

KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

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JUN 05 2013

"Building Partnerships - Building Communities"

KITITAS COUNTY

GDS

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
\$585.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 6/5/13	RECEIPT # 17603	<div style="border: 2px solid red; padding: 10px; color: red; font-weight: bold; font-size: 1.2em;">PAID</div> <p style="color: red; font-weight: bold;">JUN 05 2013</p> <p style="color: red; font-weight: bold; font-size: 0.8em;">KITITAS CO. CDS</p> <p style="font-size: 0.8em;">DATE STAMP IN BOX.</p>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 1-02-2013

Page 1 of 3

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: FRANK RAGLAND
Mailing Address: P.O. Box 208
City/State/ZIP: THORP, WA 98946
Day Time Phone: _____
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: TEERA DESIGN GROUP
Mailing Address: P.O. Box 626
City/State/ZIP: MEFLUM WA 98922
Day Time Phone: 509-607-0617
Email Address: baLa.c@a@gmail.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: _____
City/State/ZIP: _____

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

6. Property size: 232.17 acres (acres)

7. Land Use Information: Zoning: A6-20 Comp Plan Land Use Designation: _____

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
P# 73633 232.17 acres	121.18
P# 951011 4.09 acres	115.08 acres
_____	_____
_____	_____
_____	_____

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.

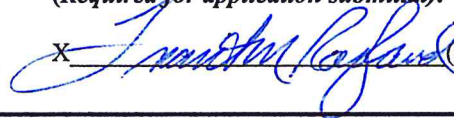
Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X _____ (date) _____

X  (date) 6-4-13

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: _____

Ragland Narrative.

This is a boundary lot line adjustment of two existing parcels located off of HWY 97 off of Bitterbrush Drive. Parcel 18-17-01020-0005 is 232.17 acres and the other Parcel 18-17-01020-0006 is 4.09 acres. The new proposed configuration will be Parcel 18-17-01020-0005 121.18 acres and Parcel 18-17-01020-0006 115.08 acres.

This boundary lot line adjustment was originally submitted back in April 2011. It was denied at that time due to different zoning designations (Ag-5 & Ag-20).

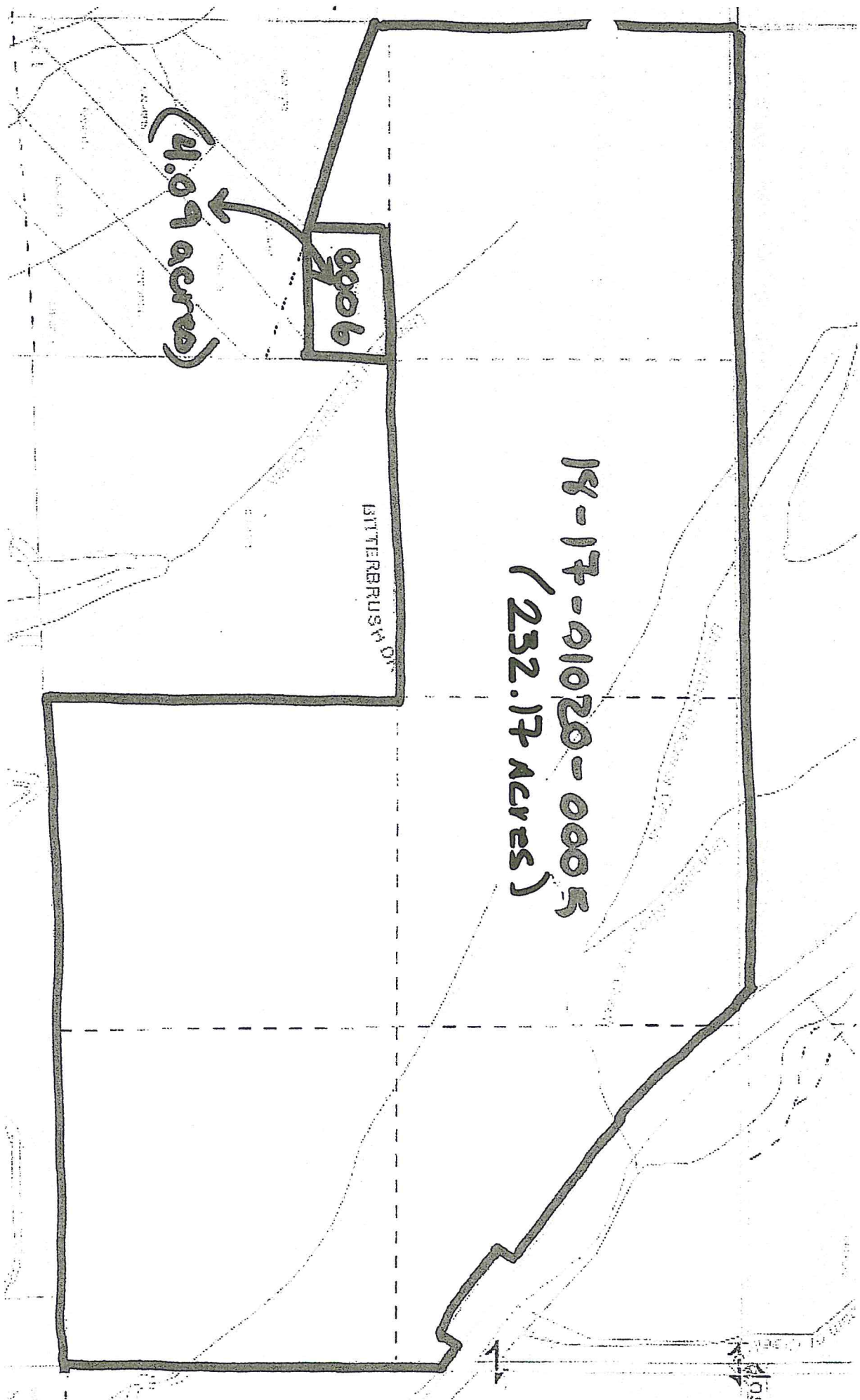
With the recent decision from the Growth Hearing Board and the newly adopted zones, there is no longer a zoning conflict.

Water is located onsite with an existing well. This property is not within the Upper County Well Moratorium area.

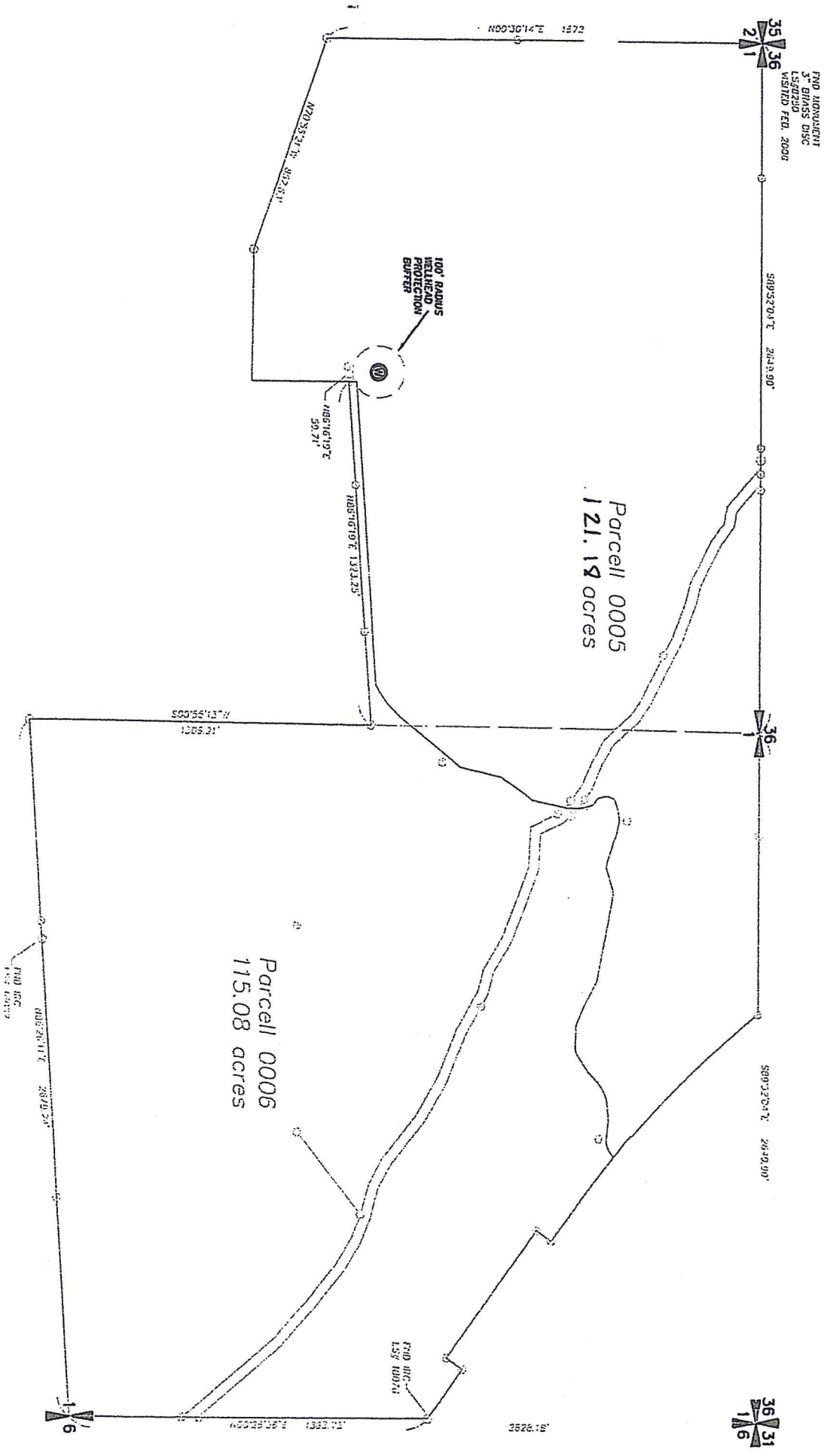
Septic for this existing parcels would be processed through Kittitas County Environmental Health Department meeting their requirements if any type of residential construction takes place.

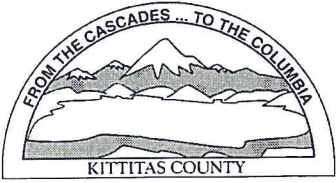
Frank Ragland 6-4-13

ORIGINAL PARCEL
Configuration



New Configuration





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

RECEIPT NO.: 00017603

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027098

Date: 6/5/2013

Applicant: RAGLAND, FRANK M ETUX

Type: check # 14510

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00014	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-13-00014	BLA MAJOR FM FEE	65.00
BL-13-00014	PUBLIC WORKS BLA	90.00
BL-13-00014	ENVIRONMENTAL HEALTH BLA	205.00
	<u>Total:</u>	<u>585.00</u>