

## Jeff Watson

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**From:** Mike Smith <smithm@ci.ellensburg.wa.us>  
**Sent:** Monday, August 27, 2012 3:34 PM  
**To:** Jeff Watson  
**Subject:** RE: BL-12-00014 Juniper Village

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

Sorry about that Jeff. I got it a month or more ago and it got lost in my email list.

We really have to significant objections to this other than it does not make for good planning with a portion of a property being under City jurisdiction and a portion being under County jurisdiction. But I see nothing that would make the BLA unapprovable.

The zoning on the two sites is also problematic with the City side being medium density and the County side being Urban Residential I think and the surrounding unincorporated area being Contract General Commercial.

Any future development of the City portion will require improved access which means Pott Road would have to be upgraded or some other means of access meeting City standards would be necessary.

Long and short is that unless they eventually want to short plat it (which will trigger road improvements) the newly created lot will be problematic to administer for both City and County and it will be difficult for the owner to develop in a way that works.

Mike

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**From:** Jeff Watson [mailto:[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)]  
**Sent:** Friday, August 24, 2012 10:37 AM  
**To:** Mike Smith; Lance Bailey  
**Subject:** BL-12-00014 Juniper Village

## No comments or concerns...?

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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**From:** Jeff Watson  
**Sent:** Wednesday, June 27, 2012 11:10 AM  
**To:** Larry Browne ([eburgwater@yahoo.com](mailto:eburgwater@yahoo.com))  
**Cc:** Mike Smith ([smithm@ci.ellensburg.wa.us](mailto:smithm@ci.ellensburg.wa.us)); [baileyl@ci.ellensburg.wa.us](mailto:baileyl@ci.ellensburg.wa.us); Christine M. Garcia  
**Subject:** BL-12-00014 Juniper Village

Please review the attached file for EWC and City of Ellensburg Comments and requirements.

Christy, Mike, and Lance: This is a new one... take a close look; half in half out...? Annexation Required?

Thanks,

Jeff Watson  
Planner II

Kittitas County Community Development  
Services

411 N. Ruby Street, Suite 2

Ellensburg, WA 98926

[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

P: 509.933.8274

F: 509.962.7682



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