



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

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Building Partnerships – Building Communities

September 20<sup>th</sup>, 2018

Lloyd Carney  
4680 4<sup>th</sup> Parallel Rd  
Ellensburg, WA 98926

Gray Surveying and Engineering  
PO Box 510  
2706 River Rd  
Yakima WA 98902

RE: BL-18-00010 #6 LLC

Parcel # 142836  
Parcel # 10402  
Parcel # 312836

Map # 17-19-19050-0001  
Map # 17-19-19010-0005  
Map # 17-19-19050-0002

Dear Mr. Carney,

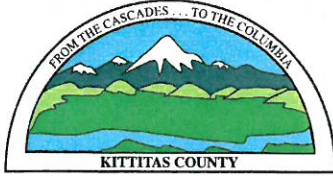
On September 19<sup>th</sup>, 2018, a Conditional Preliminary Approval Letter was sent for the above referenced BLA. The letter made reference to attached Public Works comments which were left out of the package in error. This is a copy of the letter with the comments included. Community Development 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 office for review:

1. A preliminary survey 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 Kittitas County Public Works 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



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Community Development Services  
FROM: Taylor Gustafson  
DATE: September 14, 2018  
SUBJECT: Review of BLA BL-18-00010 (Carney)  
\*\* CDS Refers to this as #6 LLC

TG

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:

#### Access:

1. No. 6 Road, in this location, is classified as a Rural Minor Collector with a requirement for 300' spacing between access points. Please provide detail in regards to how this requirement will be met through this BLA

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.

#### Suggested Changes (Not Required)

#### Survey:

1. Basis of Bearing labeled or noted. (WAC:332130-050(1))b(iii))

2. All roadways should show name, width, underlying ownership and surfacing material.  
Ex. No. 6 Road (60' County R/W – Paved) (or similar)
  
3. A Purpose of Survey statement shall be included (KCC 16.10.020(1))  
Ex. The purpose of this survey is to illustrate and delineate the parcels shown hereon to facilitate the application for Boundary Line Adjustment BL 18-00010.(or similar)

Of Note

Lot closures specifically not required for this application due to the use of natural (irregular) boundaries.