

## Kaycee Hathaway

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**From:** Kaycee Hathaway  
**Sent:** Thursday, April 03, 2014 3:48 PM  
**To:** 'rosehillfarmbb@yahoo.com'; 'pleasepmd@yahoo.com'  
**Cc:** 'cruseandassoc@kvalley.com'  
**Subject:** RE: Preliminary Approval Boundary line Adjustment: BL-14-00004 DeFaccio  
**Attachments:** BL-14-00004 DeFaccio Comments PW.pdf; BL-14-00004 DeFaccio Comments FM.pdf

Mr. DeFaccio,

Attached are the comments from Public Works and the Fire Marshal. Sorry that they were not attached to the original email. All information associated with your case is also available on the county web page.

Thank you,

Kaycee K Hathaway  
Community Development / Planner I  
Phone: (509) 962-7079  
Email: [kaycee.hathaway@co.kittitas.wa.us](mailto:kaycee.hathaway@co.kittitas.wa.us)

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

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**From:** Kaycee Hathaway  
**Sent:** Thursday, April 03, 2014 3:43 PM  
**To:** 'rosehillfarmbb@yahoo.com'; 'pleasepmd@yahoo.com'  
**Cc:** cruseandassoc@kvalley.com  
**Subject:** Preliminary Approval Boundary line Adjustment: BL-14-00004 DeFaccio

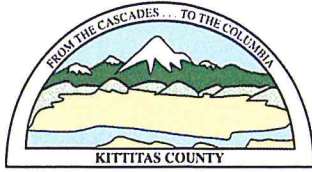
Mr. DeFaccio,

Attached is the preliminary approval for the DeFaccio Boundary Line Adjustment: BL-14-00004. A hard copy has been sent to the applicant via the US Postal Service. If you have any questions or concerns please feel free to contact me.

Thank you,

Kaycee K Hathaway  
Community Development / Planner I  
411 N Ruby ST, Suite 2  
Ellensburg, WA 98926  
Phone: (509) 962- 7079  
Fax: (509) 962-7682  
Email: [kaycee.hathaway@co.kittitas.wa.us](mailto:kaycee.hathaway@co.kittitas.wa.us)

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## 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

April 3, 2014

Paul DeFaccio  
P.O. Box 2  
Thorp WA 98946

RE: DeFaccio Boundary Line Adjustment, BL-14-00004

Map Number 19-17-33010-0010 Parcel Number 367934  
Map Number 19-17-28030-0001 Parcel Number 037834  
Map Number 19-17-28040-0008 Parcel Number 010714

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:

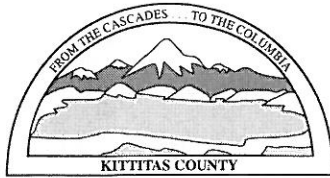
1. A metes and bounds legal description or recorded survey displaying legal descriptions and the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. **Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.
3. This property may lie within the boundaries of the KRD irrigation entity. The applicant will need to comply with the requirements set forth by KRD prior to final approval of the boundary line adjustment.
4. Please refer to the attached Kittitas County Public Works and Kittitas County Fire Marshall comment memos for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 952-7079.

Sincerely,

Kaycee K Hathaway  
Staff Planner

BL-14-00004 DeFaccio Master File @ T:\CDS\Projects\BLAs\BL 2014\BL-14-00004 DeFaccio



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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## MEMORANDUM

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TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner III *CW*  
DATE: March 24, 2014  
SUBJECT: DeFaccio BL-14-00004

The Public Works Department has reviewed the Request for Boundary Line Adjustment 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 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. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. 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.

## Jeff Watson

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**From:** Holmstrom, Rick <HolmstR@wsdot.wa.gov>  
**Sent:** Friday, March 07, 2014 7:17 AM  
**To:** Jeff Watson  
**Cc:** Prilucik, Jacob; Keli Bender (krd.keli@fairpoint.net)  
**Subject:** RE: BL-14-00004 DeFaccio

Jeff, WSDOT has no comments for this BLA. Thanks for sending.

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**From:** Jeff Watson [mailto:[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)]  
**Sent:** Wednesday, March 05, 2014 11:44 AM  
**To:** Prilucik, Jacob; Keli Bender (krd.keli@fairpoint.net)  
**Cc:** Holmstrom, Rick  
**Subject:** BL-14-00004 DeFaccio

[BL-14-00004 DeFaccio Link to On-Line File](#)

Please review the attached Boundary Line Adjustment application for DOT and KRD Comments and/or requirements.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

## Jeff Watson

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**From:** Keli Bender <krd.keli@fairpoint.net>  
**Sent:** Thursday, March 06, 2014 8:16 AM  
**To:** Jeff Watson  
**Subject:** Re: BL-14-00004 DeFaccio

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

On 3/5/2014 11:43 AM, Jeff Watson wrote:

[BL-14-00004 DeFaccio Link to On-Line File](#)

Please review the attached Boundary Line Adjustment application for DOT and KRD Comments and/or requirements.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

Good morning Jeff,  
Irrigation requirements will need to be met prior to approval of this application. Please let me know if you need anything further.

Keli  
Keli R. Bender  
KRD Lands Clerk/RRA



## Memo

**To:** Jeff Watson, CDS  
**From:** Erin Moore, Environmental Health Technician  
**Date:** March 6, 2014  
**RE:** BL-14-00004 DeFaccio

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After review of this BLA, it appears that the proposed changes will incorporate the existing home, well and septic system onto one parcel, so no easements will be necessary. Based on the information, provided it also appears that the well and septic meet all applicable setbacks to property lines. Based on this information EH recommends approval of this BLA.

Please let me know if you have any questions or need further information.



## Jeff Watson

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**From:** Brenda Larsen  
**Sent:** Wednesday, March 05, 2014 1:09 PM  
**To:** Jeff Watson  
**Subject:** RE: BL-14-00004 DeFaccio

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jeff Watson  
Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: DeFaccio (BL-14-00004)

Dear Mr. Watson:

After conducting a review of the above named project, I have the following comments:

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- Ensure adequate access for fire apparatus. Any driveways or access points created based off the new lot configurations shall comply with Kittitas County Code 20.02.030.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

*Brenda Larsen*  
*Kittitas County Fire Marshal*  
*509-962-7000*

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**From:** Jeff Watson  
**Sent:** Wednesday, March 05, 2014 11:41 AM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert  
**Subject:** BL-14-00004 DeFaccio

[BL-14-00004 DeFaccio](#)

Christina, Holly or Erin or Joe, and Brenda,

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Wednesday, March 05, 2014 11:44 AM  
**To:** Prilucik, Jacob (PrilucJ@wsdot.wa.gov); Keli Bender (krd.keli@fairpoint.net)  
**Cc:** Holmstrom, Rick  
**Subject:** BL-14-00004 DeFaccio  
**Attachments:** BL-14-00004 DeFaccio Master File 3.5.2014.pdf

### [BL-14-00004 DeFaccio Link to On-Line File](#)

Please review the attached Boundary Line Adjustment application for DOT and KRD Comments and/or requirements.

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



## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Wednesday, March 05, 2014 11:41 AM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert  
**Subject:** BL-14-00004 DeFaccio

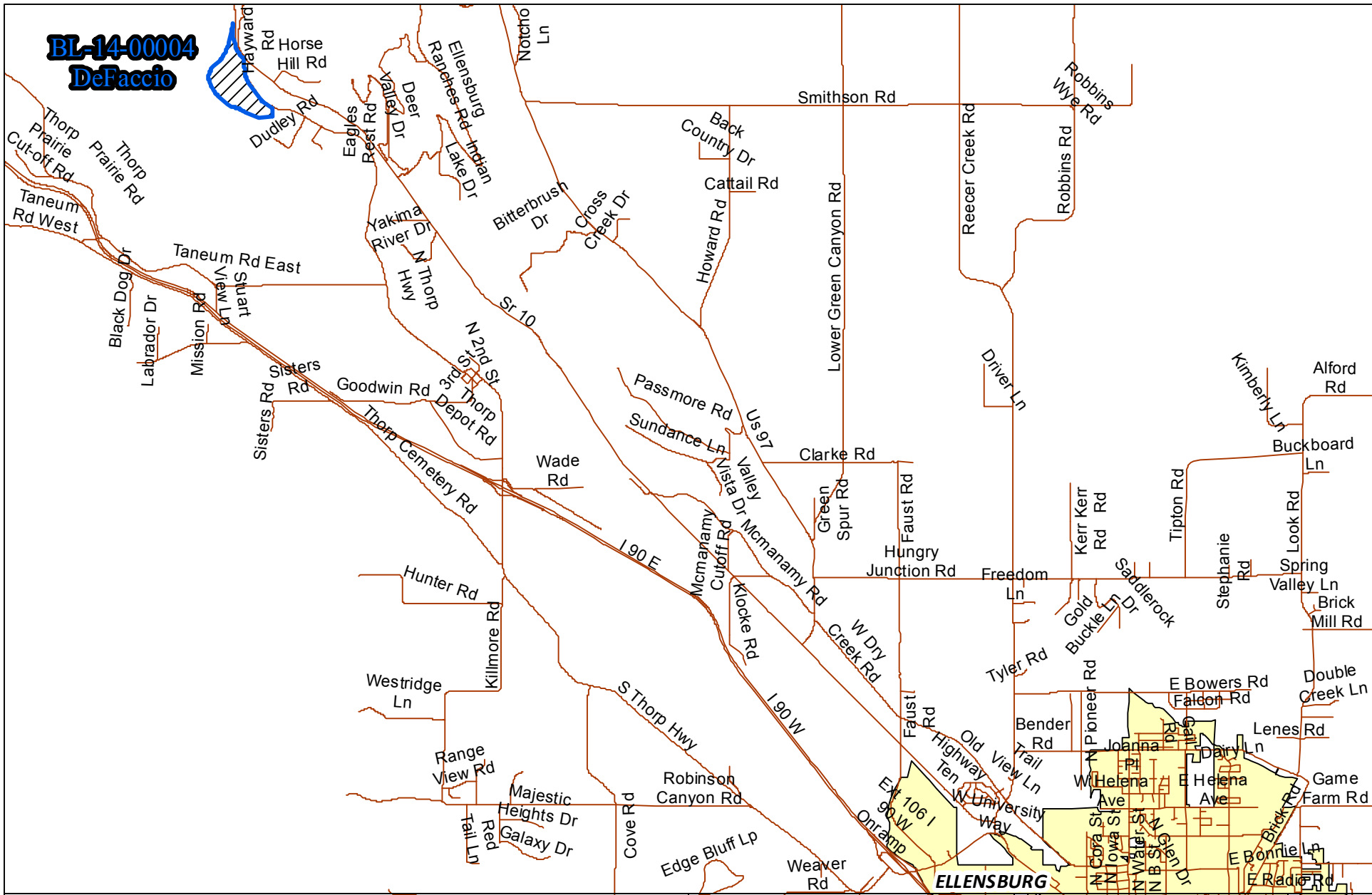
[BL-14-00004 DeFaccio](#)

Christina, Holly or Erin or Joe, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

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



BL-14-00004  
DeFaccio

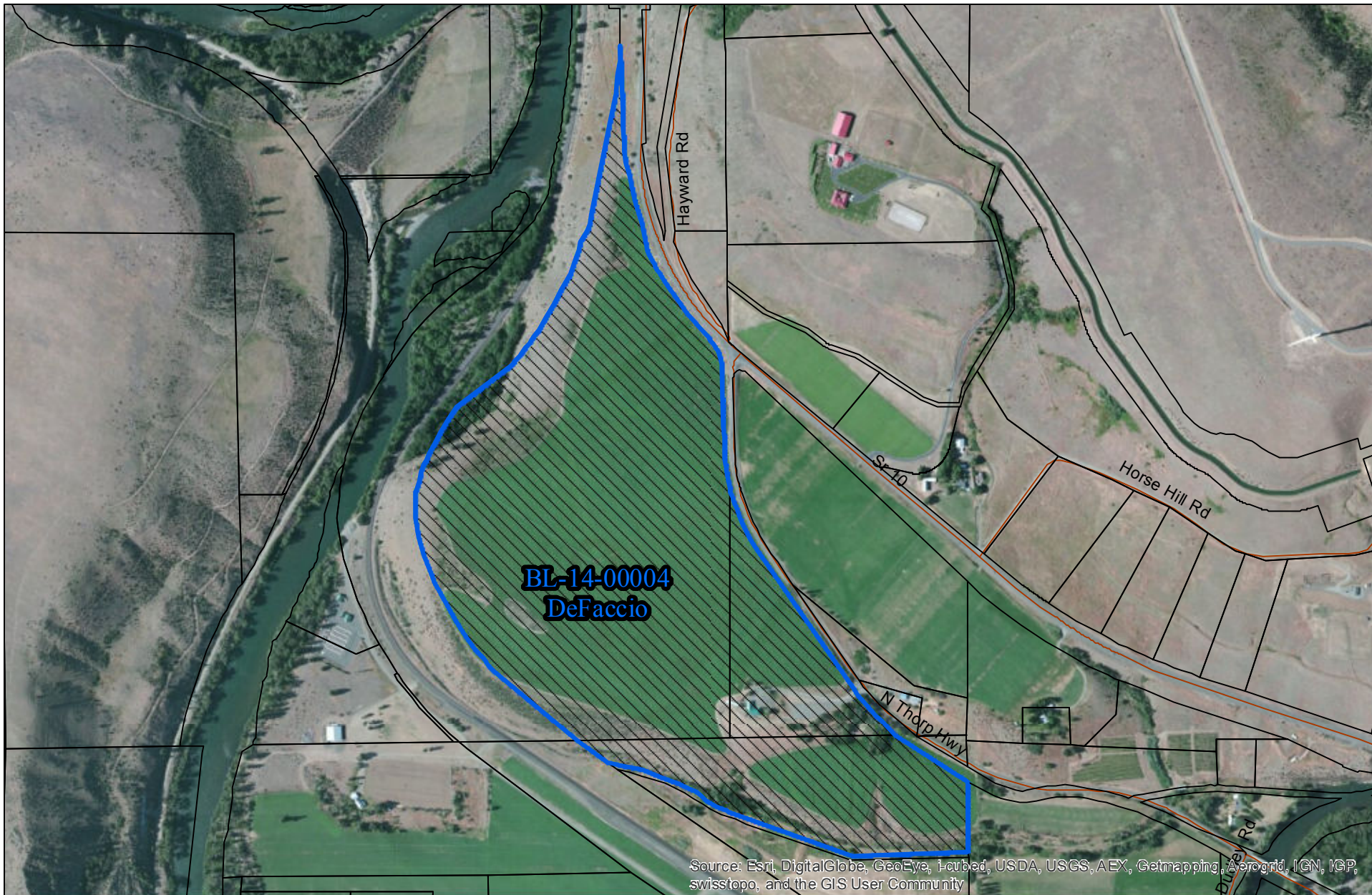
Area  
Map



10

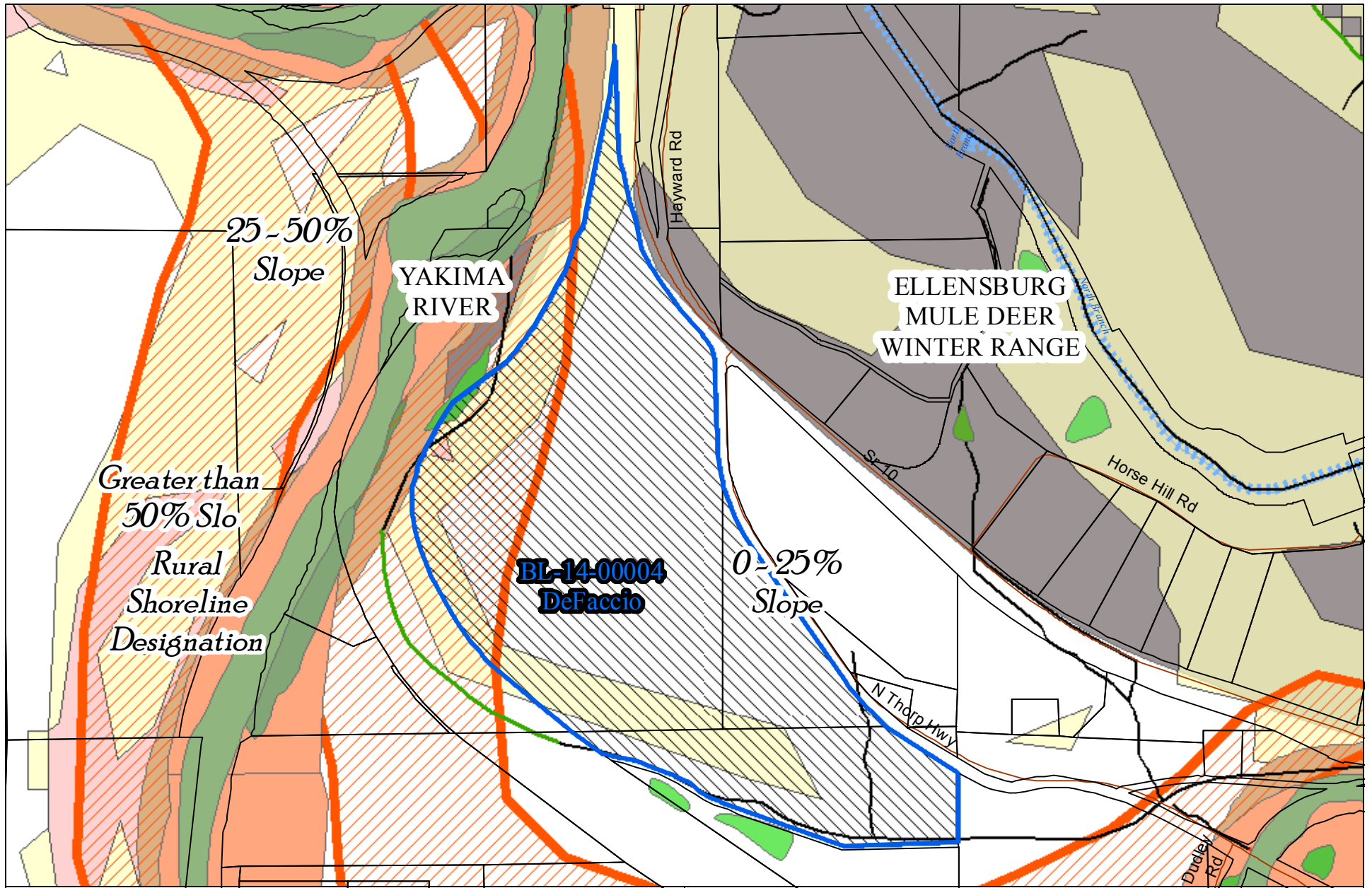
Dudley Rd

Horse



BL-14-00004  
DeFaccio

Vertical Air  
Photo



BL-14-00004  
DeFaccio

Critical Areas  
Map

# Critical Areas Checklist

Wednesday, March 05, 2014

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?



U.S. Fish &amp; 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 **PSSC**:

**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 :

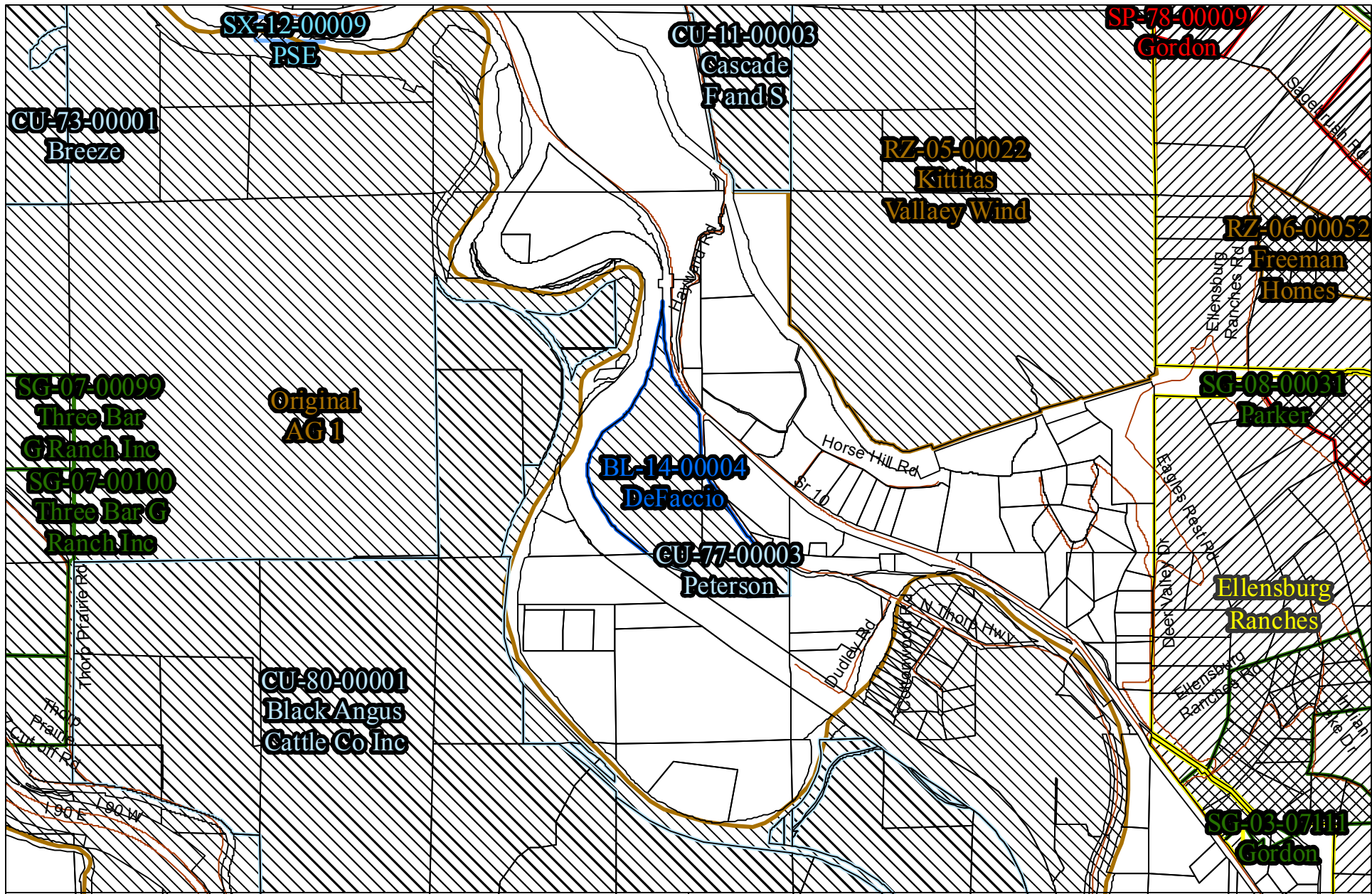
**SS** Class **SCRUB-SHRUB**: Includes areas dominated by woody vegetation less than 6 m (20 feet) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions.

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.

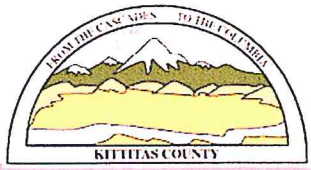




BL-14-00004  
DeFaccio

Regional Land Use  
Map

BIA 14-00004



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"

## 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.

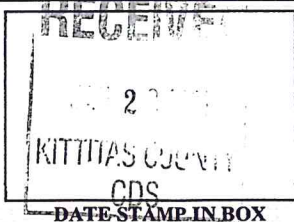
*\* Will provide recorded survey after preliminary review.*

### 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): <i>Lisa Jammalino</i>	DATE: <i>1-22-14</i>	RECEIPT # <i>20174</i>	
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

**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: Paul DeFaccio  
Mailing Address: PO Box 2  
City/State/ZIP: Thorp WA 98946  
Day Time Phone: 929-4497  
Email Address: pleasepmd@yahoo.com

**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: Chris Cruse  
Mailing Address: PO Box 959  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 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:**

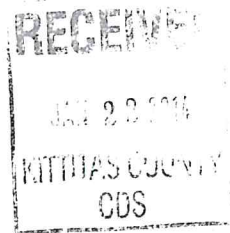
Address: 16161 Thorp Hwy  
City/State/ZIP: Thorp WA 98946

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

Portions of Sections 28 & 33 in T19N, R17E, WM

**6. Property size:** 117 \_\_\_\_\_ (acres)

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



8. Existing and Proposed Lot Information

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

New Acreage  
(Survey Vol. \_\_\_\_, Pg \_\_\_\_)

19-17-33010-0010 - 17.2Ac

17.2Ac

19-17-28030-0001 - 99.8Ac

99.8Ac

MBSW-19-17-28030-0008

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 Chris Cruise (date) 1/21/2014

X Paul M. Jaccie (date) 1/21/2014

**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: \_\_\_\_\_

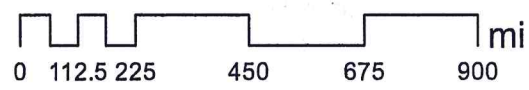
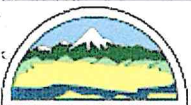


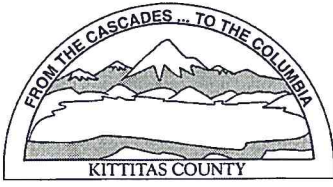
Date: 1/22/2014

1 inch = 376 feet  
Relative Scale 1:4,514

**Disclaimer:**  
 Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

RECEIVED  
 MAR 22 2014  
 KITTITAS COUNTY  
 CDS





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



**RECEIPT NO.: 00020154**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 027999

**Date:** 1/22/2014

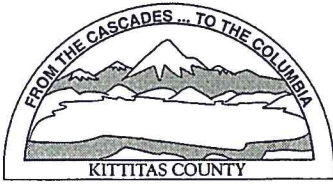
**Applicant:** DEFACCIO, PAUL M

**Type:** check # 20733

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-14-00004	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-14-00004	BLA MAJOR FM FEE	65.00
BL-14-00004	PUBLIC WORKS BLA	90.00
BL-14-00004	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	585.00

*Owe Remaining balance 10<sup>00</sup>*

*Pa 1-22-14 RS*



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

**RECEIPT NO.: 00020156**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 027999

**Date:** 1/22/2014

**Applicant:** DEFACCIO, PAUL M

**Type:** check # 9707

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-14-00004	ENVIRONMENTAL HEALTH BLA	10.00
	Total:	10.00