

# Agee Property Adjustments

1. Application

March 20, 2020

2. Parcel Segregation

July 30, 2020

3. Resolution

August 10, 2020

4. Ordinance to Vacate Right-of-Way

September 14, 2020

5. *Boundary Line Adjustment*

*TBD - following ordinance*

# APPLICATION PACKAGE

Landowner's Application

## Proposal to City of Cle Elum

March 20, 2020

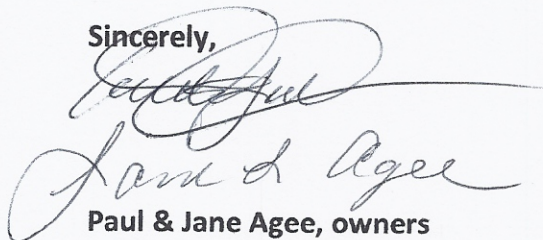
RE: Parcel #'s; 293835, 19674, 703935, 21413

Location;        Second Addition to Cle Elum  
                     Township 20 North, Range 15 East, W.M.,  
                     Kittitas County, Washington

We have wanted to move and retire in Cle Elum for a long time. However, we could not find any affordable lots for sale. When we found the lots on Park Street alley, they needed all utilities, including sewer, water, electric & alley work, at a high cost to the owner. After running numbers on the cost, we decided we could make it semi affordable. To do so, we had to purchase the two lots next door, including the 3.06 acre lot, parcel #293835, along the Coal Mines Trail and spread the cost over the four lots. We would like to preserve our property behind us. Also, we would prefer the excess property we have, to be preserved and used for parks & opens space. However, we can not personally afford the liability of anyone at anytime using our private property. We feel the best thing for the public and us, is for the City to own and operate the excess property as open space and possibly a park or two.

We are proposing to exchange a majority portion of the 3.06 acre parcel, # 293835, for a small portion of 3rd street right-a-way, between Park & Pine, which adjoins our 4 lots, #'s 11, 12, 13 & 14. The new City Property could be used for public parks & open spaces. A part of the new City property includes a trail connecting the Coal Mines Trail with Park St. and the upper section of town. We would also like the City to put that portion of our property, from the south line of the existing 3rd St. Right-of-Way to the Coal Mines Trail, into conservation zoning. For exchange, of the small section of 3rd St. Right-of-Way and majority portion of the 3.06 acre parcel, we are only asking the City do the survey and record new property lines.

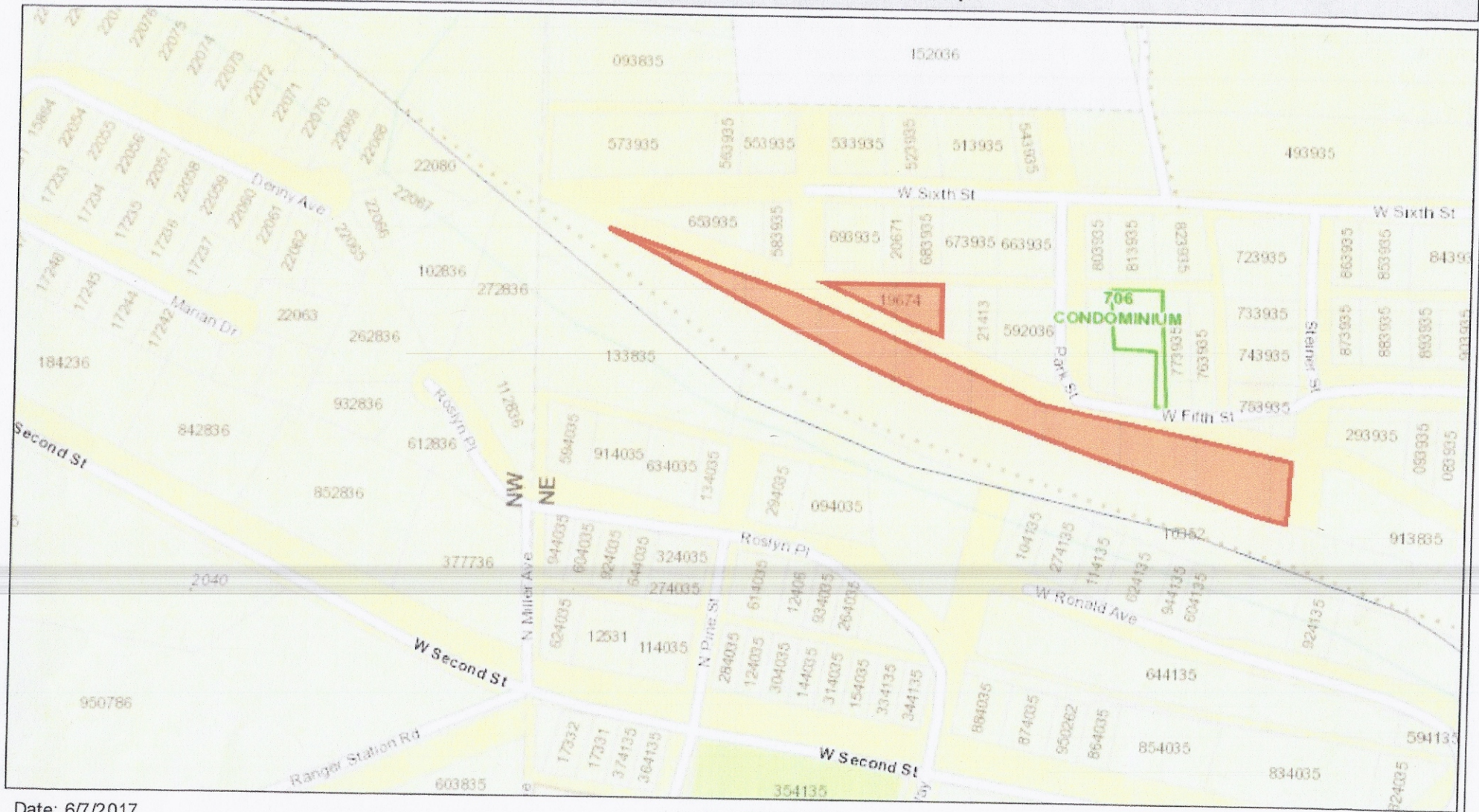
Sincerely,



Paul & Jane Agee, owners



# Kittitas County COMPAS Map



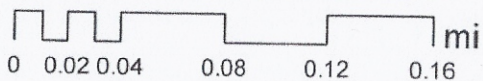
Date: 6/7/2017

1 inch = 376 feet

Relative Scale 1:4,514

## Disclaimer:

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SECOND ADDITON TO CLE ELUM  
TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.,  
KITTITAS COUNTY, WASHINGTON





## 5<sup>th</sup> Street to Coal Mines Trail connection

Looking southeast from W. Fifth Street



The “landing” between two trail segments





Looking up the trail from the large concrete culvert on the Coal Mines Trail, in the vicinity of Hidden Valley..



Trailhead has been marked as a connection to the Rat Pack Trail, north of Summit View Drive.



# COUNCIL INTRODUCTION

City Council's Introduction to the Project



**CITY OF CLE ELUM**  
**Planning Department**

**Land Exchange**  
**STAFF REPORT**

**AGENDA DATE:** July 27, 2020

**ACTION REQUESTED:** None at this time – introduction of proposed land transfer

*The process will require additional steps as outlined below.*

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**BACKGROUND:**

**October, 2019:** City landowners Paul and Jane Agee submitted a petition to vacate City a portion of West 5<sup>th</sup> Street right-of-way in October, 2019. Later paused their application to work on an alternate plan.

**March, 2020:** The Agees proposed a land exchange that involved a land exchange to transfer open space property to the City in exchange for the vacated right-of-way. The Mayor and City Planner met with the Agees onsite to verify the proposal location.

**April-June, 2020:** Staff, Mayor, Surveyor, and City Attorney determined the appropriate process, resulting in the attached proposal with amended graphics from the Agees, which would enable them to connect their parcels through the vacated right-of-way, while donating property to the City, which would include a long-used community trail connection to the Coal Mines Trail from 5<sup>th</sup> Street and up to 3 acres adjacent to the Coal Mines Trail and Crystal Creek to be left in conservancy status.

**July-September, 2020:** Staff and City Attorney would coordinate the following efforts:

Date	Action
August 10, 2020	o Agreement for transfer of property laying out terms of the land exchange
August 10, 2020	o Resolution at City Council to set date of Public Hearing for Vacation Ordinance □ Hearing no less than 20 days from the resolution
Any Time	o Survey completion, parcel segregation & boundary line adjustment
September 14, 2020	o Public Hearing for Vacation Ordinance & Council decision on Vacation Ordinance
After Ordinance:	o Statutory Warrantee Deed – transfer of property

**RECOMMENDATION:** No action needed.

**ATTACHMENTS:** Landowner proposal and graphics

**LEAD STAFF:** Lucy Temple, City Planner

## Land Exchange - Zoning



Date: 7/23/2020

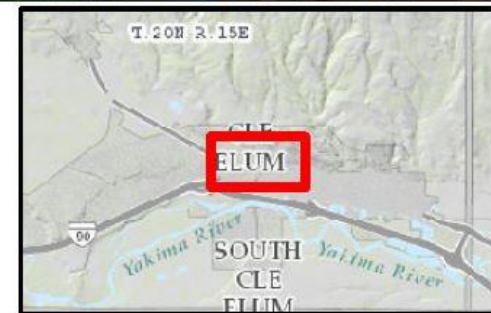
1 inch = 752 feet  
Relative Scale 1:9,028

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0 0.042 0.085 0.17 0.255 0.34 mi





## Land Exchange - Vicinity Map



Date: 7/23/2020

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1 inch = 188 feet  
Relative Scale 1:2,257

**NOT TO SCALE**



# COUNCIL RESOLUTION

Sets a Date for Required Public Hearing



**CITY OF CLE ELUM**  
**Planning Department**

**Alley Vacation (VAC-2020-001)**  
**STAFF REPORT**

**AGENDA DATE:** August 10, 2020

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**Background:**

- Applicants would like the City to vacate a portion of W. 5<sup>th</sup> Street right-of-way between 605, 607, and 609 Park Street, and a parcel they own to the south (#293835).
- In exchange, the City will receive most of the parcel 293835 to the west and east of the vacated area, connected by a 50-foot strip along the Coal Mines Trail (see attached graphics).
  - A future survey will determine the exact land areas of the right-of-way and area to be dedicated to the City.

**Hearing:**

- According to RCW 35.79, the City Council must set a hearing date by resolution to review the proposed vacation and ordinance.
  - The date of the hearing shall not be more than sixty days nor less than twenty days after the passage of the resolution.
  - The suggested hearing date is September 14, 2020, which is 35 days from the August 10, 2020 City Council meeting where the resolution is being reviewed.

**Staff Recommendation:**

- Approve RES-2020-019 which sets a public hearing date of September 10, 2020 to take comment on and review VAC-2020-001.

**CITY OF CLE ELUM  
WASHINGTON**

**RESOLUTION NO. 2020-019**

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**A RESOLUTION OF THE CITY OF CLE ELUM,  
WASHINGTON, FIXING A TIME FOR HEARING A  
STREET VACATION PETITION.**

WHEREAS, on March 20, 2020, the City of Cle Elum received a street vacation petition attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the owners for more than two-thirds of the private property abutting upon the subject street right-of-way have petitioned the City Council of the City of Cle Elum to vacate the West Fifth Street right-of-way between Reed's 2<sup>nd</sup> Addition, Lots 11-14, Block 11 (parcels 19674, 703935, 21413); and parcel 293835 to the south; and

WHEREAS, the petition requests that the City Council by ordinance vacate said portion of the street right-of-way after a public hearing pursuant to notice as required by law; and

WHEREAS, RCW 35.79.010 requires the City to set a hearing on the petition not less than 20 days nor more than 60 days from passage of this resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CLE ELUM, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. Street Vacation Petition Hearing. The City Council shall hold a hearing on the attached street vacation petition on September 14, 2020. The City Clerk shall provide notice as required by RCW 35.79.020.

PASSED BY THE CLE ELUM CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CITY OF CLE ELUM

\_\_\_\_\_  
Jay McGowan, Mayor

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Kathi Swanson, City Clerk

Approved as to form:



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Alexandra L. Kenyon, City Attorney

Filed with the City Clerk:  
Passed by the City Council:  
Resolution No.:  
Date Posted:

# PARCEL SEGREGATION

Form and Legal Descriptions



# KITTITAS COUNTY ASSESSOR'S OFFICE

KITTITAS COUNTY COURTHOUSE, ROOM 101  
205 WEST FIFTH STREET  
ELLENSBURG, WA 98926

## REQUEST FOR PARCEL SEGREGATION

Must be signed by City Planning Department and the Treasurer's Office and will not be accepted by the Assessor's Office unless fully completed attached

Paul & Jane Agee

Applicant Name

P.O. Box 1770

Address

Veradale

City

WA 99037-1770

State, Zip Code

Phone (Home)

(Work)

Original Parcel Numbers and Acreage

Action Requested

New Acreage/Square Footage

19674 - 0.21 Ac. (9,000 sq. ft.)

☒ Segregated into 2 (Separately taxable)

Survey Vol. Pg.

0.12 Ac. (5,063 sq. ft.)

☐ Segregated for Mortgage Purposes

0.09 Ac. (3,937 sq. ft.)

☐ Boundary adjustment between property owners

☐ Boundary adjustment between properties in the

same ownership

☐ Combine Parcels

Applicant

☒ Owner\*

☐ Purchaser

☐ Lessee

☐ Other\*\*

\*Owner's Signature (Required)

\*\*Other

## KITTITAS COUNTY TREASURER'S OFFICE REVIEW

Taxes must be current prior to segregation review by Planning Department

Tax Status:

Year

By:

Kittitas County Treasurer's Office

Date:

## CITY PLANNING DEPARTMENT REVIEW FOR INCORPORATED AREAS (ELLENSBURG, CLE ELUM, S. CLE ELUM & KITTITAS)

\*\*Survey Required:

Yes

No ☒

Approved:

Date:

7/30/2020

By:

Lucy Temple, City of Cle Elum

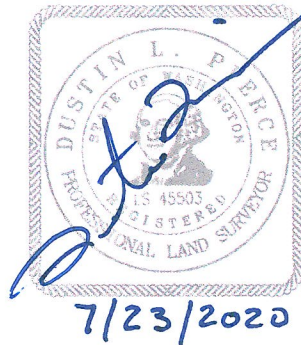
Name of Inc. City





**LEGAL DESCRIPTION FOR PARCEL SEGREGATION  
LOT 11**

LOT 11, BLOCK 11, REED'S SECOND ADDITION TO CLE ELUM, IN THE COUNTY OF KITTITAS,  
STATE OF WASHINGTON, AS PER THE PLAT THEREOF, RECORDED IN BOOK 2 OF PLATS, PAGE 36,  
RECORDS OF SAID COUNTY.







**LEGAL DESCRIPTION FOR PARCEL SEGREGATION  
LOT 12**

LOT 12, BLOCK 11, REED'S SECOND ADDITION TO CLE ELUM, IN THE COUNTY OF KITTITAS,  
STATE OF WASHINGTON, AS PER THE PLAT THEREOF, RECORDED IN BOOK 2 OF PLATS, PAGE 36,  
RECORDS OF SAID COUNTY.

