

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"

December 9, 2009

Crush LLC
218 East 1st Street
Cle Elum, WA 98922

RE: Parcel Segregation, SEG-09-00001
Map Number: 20-13-12000-0001 Parcel ID: 181634

Dear Applicant,

Kittitas County Community Development Services has reviewed the proposed segregation application and hereby grants *final approval* to the referenced segregation. Pursuant to Kittitas County Code Title 16, 17.08.322, and 17.60B please note the following items which must be addressed to complete the process:

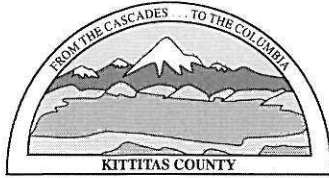
1. Refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Kittitas County Assessor's Office on Monday November 6, 2009 to finalize the segregation.

Sincerely,

Jeff Watson
Staff Planner

cc: Kittitas County Assessor's Office

Attachments: Kittitas County Public Works Comments
Parcel Segregation Application
Segregation Survey



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: December 7, 2009
SUBJECT: Crush LLC SG-09-00001. 20-13-12000-0001

Our department has reviewed the Request for Parcel Segregation Application and finds that it meets current Kittitas County Road Standards.

Our department recommends Final Approval with the following conditions:

1. BPA Easement: All requirements of the attached letter from BPA Reality Specialist Lila Black will apply to this project.
2. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
3. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. 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.

- j. All easements shall provide for AASHTO radius at the intersection of county road.
- k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
- 4. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
- 5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
- 6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- 7. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
- 8. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
- 9. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
- 10. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

Christina Wollman

From: Black, Lila A - TERR-SCHULTZ [lblack@bpa.gov]
Sent: Friday, December 04, 2009 11:52 AM
To: Christina Wollman
Subject: FW: Crush LLC Parcel 181634

Apologies - I made a mistake on the e-mail address I typed in for you.
This one should get to you!
Lila

From: Black, Lila A - TERR-SCHULTZ
Sent: Friday, December 04, 2009 11:47 AM
To: 'Vernon Swesey'; 'christina.wollman@o.kittitas.wa.us'
Subject: Crush LLC Parcel 181634

Hello Christina and Vernon,

The Bonneville Power Administration (BPA) has reviewed Crush LLC's Record Of Survey showing plans for Kittitas County parcel number 181634 (a segregation into six separate parcels) and the overall relationship to the BPA transmission line easement that may be affected in this area. BPA does not have any objection to the segregation into six parcels as long as any planned buildings and facilities remain off the BPA right-of-way. We do request, however, that current and future property owners be made aware of the following statement to help ensure public safety and reliable operation of BPA's facilities:

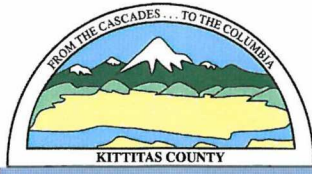
Portions of the property (Kittitas County parcel number 181634) located in Section 12, Township 20 North, Range 13 East, W.M., are encumbered by an easement for high-voltage transmission lines owned by the Bonneville Power Administration (BPA). BPA has acquired rights for these easements that limit the landowner's use of this area. BPA has the right of ingress and egress, the right to keep the easement free and clear of all brush, timber, structures, and fire hazards within the easement area. **All activities planned within the BPA easement need to be reviewed by BPA prior to their occurrence.** Do not build, dig, install utilities, plant, or burn within the easement area. For further questions or concerns regarding any proposed uses of the easement, you may contact BPA Real Property Field Services by calling (877) 417-9454.

The ROS plan is general in nature. The property owner will need to submit more specific plans with measurements to BPA prior to the time they wish to start construction or installation of anything within BPA's right-of-way. BPA's review process takes at least 6 to 8 weeks, and I think Crush LLC is aware of this as they have submitted applications for use of the BPA right of way prior to this date.

If you have any questions regarding this response or need additional information for Crush LLC to proceed with the segregation, please feel free to contact me at (509) 435-1980 or reply to this e-mail.

Lila Black

Realty Specialist, Real Property Services
Bonneville Power Administration
14001 Wilson Creek Road
Ellensburg, WA 98926
509-925-2088 Office
509-435-1980 Mobile



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

July 1, 2009

Crush LLC
218 East 1st Street
Cle Elum WA

RE: SG-09-00001 Crush LLC

Dear Applicant,

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:

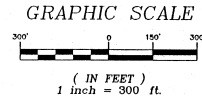
1. A BPA Land Use Agreement shall be submitted which includes the new lots and road requirements as stated in the Public Works comment letter. BPA Realty Specialists can be contacted at 1-877-417-9454.
2. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

If you have any questions or need assistance, please contact our office at 509-962-7506.

Sincerely,

Jeff Watson
Staff Planner

RECORD OF SURVEY
 THE NORTH 1/2 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON



NOTES:

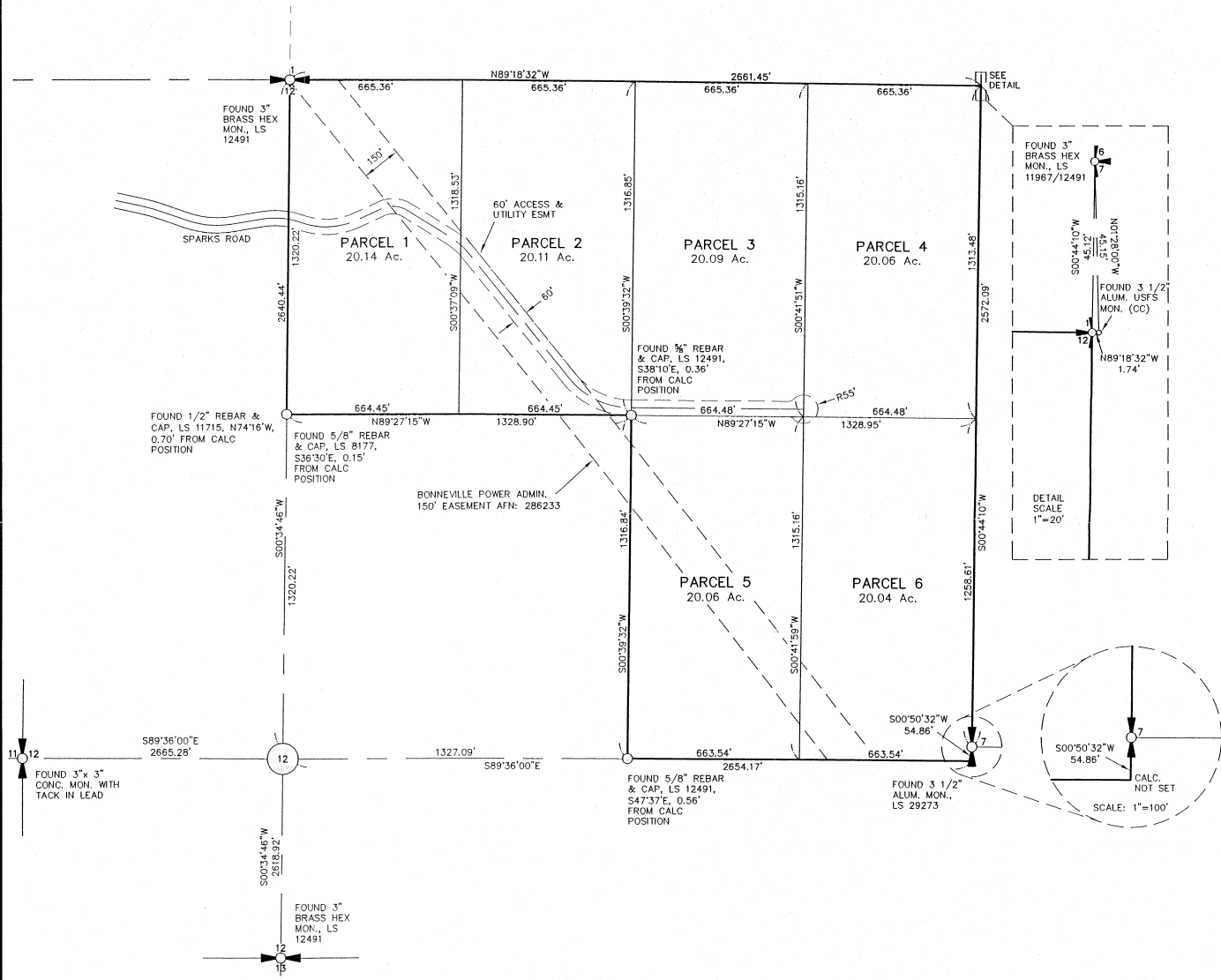
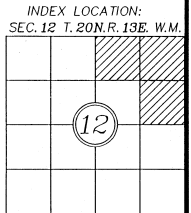
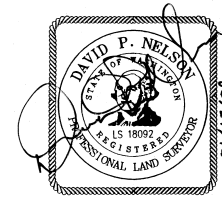
1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE EXTERIOR BOUNDARY LINES FOR TAX PARCEL No. 20-13-12000-0001 (181634) AND SEGREGATE THAT PARCEL INTO 6 SEPARATE PARCELS.
 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GPS AND A NIKON DTM-520 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
 3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
 4. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:
 - BOOK 2 OF SURVEYS, PAGE 24, AFN: 398999
 - BOOK 4 OF SURVEYS, PAGE 7, AFN: 416348
 - BOOK C OF SHORT PLATS, PAGES 25-28, AFN: 499642
- ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
5. THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (07). ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999874948. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

EXISTING LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION
- SIXTEENTH CORNER, AS NOTED



RECORDER'S CERTIFICATE 200901150032

Filed for record this 15 day of JAN, 2009, at 3:22P M in book 20 of 64 Survey at page 213 at the request of DAVID P. NELSON Surveyor's Name
HERALD V. PETTIT County Auditor
K. Herard Deputy County Auditor

SURVEYOR'S CERTIFICATE

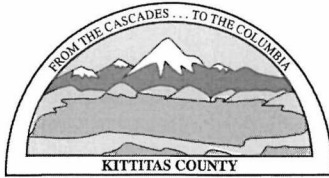
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of CRUSH, LLC in JAN, 2009.
David P. Nelson DATE 01/15/09
 Certificate No. 18092

Encompass
 ENGINEERING & SURVEYING

108 EAST 2ND STREET
 CLE ELLUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

RECORD OF SURVEY

PREPARED FOR CRUSH, LLC		
A PORTION OF THE NE 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M.		
KITTITAS COUNTY	WASHINGTON	
DWN BY D. PIERCE	DATE 1/2009	JOB NO. 08136
CHKD BY D. NELSON	SCALE 1"=300'	SHEET 1 OF 1



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: June 18, 2009
SUBJECT: Crush LLC SG-09-00001. 20-13-12000-0001.

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. A BPA Land Use Agreement shall be submitted which includes the new lots and road requirements as stated below. BPA Realty Specialists can be contacted at 1-877-417-9454.

The applicant needs to be aware of the following private road requirements:

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. 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.

- j. All easements shall provide for AASHTO radius at the intersection of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
3. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
 4. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
 5. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
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 7. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
 8. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

FEES: \$575 Administrative Segregation per page
\$50 Combination
\$50.00 Mortgage Purposes Only Segregation

\$190 Major Boundary Line Adjustment per page
\$95 Minor Boundary Line Adjustment per page

59-09-00001

KITTITAS COUNTY
REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
Kittitas County Courthouse
205 W 5th, Suite 101
Ellensburg, WA 98926

Community Development Services
Kittitas County Permit Center
411 N Ruby, Suite 2
Ellensburg, WA 98926

Treasurer's Office
Kittitas County Courthouse
205 W 5th, Suite 102
Ellensburg, WA 98926

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

Crush, LLC.
Property Owner Name

218 E. 1st Street
Mailing Address

509-649-2212
Contact Phone

Cle Elum, WA 98922
City, State, ZIP

Zoning Classification R-3

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

Action Requested

New Acreage
(Survey Vol. _____, Pg _____)

142.89 (Assessors)

SEGREGATED INTO 6 LOTS

Lot 1 20.14 Ac.

120.50 actual

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

Lot 2 20.11 Ac.

20-13-12000-0001

SEGREGATED FOREST IMPROVEMENT SITE

Lot 3 20.09 Ac.

ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL

Lot 4 20.06 Ac.

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS

Lot 5 20.06 Ac.

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP

Lot 6 20.04 Ac.

COMBINED AT OWNERS REQUEST

Applicant is: Owner

Purchaser

Lessee

Other

Nathaniel R. Wiles
Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: 2008 paid in full By: M. Venables
Kittitas County Treasurer's Office

Date: 1/15/2009

Community Development Services Review

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

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

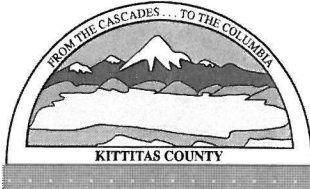
Review Date: 3/30/2009

By: Allison Kimball

**Survey Approved: 12/9/2009

By: [Signature]

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation. Please allow 3-4 weeks for processing. Updated 1/1/08



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

MEMORANDUM

DATE: March 26, 2009

TO: Public Works
Environmental Health

FROM: Allison Kimball, Planner II

RE: SG-09-00001

Attached please find the application materials for the referenced administrative segregation. Please return your comments to me.

Thank you.

Sent
3/30/09