

## 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 28, 2014

Fabian Kuchin  
1404 Dry Creek Road  
Ellensburg WA 98926

RE: Kuchin Boundary Line Adjustment, BL-14-00008

Map Number: 18-18-34020-0001 (716133)  
18-18-34010-0006 (416133)

Dear Mr. Kuchin,

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 legal description or survey displaying 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.
3. These properties are within the boundaries of the Ellensburg Water Company Irrigation District. The applicant will need to comply with all EWC requirements 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.

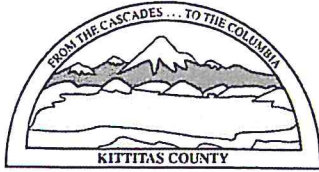
If you have any further questions, please feel free to contact me at (509) 962-7079.

Sincerely,

Kaycee K Hathaway  
Staff Planner

CC: David Nelson; Encompass *Via Email*

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# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Kaycee Hathaway, CDS  
FROM: Christina Wollman, Planner III *CW*  
DATE: April 25, 2014  
SUBJECT: Kuchin BL-14-00008

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

**Our department recommends final approval with the following conditions:**

- 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. 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.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. Access is not guaranteed to any existing or created parcel on this application.

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

## Kaycee Hathaway

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**From:** Brenda Larsen  
**Sent:** Thursday, March 27, 2014 12:14 PM  
**To:** Kaycee Hathaway  
**Subject:** RE: Kittitas County Notice to Agencies: BL-14-00008 Kuchin

March 27, 2014

Kaycee Hathaway  
Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Kuchin (BL-14-00008)

Dear Ms. Hathaway:

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:** Kaycee Hathaway  
**Sent:** Thursday, March 27, 2014 8:27 AM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert; 'eburgwater@yahoo.com'; 'comdev@ci.ellensburg.wa.us'  
**Subject:** Kittitas County Notice to Agencies: BL-14-00008 Kuchin

BL-14-00008 Kuchin

[BL-14-00008 Kuchin Internal Link](#)  
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