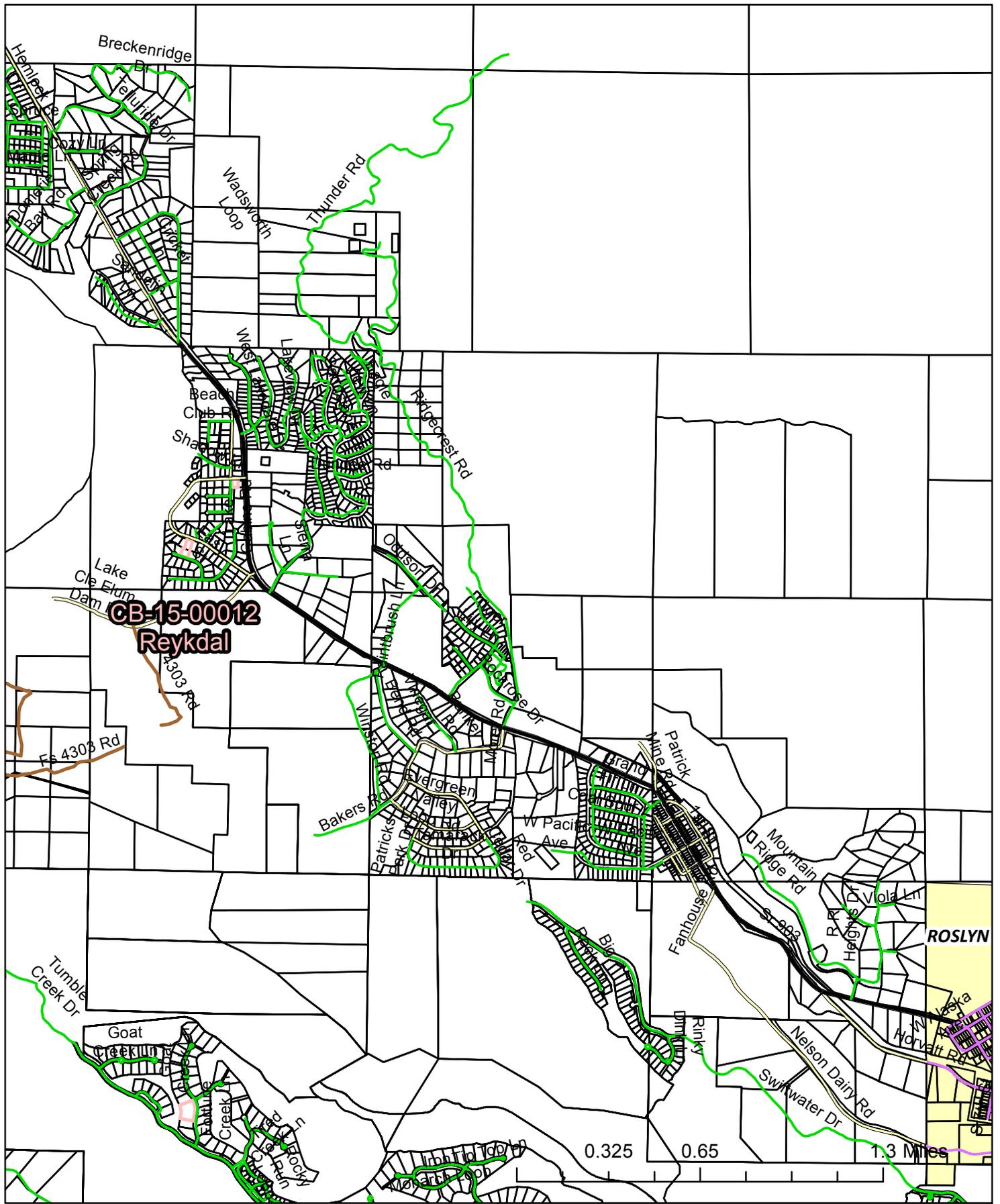


CB-15-00012
Reykdal

11/3/2015

Critical Areas
Map

kaycee.hathaway



CB-15-00012
Reykdal

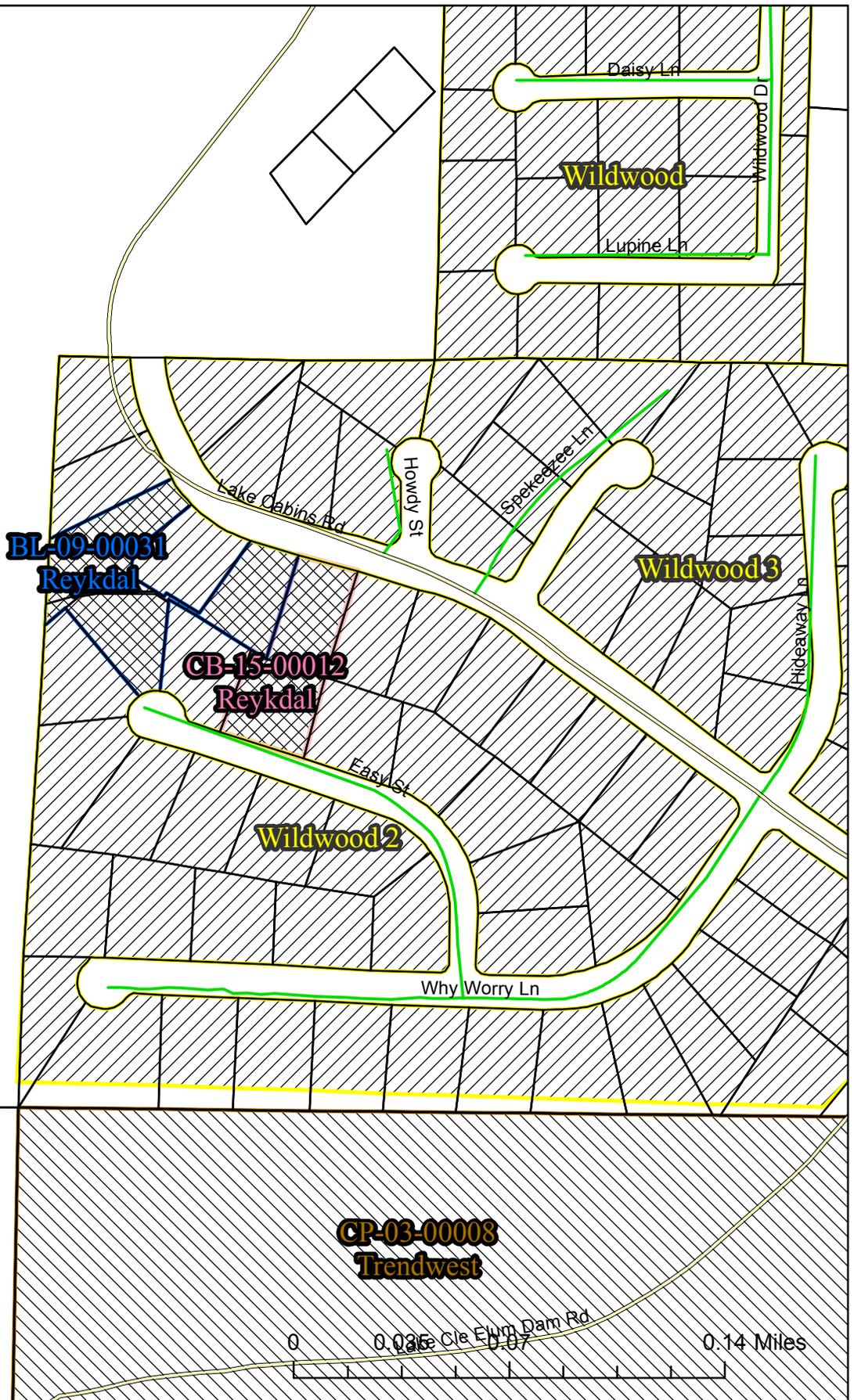
ROSLYN

CB-15-00012
Reykdal

Area
Map

11/3/2015

kaycee.hathaway

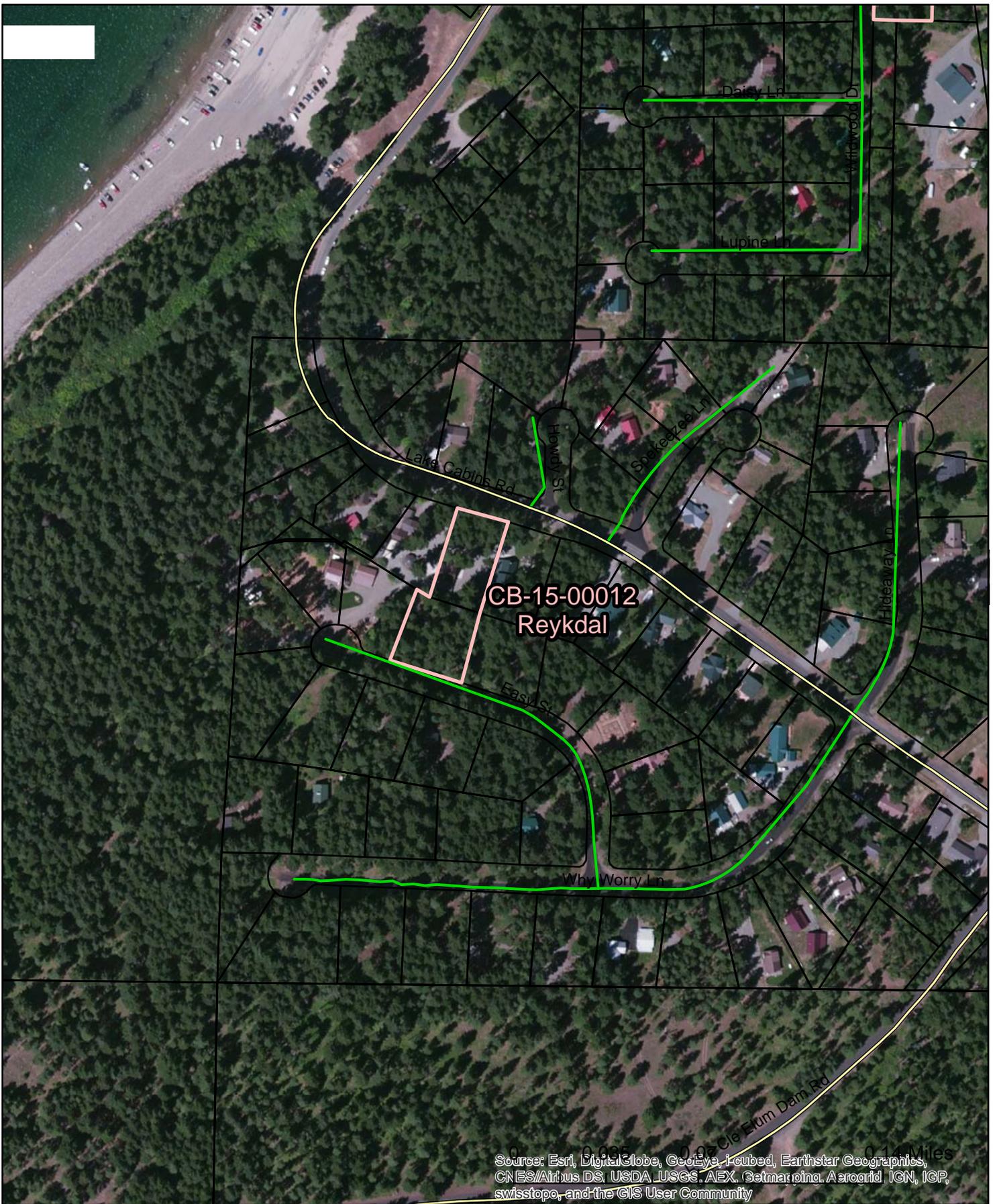


CB-15-00012
Reykdal

Regional Land Use
Map

11/3/2015

kaycee.hathaway



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerocrid, IGN, IGP, swisstopo, and the GIS User Community

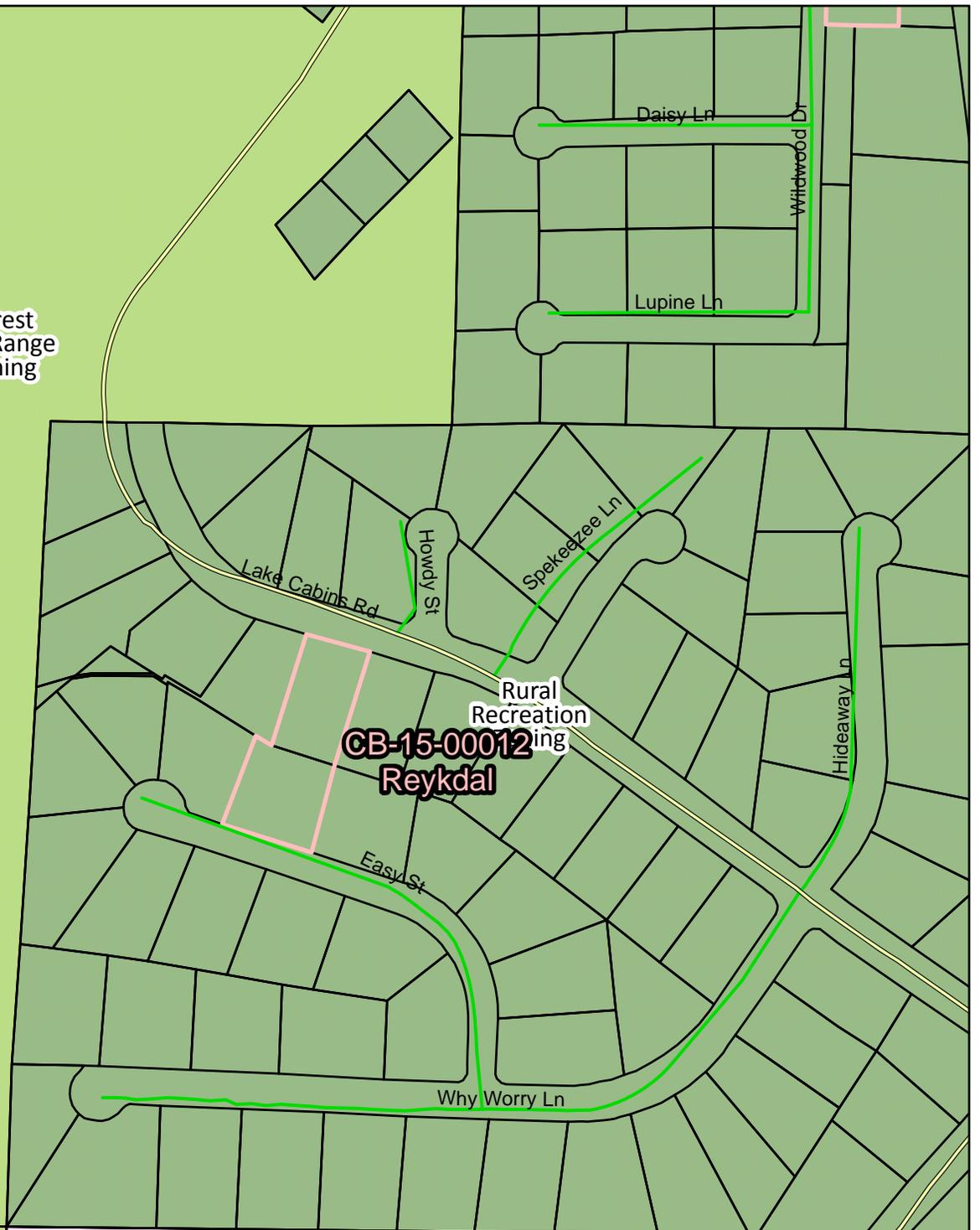
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11/3/2015

Air
Photo

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Forest
and Range
Zoning



Master Planned
Resort
Zoning



Cle Elum Dam Rd
Lake

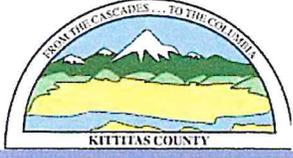
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11/3/2015

**Zoning
Map**

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CB-15-00012



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships – Building Communities"

PARCEL COMBINATION APPLICATION

(The process of combining two or more parcels, per KCC Title 16)

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 combination 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.
- Legal descriptions of the proposed lots.
- Project narrative description including at minimum the following information: project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - o Please pick up a copy of the SEPA Checklist if required

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.

APPLICATION FEE:

\$50.00 Community Development Services

\$50.00 Total fees due for this application (Check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY: (CDS STAFF SIGNATURE) X <u>SM</u>	DATE: <u>9/30/15</u>	RECEIPT # <u>27290</u>	 DATE STAMP HERE
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

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: Gordon & Janice Reykdal/KKG Asset Holdings Inc
Mailing Address: 8908 Eastview Avenue
City/State/ZIP: Everett, WA 98208-203
Day Time Phone: (425) 337-2429
Email Address: _____

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: Chuck Cruse, Cruse & Associates
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 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: Easy Street/430 S. Lake Cabins Rd.
City/State/ZIP: Ronald, WA 98940

5. **Legal description of property (attach additional sheets as necessary):**
Lots 6 and 20, Wildwood II

6. **Tax parcel numbers:** 922334 and 032334

7. **Property size:** 0.51 and 0.50 ac (acres)

8. **Land Use Information:**

Zoning: Rural Recreation Comp Plan Land Use Designation Rural Recreation

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg. ____)

922334 (0.51 ac)

1.02 AC

032334 (0.50 ac)

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

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

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

Date:

X Charles A. Cruse Jr.

9-28-15

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

Date:

X [Signature]

9/29/15



Treasurer's Office Review

Tax Status: _____

By: _____ Date: _____

Kittitas County Treasurer's Office

Reykdal Project Narrative:

This application will combine Lot 6 and Lot 20, Wildwood II. Combined parcel will be 1.02 acres with community water and existing septic system. See the attached preliminary map for additional information.





KITTITAS COUNTY
WASHINGTON



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[PAYMENT CART\(0\)](#)

Marsha Weyand
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

- Assessor
- Treasurer
- Appraisal
- MapSifter

Parcel

Parcel#: 922334 **Owner Name:** REYKDAL, GORDON & JANICE
DOR Code: 91 - Undeveloped - Land **Address1:**
Situs: EASY ST RONALD **Address2:** 8908 EASTVIEW AVE
Map Number: 20-14-02054-0020 **City, State:** EVERETT WA
Status: **Zip:** 98208-2303
Description: ACRES .51, WILDWOOD #2 LT 20 SEC. 2; TWP. 20; RGE. 14;
Comment: SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15

2015 Market Value		2015 Taxable Value		2015 Assessment Data	
Land:	\$72,500	Land:	\$72,500	District:	40 - COR SD404 F06 H02 CO COF ST
Improvements:	\$850	Improvements:	\$850	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$73,350	Total	\$73,350	Total Acres:	0.51000

Ownership

Owner's Name	Ownership %
REYKDAL, GORDON & JANICE	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
08/30/13	2013-1520	1	2013-1520	SIMMONS, DAVID E.	REYKDAL, GORDON & JANICE	\$95,000

Building Permits

Permit No.	Date	Description	Amount
2013-00589	11/6/2013	0% GARGE 1500 SQFT, BONUS RM 410 SQFT	\$90,783.00

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2015	REYKDAL, GORDON & JANICE	\$72,500	\$850	\$0	\$73,350	\$0	\$73,350
2014	REYKDAL, GORDON & JANICE	\$72,500	\$850	\$0	\$73,350	\$0	\$73,350
2013	SIMMONS, DAVID E.	\$65,000	\$850	\$0	\$65,850	\$0	\$65,850
2012	SIMMONS, DAVID E.	\$65,000	\$850	\$0	\$65,850	\$0	\$65,850
2011	SIMMONS, DAVID E.	\$65,000	\$850	\$0	\$65,850	\$0	\$65,850

[View Taxes](#)

Parcel Comments

Date	Comment

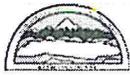
09/10/14	SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15
11/14/13	SENT OFFICIAL NOTICE OF VALUE, 11/14/2013; 13 FOR 14
11/19/10	SENT CHANGE OF VALUE NOTICE, 11/19/2010; 10 FOR 11
11/29/06	SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07

Property Images

No images found.

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TX_RollYear_Search: 2015



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WASHINGTON



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Marsha Weyand
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

- Assessor
- Treasurer
- Appraisal
- MapSifter

Parcel

Parcel#: 032334 **Owner Name:** KKG ASSET HOLDINGS LLC
DOR Code: 19 - Residential - Vacation and Cabin **Address1:**
Situs: 430 S LAKE CABINS RD RONALD **Address2:** 8908 EASTVIEW AVE
Map Number: 20-14-02054-0006 **City, State:** EVERETT WA
Status: **Zip:** 98208
Description: ACRES .50, WILDWOOD II; LOT 6 SEC. 2; TWP. 20; RGE. 14
Comment: SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15

2015 Market Value		2015 Taxable Value		2015 Assessment Data	
Land:	\$72,500	Land:	\$72,500	District:	40 - COR SD404 F06 H02 CO COF ST
Improvements:	\$80,480	Improvements:	\$80,480	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$152,980	Total	\$152,980	Total Acres:	0.50000

Ownership

Owner's Name	Ownership %
KKG ASSET HOLDINGS LLC	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
10/06/11	2011-1492	1	2011-1492	REYKDAL, GORDON P ETUX	KKG ASSET HOLDINGS LLC	\$0
04/24/08	2008-662	1	2008-662	SATTERLUND, GARY M ETUX	REYKDAL, GORDON P ETUX	\$350,000
07/01/96	2227	1	2227	BLEILER, COLIN H. ETUX	SATTERLUND, GARY M ETUX	\$80,000

Building Permits

Permit No.	Date	Description	Amount
2009-00237	6/18/2009	RESOB 100% 12/03/09 SF GARAGE 1296 SQFT, LOFT SHOP 700 SQFT	\$70,958.00

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2015	KKG ASSET HOLDINGS LLC	\$72,500	\$80,480	\$0	\$152,980	\$0	\$152,980
2014	KKG ASSET HOLDINGS LLC	\$72,500	\$80,480	\$0	\$152,980	\$0	\$152,980
2013	KKG ASSET HOLDINGS LLC	\$65,000	\$82,760	\$0	\$147,760	\$0	\$147,760
2012	KKG ASSET HOLDINGS LLC	\$65,000	\$82,760	\$0	\$147,760	\$0	\$147,760
2011	REYKDAL, GORDON P ETUX	\$65,000	\$82,760	\$0	\$147,760	\$0	\$147,760

[View Taxes](#)

Parcel Comments

Date	Comment
09/10/14	SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15
11/14/13	SENT OFFICIAL NOTICE OF VALUE, 11/14/2013; 13 FOR 14
11/19/10	SENT CHANGE OF VALUE NOTICE, 11/19/2010; 10 FOR 11
11/29/06	SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07

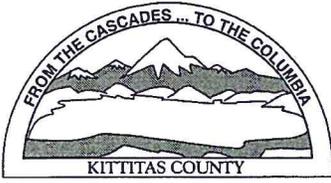
Property Images

Click on an image to enlarge it.



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TX_RollYear_Search: 2015



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

RECEIPT NO.: 00027290

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 022255

Date: 9/30/2015

Applicant: REYKDAHL, GORDON ETUX

Type: check # 10516

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-15-00012	PARCEL COMBINATION	50.00
	Total:	50.00