

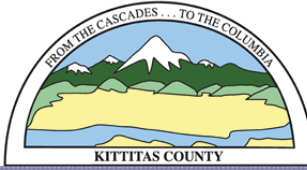
Jeff Watson

From: Jeff Watson
Sent: Monday, August 13, 2012 9:58 AM
To: legals@kvnews.com
Subject: Publication Request
Attachments: SG-12-00005 Schnebly Notice of Application Legal.docx

Please publish the attached on: Friday August 17, 2012

Thank You,

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



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"

NOTICE OF APPLICATION

Notice of Application: August 17, 2011
Application Received: June 27, 2012
Application Complete: August 13, 2012

Project Name (File Number): Schnebly Intervening Ownership (SG-12-00005)

Applicant: Craig Schnebly for Margaret C. Schnebly, landowner

Location: One tax parcel, located approximately 4.5 miles north of the City of Kittitas, at 1063 Lester Road, in a portion of Section 13, T18N, R19E, WM in Kittitas County, bearing Assessor's map number 18-19-13000-0035.

Proposal: Landowner Margaret C. Schnebly has submitted an intervening ownership application to divide the above mentioned parcel into two parcels where it is split by the North Branch irrigation canal. The subject property is zoned Agriculture 20.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/administrative-segregations.asp> Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Sunday September 1, 2012**. Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made.

Under Title 15A.03.080, Title 17.08.327, and Title 17.60B, Intervening Ownership applications are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500⁰⁰.

Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: 509-933-8274; email at jeff.watson@co.kittitas.wa.us

NOTICE OF APPLICATION

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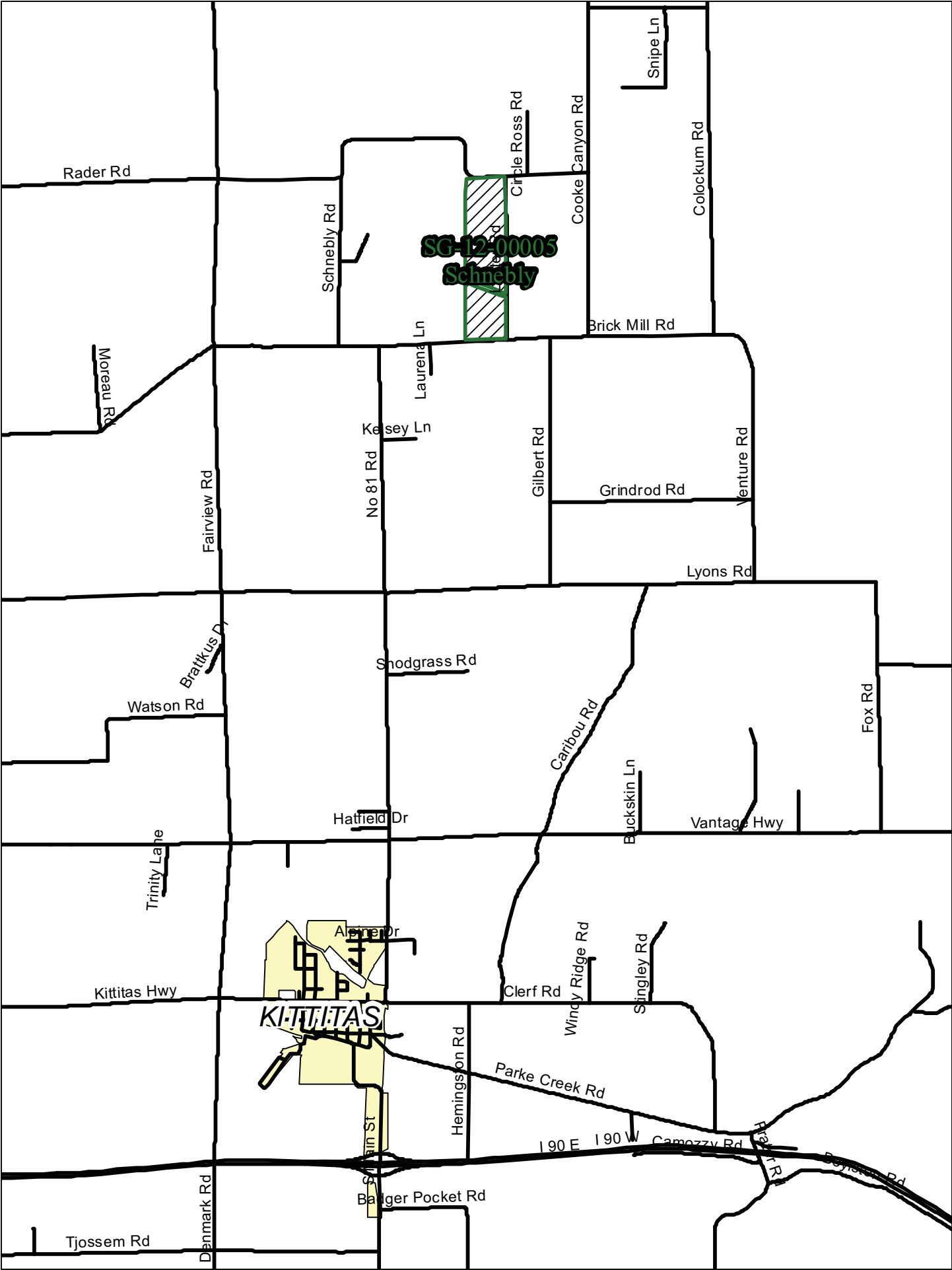
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Notice of Application:	August 17, 2011
Application Received:	June 27, 2012
Application Complete:	August 13, 2012
Publish Daily Record:	August 17, 2011



SG-12-00005
Snebly

KITTITAS

Rader Rd

Snebly Rd

Circle Ross Rd

Cooke Canyon Rd

Snipe Ln

Colockum Rd

Moreau Rd

Fairview Rd

Laurena Ln

Brick Mill Rd

Kelsey Ln

No 81 Rd

Gilbert Rd

Grindrod Rd

Venture Rd

Lyons Rd

Brattkus Dr

Watson Rd

Shodgrass Rd

Caribou Rd

Fox Rd

Trinity Lane

Hatfield Dr

Buckskin Ln

Vantage Hwy

Kittitas Hwy

Alpena Dr

Clerf Rd

Windy Ridge Rd

Singley Rd

KITTITAS

Hemingson Rd

Parke Creek Rd

190 E 190 W

Comozzy Rd

Banger Pocket Rd

Tjossem Rd

Denmark Rd

Wain St

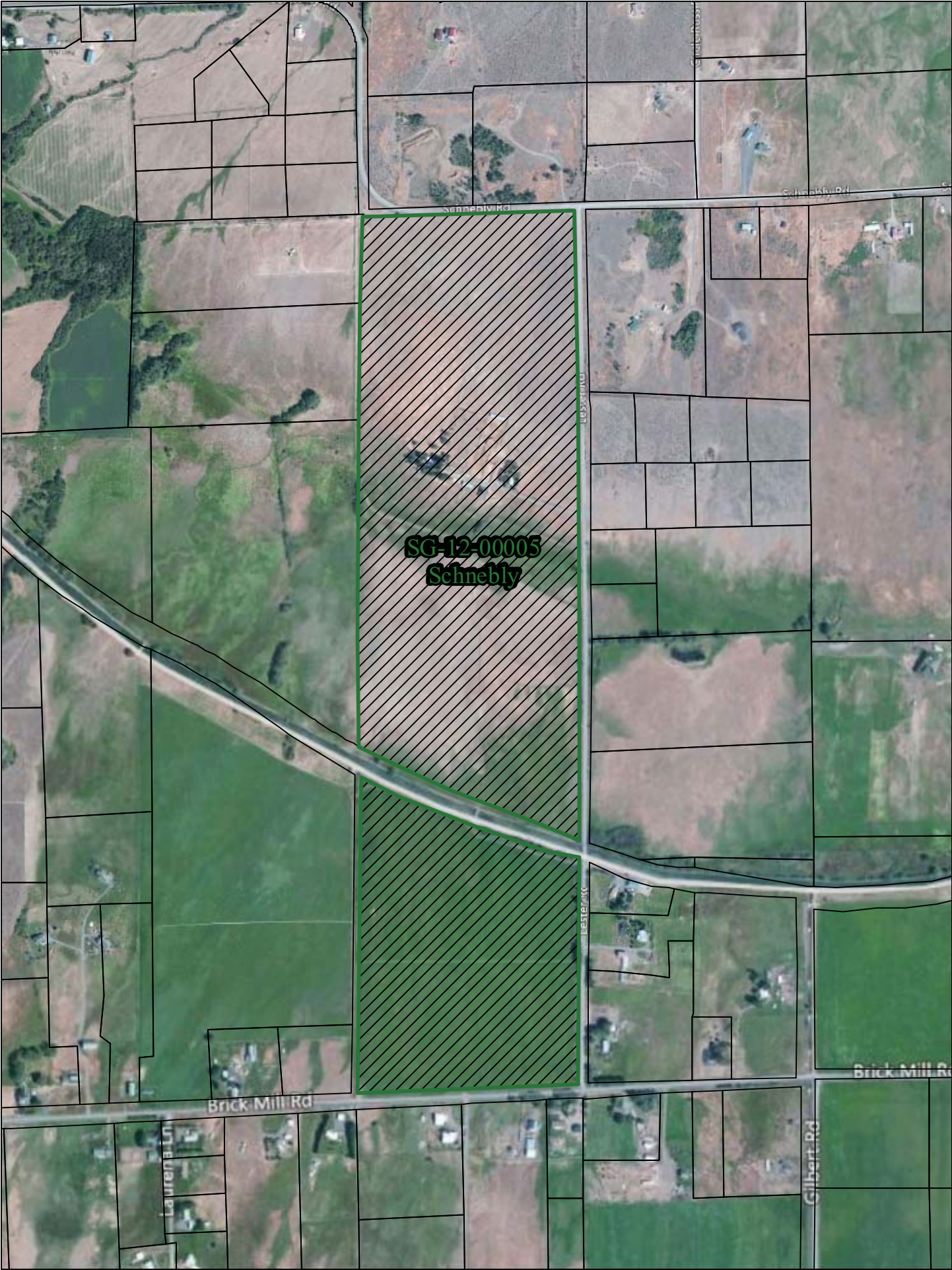
Perit Rd

Boyer Rd



North

Lew Gilbert Rd



SG-12-00005
Schnebly

Brick Mill Rd

Brick Mill Rd

Schenck Rd

Gilbert Rd

Schenck Rd

Schenck Rd

Schenck Rd

Schenck Rd

Schenck Rd

100 YEAR
Floodplain

Circle Ross Rd

Schnebly Rd

PFOC
Wetland

PSSC
Wetland

SG-12-00005
Schnebly

Lester Rd

PEMB
Wetland

ZONE C
Floodplain

PEMC
Wetland

NB 21.5

Brick Mill Rd

NB 22.0

PEMA
Wetland

Laurena Ln

Critical Areas

Gilbert Rd



Critical Areas Checklist

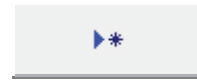
Monday, August 13, 2012

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 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

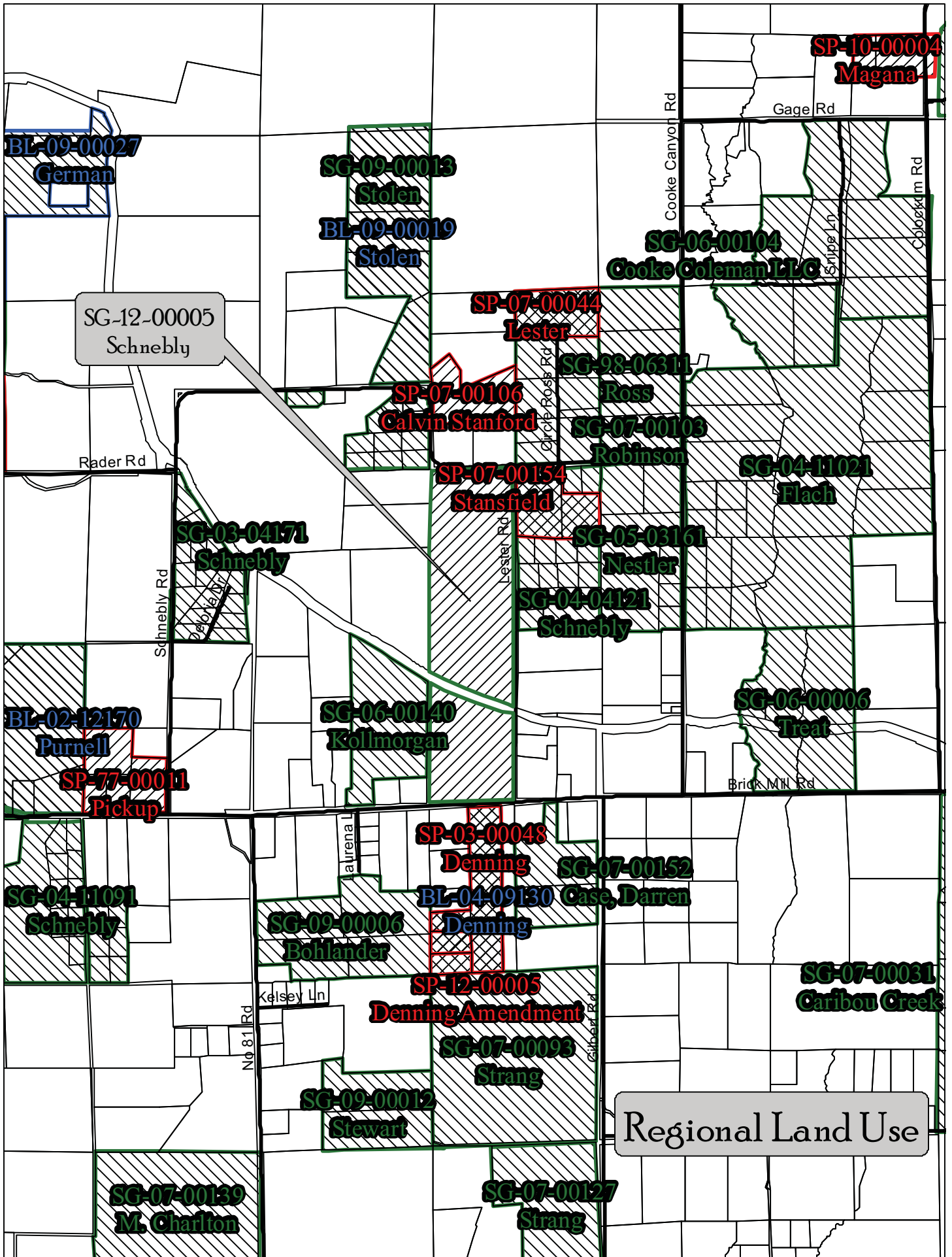
What is the Seismic Designation?

C

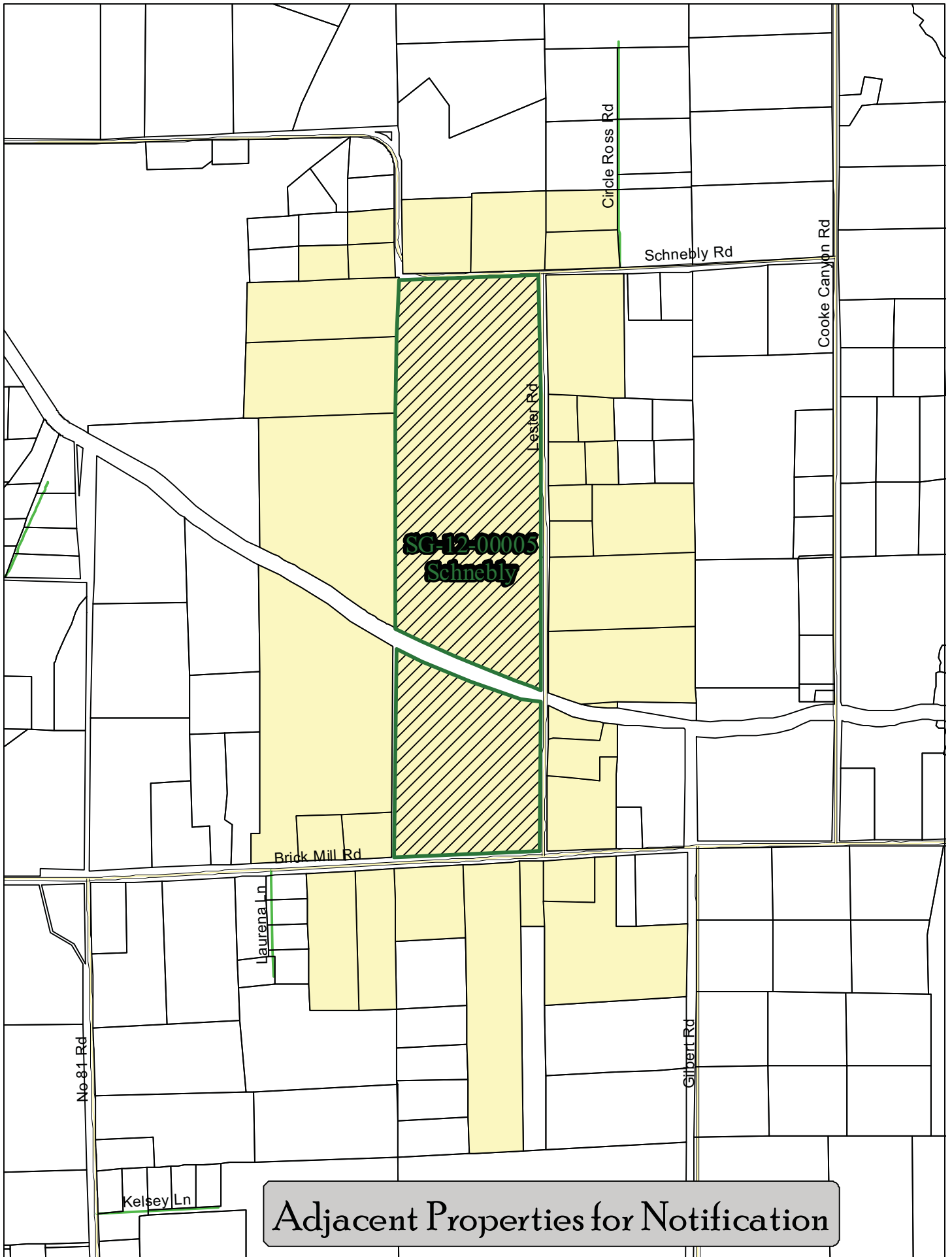
Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



Regional Land Use



Adjacent Properties for Notification

KOLLMORGEN, LORAN L
ETUX
TRUSTEES
14306 23RD AVE
SEATTLE WA 98166

MC INTOSH, MICHAEL B
ETUX
410 LESTER RD
ELLENSBURG WA 98926-

HAHN, MARK S ETUX
260 LESTER RD
ELLENSBURG WA 98926

SCHNEBLY, MARGARET C
2570 SCHNEBLY RD
ELLENSBURG WA 98926-

SCHNEBLY, CRAIG P.
2570 SCHNEBLY RD
ELLENSBURG WA 98926

PILLOW, TAMARA JO &
KENNETH
161 CIRCLE ROSS RD
ELLENSBURGWA 98926-

HULSLANDER, ROBERT L
1308 BROOK CT
ELLENSBURG WA 98926-

BERTELSON, CATHERINE
100 LESTER RD
ELLENSBURG WA 98926-

SHERWOOD, CAMERON
TRUSTEE
13431 VANTAGE HIGHWAY
ELLENSBURG WA 98926-

SCHNEBLY, CRAIG P ETUX
2570 SCHNEBLY RD
ELLENSBURG WA 98926-

POWELL, ZACHERY D
8931 BRICK MILL RD
ELLENSBURG WA 98926-

MC CLENNEY, JANE &
LUCHSINGER, RICHARD
9300 BRICK MILL RD
ELLENSBURG WA 98926

CLIFT, KERRY & BRIGID
9630 BRICKMILL RD
ELLENSBURG WA 98926-

WILLIAMS, JEANNE K &
WILLIAMS, MICHAEL S
9550 BRICK MILL RD
ELLENSBURG WA 98926-

HENSON, MARION H ETUX
9100 BRICK MILL RD
ELLENSBURG WA 98926

LANE, MIKE J. JR ETUX
8940 BRICK MILL RD
ELLENSBURG WA 98926

DENNING, DOWARD R
9492 BRICK MILL RD
ELLENSBURG WA 98926

CASE, DARREN ETUX
9700 BRICK MILL RD
ELLENSBURG WA 98926

GRAB, FRANK X JR ETUX
1819 5TH ST SW
PUYALLUP WA 98371-

SCHNASE, STEVE W ETUX
3900 SCHNEBLY RD
ELLENSBURG WA 98926-

KITTITAS CO (PUBLIC
WORKS)
411 N RUBY ST STE 1
ELLENSBURG WA 98926

MC ARTHUR, MIKE ETUX
26425 SE 39TH
ISSAQUAH WA 98027



U.S. Fish & 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 & 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 **PEMB** :

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):

B WATER REGIME **Saturated**: The substrate is saturated to surface for extended periods during the growing season, but surface water is seldom present.



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"

August 13, 2012

Craig Schnebly
2570 Schnebly Road
Ellensburg WA 98926

RE: Schnebly Administrative Use Permit, SG-12-00005

Dear Mr. Schnebly,

The application for an Administrative Use Permit on Assessors Map Number Parcel 18-19-13000-0035, you submitted on June 27, 2012, has undergone preliminary review by Kittitas County Community Development Services staff and has been deemed complete as of August 13, 2012.

Continued processing of your application will include, but is not limited to, the following actions:

1. Preliminary review by Kittitas County staff from various departments, at which time requests for additional or supplemental information may be entertained.
2. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
3. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
4. A Notice of Decision, and a Findings of Fact and Conclusions of Law will be issued. The decision will be final unless appealed within 10 working days following the date of issuance.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

Sincerely,

Jeff Watson
Staff Planner

SG-11-00002 Crosetto Master File @ \\Arda\teams\CDS\Projects\Segregations\SG 2011\SG-11-00002 Crosetto

SEA-12-00005



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"

ADMINISTRATIVE PARCEL SEGREGATION

(Segregation of lots 20 acres or larger, as defined by KCC 16.08.015)

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 segregation 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.
- A narrative project description with 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
- 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): submit a recorded survey with legal description.

APPLICATION FEES:

630.00 Kittitas County Community Development Services (KCCDS)

115.00 Kittitas County Department of Public Works

130.00 Kittitas County Fire Marshal

\$875.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

SM

DATE: *6/27/12*

RECEIPT # *14535*

RECEIVED

JUN 27 2012

KITTITAS COUNTY
CDS

DATE STAMP IN BOX

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: CRAIG P. SCHNEBLY
Mailing Address: 2570 SCHNEBLY RD.
City/State/ZIP: Elensburg, Wa. 98926
Day Time Phone: 509-968-3726
Email Address: balloonbar@fairpoint.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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

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: 1063 Lester
City/State/ZIP: Elensburg, Wa 98926

5. Legal description of property (attach additional sheets as necessary):

Parcel 12 B 34, Pg. 72-74 Pt. NE 1/4 & SE 1/4 13-18-19

6. Property size: 156.78 (acres)

7. Land Use Information: Zoning: AG 20 Comp Plan Land Use Designation: Rural

8. Existing and Proposed Lot Information:

Original Parcel Number & Acreage
(1 parcel number per application)

New Acreage (1 parcel per line)
(Survey Vol. ____, Pg ____)

18-19-13000-0035 156.78 A

50.15 A

106.61 A

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.

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.

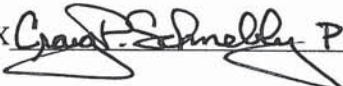
Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X _____ (date) _____

X  PIR (date) 6/27/12

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 Administrative Segregation meets the requirements of Kittitas County Code (Ch. 16.08.015).

Deed Recording Vol. _____ Page _____ Date _____

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Preliminary Approval Date: _____

By: _____

Final Approval Date: _____

By: _____

RECEIVED
 JUN 17 2 17 PM
 KITTITAS COUNTY
 CO 0035

EXISTING

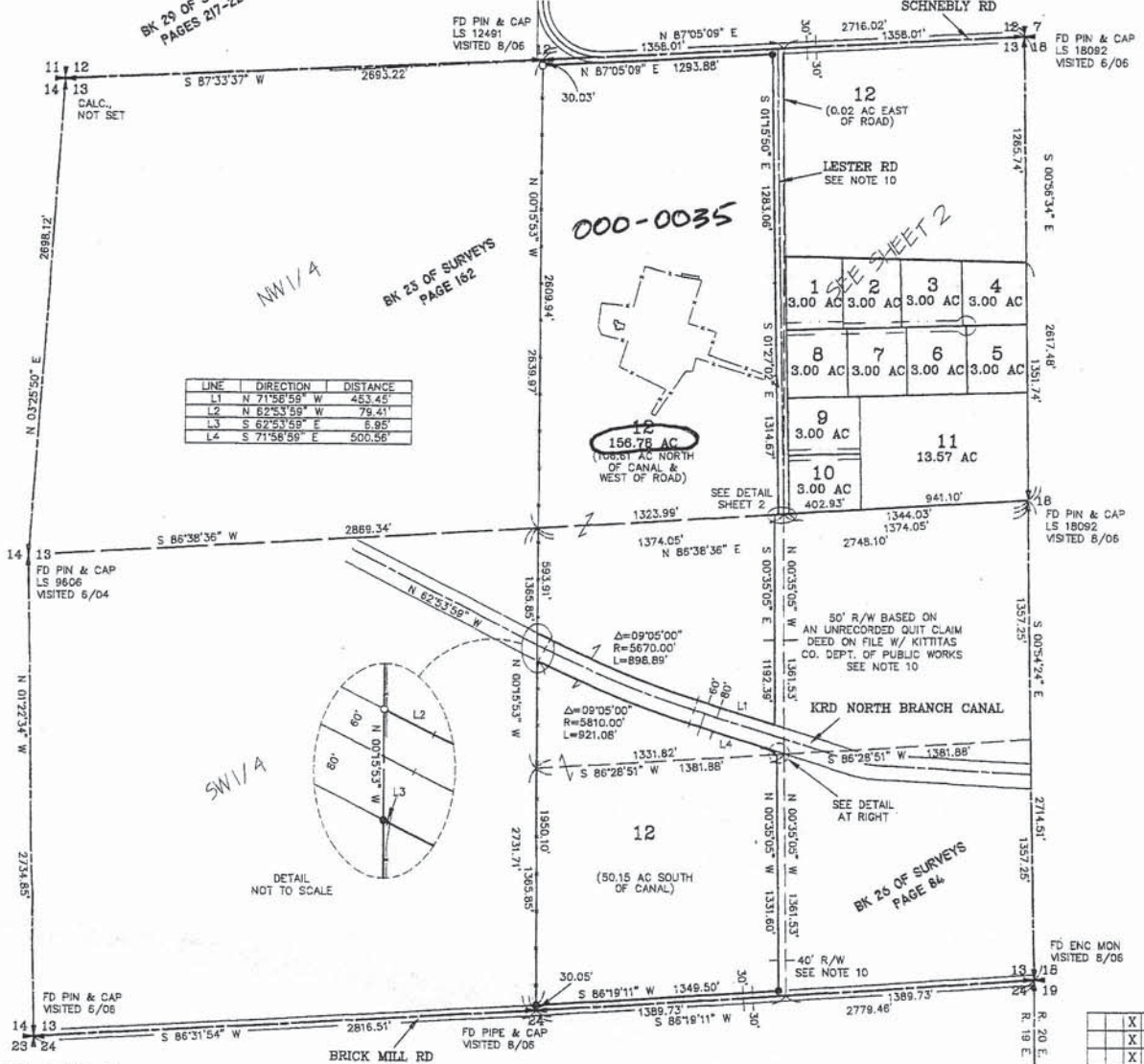
200706190024 34-72

PART OF THE EAST HALF OF SECTION 13,
 TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.

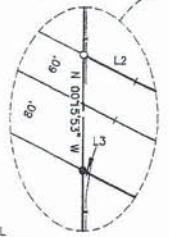
BK 29 OF SURVEYS
 PAGES 217-220

BK 25 OF SURVEYS
 PAGE 162

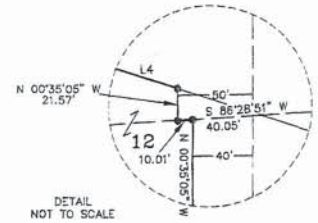
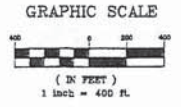
BK 25 OF SURVEYS
 PAGE 84



LINE	DIRECTION	DISTANCE
L1	N 71°58'59" W	453.45'
L2	N 62°53'59" W	79.41'
L3	S 62°53'59" E	5.95'
L4	S 71°58'59" E	500.58'



- LEGEND
- SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 36815"
 - FOUND PIN & CAP
 - FENCE

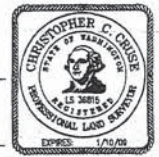


AUDITOR'S CERTIFICATE
 Filed for record this 19TH day of JUNE, 2007, at 12:32 p.m., in Book 34 of Surveys of page(s) 72 at the request of Cruse & Associates.

JERALD V. PETTIT
 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 CRAIG SCHNEBLY in AUGUST of 2006.

Chris Cruse
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36815
 JUNE 18, 2007
 DATE



X	X
X	X
X	X
X	X

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 982-8242
 SCHNEBLY PROPERTY

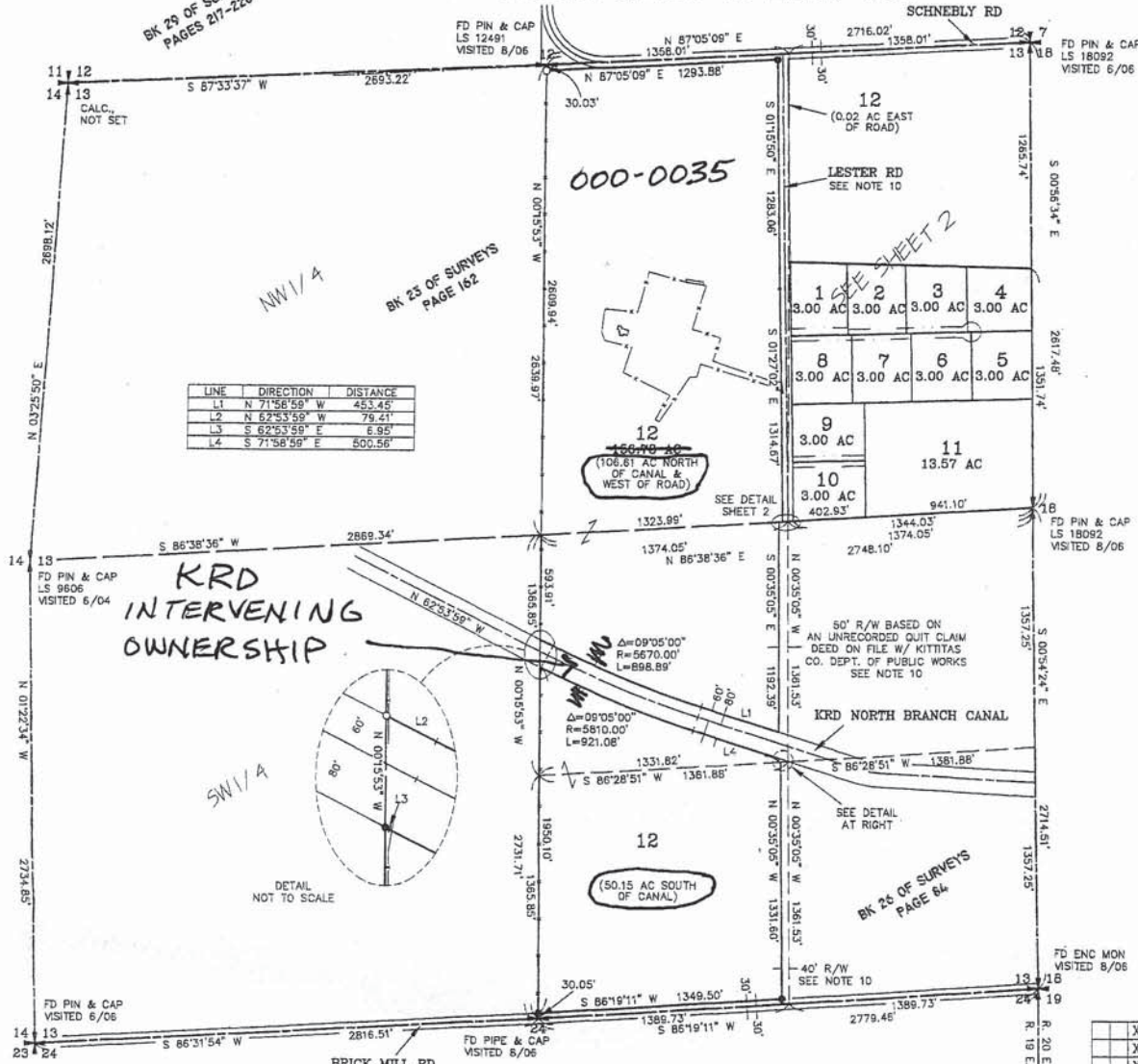
RECEIVED
 JUN 27 2007
 KITTITAS COUNTY
 C.D.S.

PROPOSED

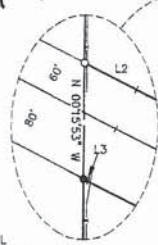
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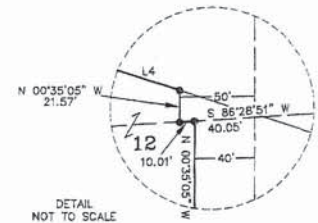
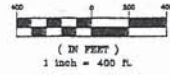


LINE	DIRECTION	DISTANCE
L1	N 71°56'59" W	453.45'
L2	N 62°53'59" W	79.41'
L3	S 62°53'59" E	6.95'
L4	S 71°58'59" E	500.56'



- LEGEND
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 36815"
 - FOUND PIN & CAP
 - FENCE

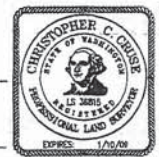
GRAPHIC SCALE



AUDITOR'S CERTIFICATE
 Filed for record this 19th day of JUNE, 2007, at 12:32 P.M., in Book 34 of Surveys at page(s) 72 at the request of Cruse & Associates.
 GERALD V. PETTIT
 KITTITAS COUNTY AUDITOR

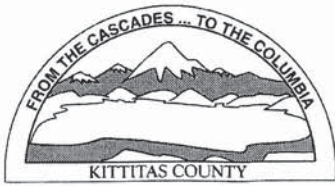
SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of CRAIG SCHNEBLY in AUGUST of 2006.

CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36815
 JUNE 16, 2007
 DATE



X	X
X	X
X	X
X	X

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242
 SCHNEBLY PROPERTY



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

RECEIPT NO.: 00014535

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 016729

Date: 6/27/2012

Applicant: CRAIG SCHNEBLY

Type: check # 1202

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-12-00005	ADMINISTRATIVE SEGREGATION	630.00
SG-12-00005	FM ADMINISTRATIVE SEGREGATION	130.00
SG-12-00005	PUBLIC WORKS ADMIN SEG	115.00
	Total:	875.00