

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

August 28, 2007

Ken Graham
Property & Acquisitions
PO Box 42650
Olympia, WA 98504-2650

RE: Graham Segregation, File Number SEG-07-107
Parcel Numbers: 17-23-30010-0007, 17-23-30000-0005

Dear Mr. Graham,

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 segregation and must be submitted to our offices for review:

1. A survey of the administrative segregation reflecting the new acreage and lot dimensions.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

Sincerely,

Mike Elkins
Staff Planner

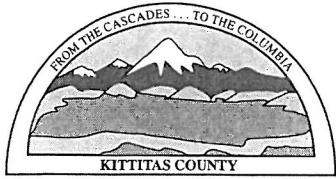
Cc: Jade Moran, Property & Acquisition Specialist, Washington State Parks & Recreation

Attachments: SEG Application
Preliminary SEG Drawing
Kittitas County Public Works Comments

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Mike Elkins, Community Development Services
FROM: Christina Wollman, Planner II *cw*
DATE: July 30, 2007
SUBJECT: Ken Graham SEG-07-107. 17-23-30010-0007, 17-23-30000-0005.

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

1. The 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. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. Access is not guaranteed to any existing or created parcel on this application.

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

Rex Derr
Director



RECEIVED

AUG 17 2007

KITTITAS COUNTY
CDS

STATE OF WASHINGTON
WASHINGTON STATE PARKS AND RECREATION COMMISSION

7150 Cleanwater Drive S.W. • P.O. Box 42650 • Olympia, WA 98504-2650 • (360) 902-8500
TDD (Telecommunications Device for the Deaf): (360) 664-3133
www.parks.wa.gov

August 13, 2007

Mr. Mike Elkins, Staff Planner
Kittitas County Community Development
411 N. Ruby Street
Suite 2
Ellensburg, Washington 98926

SUBJECT: Ken Graham Segregation, File Number SEG-07-107
Parcel Numbers 17-23-30010-0007 and 17-23-30000-0005

Dear Mr. Elkins,

I am in receipt of your August 3, 2007 letter regarding file number SEG-07-107 and parcel numbers 17-23-30010-0007 and 17-23-30000-0005. Washington State Parks is relinquishing these parcels due to division of the property by State Highway 90.

If you have questions you may contact me at (360) 902-8654 or jade.moran@parks.wa.gov.

Sincerely,

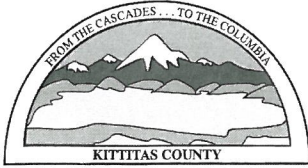
A handwritten signature in cursive script that reads "Jade Moran".

Jade Moran, Property & Acquisitions Specialist
Lands Program

cc: Ken Graham, Property & Acquisitions

M:\StaffFiles\Jade\August 9.doc Ginko seg.doc





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August 3, 2007

Jade Moran, Property & Acquisitions Specialist
Lands Program
Washington State Parks and Recreation Commission
7150 Cleanwater Drive S.W.
Olympia, WA 98504-2650

RE: Ken Graham Segregation, File Number SEG-07-107
Parcel Numbers: 17-23-30010-0007; 17-23-30000-0005

Dear Ms. Moran,

On July 5, 2007, Kittitas County Community Development Services received a parcel segregation application for the above referenced lots. I have attached a copy of the parcel segregation application for your review.

It appears that the applicant is requesting a segregation of the referenced parcels based on the intervening ownership created by Interstate 90. The applicant did not indicate in writing that observance of intervening ownership was a factor in the creation of these lots.

The current Kittitas County zoning designation for the subject parcels is Forest and Range. Kittitas County Code stipulates that the minimum lot size allowed in the Forest and Range Zone is 20 acres (KCC 17.56.040) though instances of intervening ownership allow for the creation of non-conforming lots such as those proposed in the referenced application. In order to process the referenced application, Community Development Services requires that the applicant indicate in writing that intervening ownership is being sited in the creation of the proposed non-conforming lots.

Please feel free to contact me directly if you have any questions regarding this application.

Sincerely,

Mike Elkins
Staff Planner
(509)933-8274
mike.elkins@co.kittitas.wa.us

CC: Ken Graham, Property & Acquisitions

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

FEES: \$425 Administrative Segregation per page
 \$100 Major Boundary Line Adjustment per page
 \$50 Minor Boundary Line Adjustment per page
 \$50 Combination

SEG-07-107

Assessor's Office
 County Courthouse Rm. 101

RECEIVED

KITTITAS COUNTY
 ELLENSBURG, WA 98926

Planning Department
 County Courthouse Rm. 182

RECEIVED

JUL
 13 05 2007

KITTITAS COUNTY

Treasurer's Office
 County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Community Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

Applicant's Name: KEN GRAHAM, Property Acquisitions Address: P.O. Box 42650

City: OLYMPIA State, Zip Code: WA 98504-2650
 Phone (Home): _____ Phone (Work): (360) 902-8680

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
<u>312933 - 58.7</u>	<input checked="" type="checkbox"/> SEGREGATED INTO <u>2</u> LOTS	<u>7.2 + 51.5 Ac</u>
<u>262933 - 287.04ac</u>	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	<u>4.68 + 276.73</u>
_____	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	_____
_____	<input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	_____
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	_____
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	_____
_____	<input type="checkbox"/> COMBINED AT OWNERS REQUEST	_____

Applicant is: Owner _____ Purchaser _____ Lessee _____ Other _____
 Owner Signature Required: [Signature] Other: _____

Treasurer's Office Review

Tax Status: _____ By: _____
 Kittitas County Treasurer's Office
 Date: _____

Planning Department Review

- This segregation meets the requirements for observance of intervening ownership. *INTERSTATE 90*
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's 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 applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____ Parcel Creation Date: _____
 Last Split Date: _____ Current Zoning District: FOREST & RANGE
 Review Date: 8/27/07 By: [Signature] MIKE ELKINS
 **Survey Approved: _____ By: _____

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for BLA's or segregation. Please allow 3-4 weeks for processing.

Rex Derr
Director



STATE OF WASHINGTON
WASHINGTON STATE PARKS AND RECREATION COMMISSION

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RECEIVED
JUN 29 2007
KITITAS COUNTY
CDS

June 26, 2007

Program Manager
Kittitas County Planning Department
411 North Ruby Street
Ellensburg, Washington 98926

Subject: Ginkgo State Park-Request for Parcel Segregation

Dear Program Manager,

On January 29th 2007, the Washington State Parks and Recreation Commission (State Parks) sold a portion of land in the Ginko Petrified Park. For your convenience, I have enclosed maps, and listed the specific legal description below:

- Lot "A" the NE¹/₄ of the NW¹/₄ of Parcel 262933 and Lot "B" the NW¹/₄ of NE¹/₄ of parcel 312933 lying north of State Highway I-90 Section 30, Township 17 N, Range 23 East, Willamette Meridian, Kittitas County, Washington.

We request the above mention property be segregated from the original parcel numbers showing Brian Stockdale of Stockdale Inc., P.O. Box 1101, Vantage, WA 98950 as the owner of said property.

If you have any questions please contact, Ken Graham at (360) 902-8680 or myself at (360) 902-8654.

Sincerely,

A handwritten signature in blue ink that reads "Jade Moran".

Jade Moran, Property & Acquisitions Specialist
Lands Program

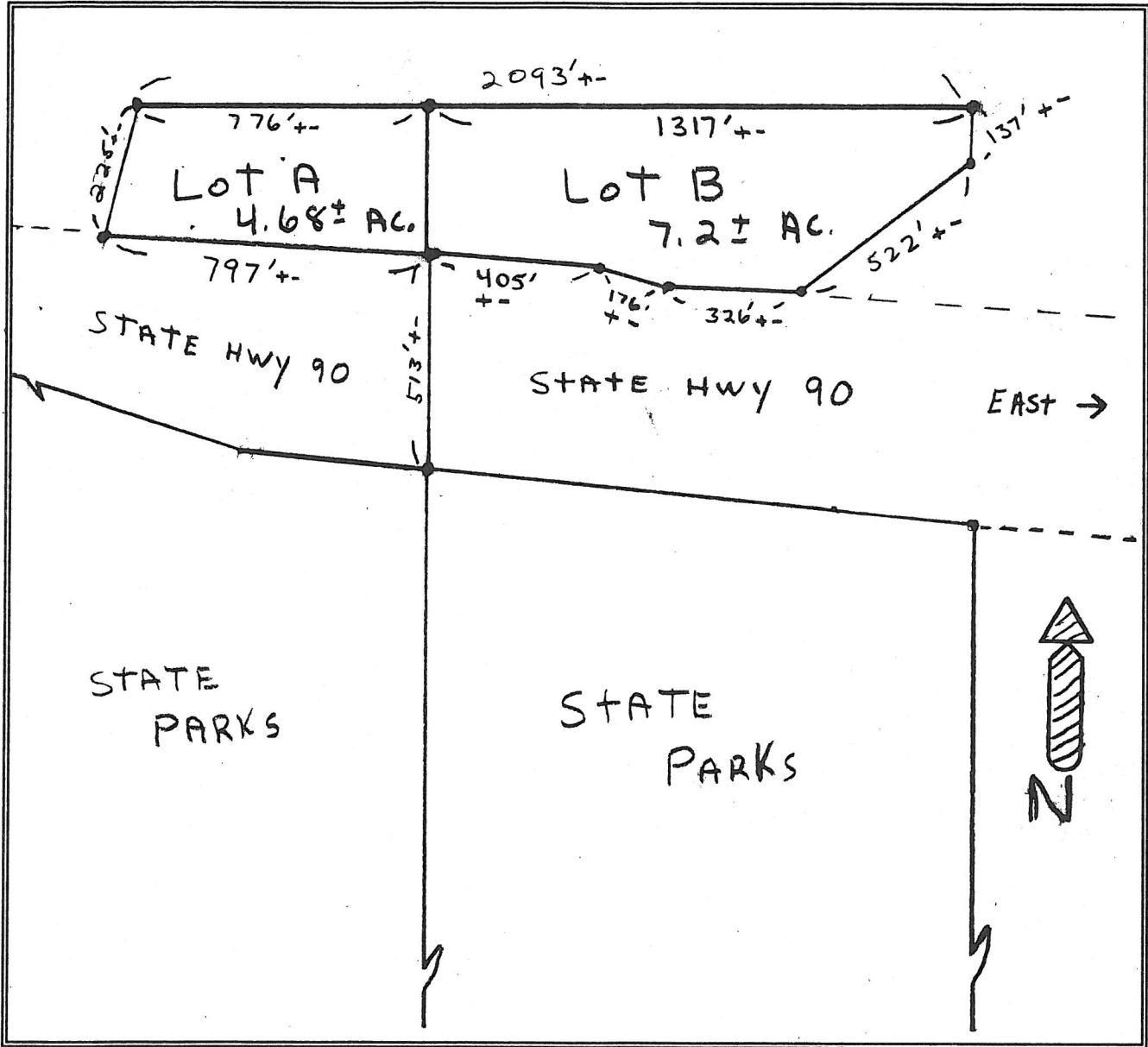
Enclosures (7)

cc: Steve Hahn, Programs Manager
Ken Graham, Property & Acquisition Specialist



This page must be completed for mortgage purpose only segregations, improvement sites on forest land and for boundary line adjustments not requiring a survey. Please use this page to indicate which parcels contain improvements.

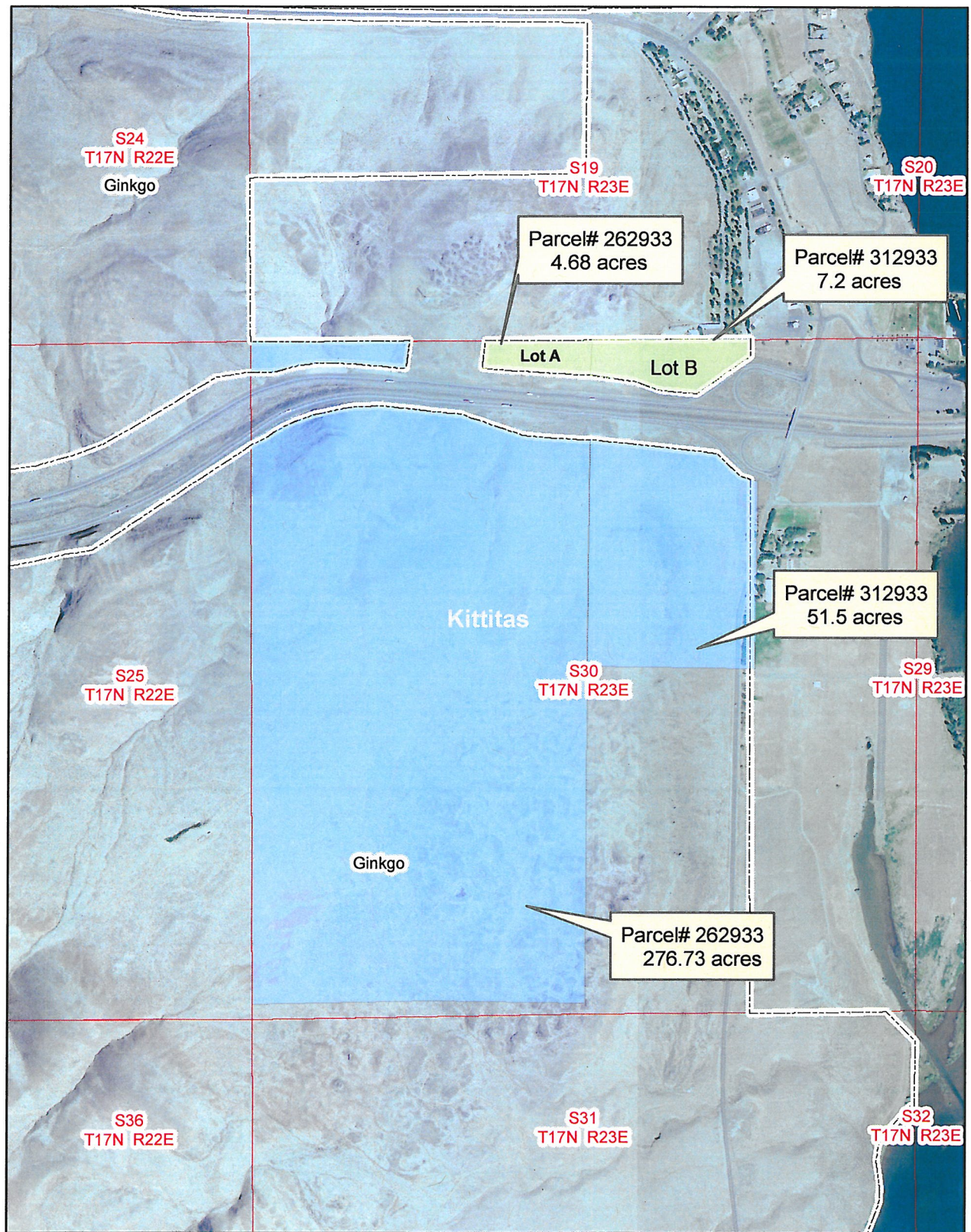
THIS AREA FOR USE BY APPLICANT
(Use additional sheets as needed)



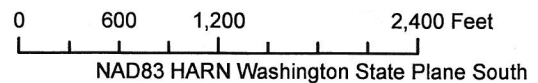
Directions:

1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcel A, B, C or Lot 1, 2, 3, etc.)
2. Show all existing buildings and indicate their distances from the original exterior property lines. Attach a copy of recorded survey.
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.



- Section Township Range (source WADNR)
- Stockdale Sale
- Park Boundaries (source: WSPRC)
- retained



Data in these maps were compiled for cartographic purposes. Due to the variability of the source information, the Washington State Parks and Recreation Commission cannot accept responsibility for errors or omissions, and, therefore, there are no warranties which accompany this material.

Lot A

Tax Parcel Number 262933

4.68 Acres +/-

Legal Description: All that portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) lying north of Interstate 90, in Section 30, Township 17 N, Range 23 E, W. M., Kittitas County Washington.

Lot B

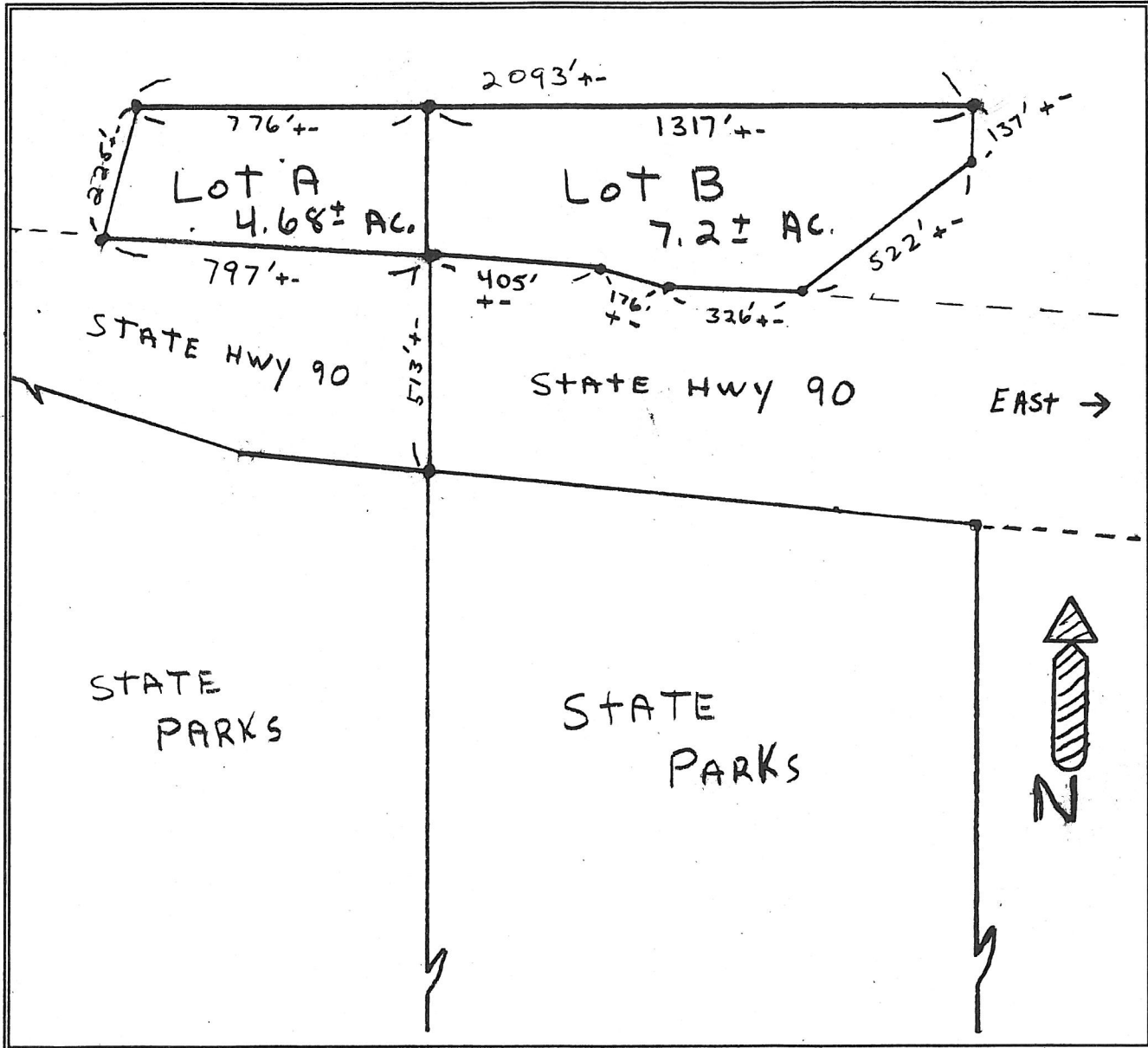
Tax Parcel Number 312933

7.2 Acres +/-

Legal Description: All that portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) lying north of Interstate 90, in Section 30, Township 17 N, Range 23 E, W. M., Kittitas County Washington.

This page must be completed for mortgage purpose only segregations, improvement sites on forest land 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. Parcel A, B, C or Lot 1, 2, 3, etc.)
2. Show all existing buildings and indicate their distances from the original exterior property lines. Attach a copy of recorded survey.
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Lot A

Tax Parcel Number 262933

4.68 Acres +/-

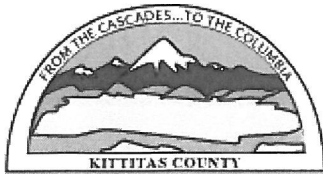
Legal Description: All that portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) lying north of Interstate 90, in Section 30, Township 17 N, Range 23 E, W. M., Kittitas County Washington.

Lot B

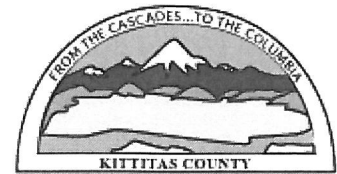
Tax Parcel Number 312933

7.2 Acres +/-

Legal Description: All that portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) lying north of Interstate 90, in Section 30, Township 17 N, Range 23 E, W. M., Kittitas County Washington.



Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 312933
Map Number: 17-23-30010-0007
Situs:
Legal: ACRES 80.00, SEC. 30; TWP. 17; RGE. 23 W 1/2
NE 1/4

Ownership Information

Current Owner: STATE OF WASH (PARKS & REC)
Address: 7150 CLEANWATER LN
City, State: OLYMPIA WA
Zipcode: 98504

Assessment Data

Tax District: 27
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 80
Last Revaluation for Tax Year:

Market Value

Land: 100
Imp: 0
Perm Crop: 0
Total: 100

Taxable Value

Land: 0
Imp: 0
Perm Crop: 0
Total: 0

Sales History

NO SALES HISTORY RECORDS FOUND!

Building Permits

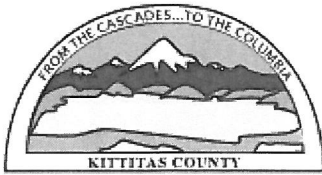
NO ACTIVE PERMITS!

5 Year Valuation Information

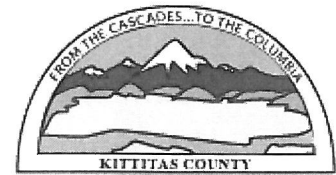
Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	STATE OF WASH (PARKS & REC)	0	0	0	0	0	0	View Taxes
2006	STATE OF WASH (PARKS & REC)	0	0	0	0		0	View Taxes
2005		0	0		0		0	View Taxes
2004		0	0		0		0	View Taxes
2003		0	0		0		0	View Taxes
2002		0	0		0		0	View Taxes

Parcel Comments

NO PARCEL COMMENTS FOR THIS RECORD!



Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 262933
Map Number: 17-23-30000-0005
Situs:
Legal: ACRES 318.66, SEC. 30; TWP. 17; RGE. 23 NW 1/4; SW 1/4

Ownership Information

Current Owner: STATE OF WASH (PARKS & REC)
Address: 7150 CLEANWATER LN
City, State: OLYMPIA WA
Zipcode: 98504

Assessment Data

Tax District: 27
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 318.66
Last Revaluation for Tax Year:

Market Value

Land: 100
Imp: 0
Perm Crop: 0
Total: 100

Taxable Value

Land: 0
Imp: 0
Perm Crop: 0
Total: 0

Sales History

NO SALES HISTORY RECORDS FOUND!

Building Permits

NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	STATE OF WASH (PARKS & REC)	0	0	0	0	0	0	View Taxes
2006	STATE OF WASH (PARKS & REC)	0	0	0	0	0	0	View Taxes
2005		0	0		0		0	View Taxes
2004		0	0		0		0	View Taxes
2003		0	0		0		0	View Taxes
2002		0	0		0		0	View Taxes

Parcel Comments

NO PARCEL COMMENTS FOR THIS RECORD!