



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

July 25th, 2018

Dave Garrison
407 Swiftwater Blvd.
Cle Elum, WA 98922

RE: BL-18-00006 Garrison

Map Number	19-16-08040-0019	Parcel Number	946634
Map Number	19-16-08040-0024	Parcel Number	106634
Map Number	19-16-08040-0025	Parcel Number	266634

Dear Mr. Garrison,

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 boundary line adjustment and must be submitted to our offices for review:

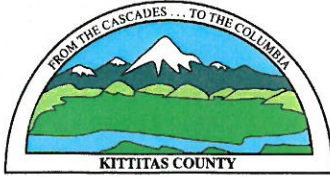
1. A preliminary survey meeting all requirements and displaying legal descriptions, the new acreage, and lot dimensions of each parcel must be submitted to our office for review prior to recording.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County 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. Please refer to the attached comments for information regarding additional requirements.

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

Sincerely,

Dusty Pilkington
Staff Planner

Attachments:	Comment Email, Eric Tyrgstad, Fire Marshall	May 16 th , 2018
	Comment Emails, Holly Erdman, Environmental Health Specialist	May 16-July 24 th , 2018
	Memo, Taylor Gustafson, Environmental/Transportation Planner	June 1 st , 2018
CC:	Lindsey Ozbolt, Planning Official	<i>via email</i>
	Dustin Pierce, Encompass Engineering	<i>via email</i>



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Taylor Gustafson, Environmental/Transportation Planner 
DATE: June 1, 2018
SUBJECT: Garrison BL-18-00006

Planning:

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.
2. A survey map for review
3. Show access easements on the face of the BLA including the cul-de-sacs.

The applicant needs to be aware of the following:

- a. All applicable 2015 Kittitas County Road Standards apply to this proposal.
- b. 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.
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- 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.

From: [Dusty Pilkington](#)
To: [Eric Trygstad](#)
Subject: RE: BL-18-00006 Garrison
Date: Wednesday, May 16, 2018 1:25:55 PM

Eric,

I will forward your message to the applicant, at the end of the comment period, and this will allow them to clarify the easement.

Thanks,

Dusty

From: Eric Trygstad
Sent: Wednesday, May 16, 2018 12:26 PM
To: Dusty Pilkington; Holly Erdman; Taylor Gustafson; Candie Leader; 'office@kcf7.com'; Tristen Lamb
Cc: Lindsey Ozbolt
Subject: RE: BL-18-00006 Garrison

Dusty,

I have reviewed this and feel that as long as Pub Works has no issues, I'm good with it. Does it meet all of the WUI requirements? The reason I mention this is because the map shows a "proposed" easement, but the aerial looks as though it's already done. If it's simply a lot-line adjustment, and the easement map was simply for reference, then I don't have an issue with it.

Eric Trygstad

Fire Marshal

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
eric.trygstad@co.kittitas.wa.us
P: 509.962-7000
F: 509.962.7682

From: Dusty Pilkington
Sent: Wednesday, May 16, 2018 9:52 AM
To: Holly Erdman; Taylor Gustafson; Eric Trygstad; Candie Leader; 'office@kcf7.com'; Tristen Lamb
Cc: Lindsey Ozbolt
Subject: BL-18-00006 Garrison

Eric, Taylor, Holly, and other interested parties,

Please review this Boundary Line Adjustment (BLA) application, BL-18-00006 Garrison, and submit comments for the decision. Control Click on the hyperlinks below. Comment period for this application ends on **05/31/2018**.

[BL-18-00006 Garrison \(Inside County Network\)](#)

[BL-18-00006 Garrison \(Outside County Network\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Holly Erdman](#)
To: [Dusty Pilkington](#)
Cc: [Tristen Lamb](#)
Subject: FW: BL-18-00006 Garrison Revised Site Plan Needed
Date: Tuesday, July 24, 2018 5:11:28 PM

The BL should be good to go then. Thanks.

From: Tristen Lamb
Sent: Tuesday, July 24, 2018 4:36 PM
To: Holly Erdman
Subject: FW: BL-18-00006 Garrison Revised Site Plan Needed

Here's what Dusty was talking about, maybe? It didn't get sent to us on the 29th, it was sent to him on the 29th.

From: Holly Erdman
Sent: Thursday, May 31, 2018 11:31 AM
To: Dusty Pilkington
Cc: Tristen Lamb
Subject: RE: BL-18-00006 Garrison Revised Site Plan Needed

Dusty,

This response from the applicant is insufficient. I need an adequate site plan showing the location of the drainfield and septic tank. The applicant states, "The tank is about 50 feet west and south of my building," but which of the two buildings is he referring to? He also states that "T" posts mark the ends of the drainfield lines. Does this mean we are supposed to make a field visit to gain information that should have been provided?

Additionally, in the project narrative under water source it says "unknown". Knowing that the lot was served by the Sky Meadows water system would have been helpful information to have during the original review of the project.

I can't provide any further comment on this project.

Holly

From: Dusty Pilkington
Sent: Tuesday, May 29, 2018 5:02 PM
To: Holly Erdman
Subject: FW: BL-18-00006 Garrison Revised Site Plan Needed

Find the applicant's response below.

Thanks,

Dusty

From: Dave's Email [<mailto:bowhunterdave@comcast.net>]
Sent: Tuesday, May 29, 2018 4:54 PM
To: Dusty Pilkington
Subject: Re: BL-18-00006 Garrison Revised Site Plan Needed

There is no well. We are on Sky Meadows water system. The septic system was constructed with a county permit and there should be a plan on file. Our project engineer is out until next week. The septic tank is about 50 feet west and south of my building. The ends of the drain field are marked with steel T-posts.

Sent from my iPhone

On May 29, 2018, at 9:51 AM, Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us> wrote:

Mr. Garrison,

Find below correspondence from our Environmental Health department in regard to the proposed BLA. The comment period officially ends May 31st, and it would expedite the process if a revised site plan were submitted with sufficient time to review before then. The site plan requires the addition of all existing wells, septic, and drainfields to ascertain whether the BLA observes all necessary setbacks.

Thanks,
Dusty

From: Holly Erdman
Sent: Friday, May 25, 2018 10:54 AM
To: Dusty Pilkington
Cc: Tristen Lamb
Subject: RE: BL-18-00006 Garrison

Thank you, I appreciate any additional information that can be provided.

From: Dusty Pilkington
Sent: Friday, May 25, 2018 10:45 AM
To: Holly Erdman
Subject: RE: BL-18-00006 Garrison

Holly,

I can ask for a revised site plan, and for clarification.

Thanks,

Dusty

From: Holly Erdman

Sent: Friday, May 25, 2018 10:16 AM
To: Dusty Pilkington
Cc: Tristen Lamb
Subject: RE: BL-18-00006 Garrison

Dusty,

In the project narrative of this boundary line adjustment application it is stated, "Sewage is disposed of via existing septic tanks and drainfields." Buildings are shown on the site plan but no existing septic systems are shown. Are there any that should be? Are there any existing wells that should be shown?

Thank you in advance.

Holly

From: Dusty Pilkington
Sent: Wednesday, May 16, 2018 9:52 AM
To: Holly Erdman; Taylor Gustafson; Eric Trygstad; Candie Leader; 'office@kcf7.com'; Tristen Lamb
Cc: Lindsey Ozbolt
Subject: BL-18-00006 Garrison

Eric, Taylor, Holly, and other interested parties,

Please review this Boundary Line Adjustment (BLA) application, BL-18-00006 Garrison, and submit comments for the decision. Control Click on the hyperlinks below. Comment period for this application ends on **05/31/2018**.

[BL-18-00006 Garrison \(Inside County Network\)](#)
[BL-18-00006 Garrison \(Outside County Network\)](#)

Dusty Pilkington
Planner I

Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14