



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

December 14, 2018

Crossfire Farms, LLC
c/o Neal and Wes Johnson
4771 Sorenson Rd
Ellensburg, WA 98926

Chris Cruse
PO Box 959
Ellensburg, WA 98926

RE: BL-18-00015 Crossfire Farms

Parcel # 710333

Parcel # 680733

Map # 17-19-24000-0009

Map # 17-20-19000-0005

Dear Neal and Wes Johnson,

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, Kittitas County Fire Marshall, Kittitas Valley Fire and Rescue, and Kittitas County Public Health 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



KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Taylor Gustafson, Environmental/Transportation Planner
DATE: December 7, 2018
SUBJECT: Crossfire Farms BL-18-00015

TG

Public Works recommends preliminary approval with the following conditions:

Access:

1. 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.
2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
4. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
5. 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.

From: [Holly Erdman](#)
To: [Dusty Pilkington](#)
Cc: [Tristen Lamb](#)
Subject: RE: BL-18-00015 Crossfire Farms
Date: Wednesday, November 28, 2018 2:03:56 PM

Dusty,

The above referenced BL has been reviewed and the proposed boundaries meet the required setbacks. Public health has no further comments or concerns regarding this project.

Thank you,

Holly

From: Dusty Pilkington
Sent: Monday, November 26, 2018 10:37 AM
To: Holly Erdman; Taylor Gustafson; Candie Leader; Tristen Lamb; 'Cascade Irrigation'; Pat Nicholson; RichElliott
Cc: Lindsey Ozbolt
Subject: BL-18-00015 Crossfire Farms

Taylor, Holly, Tristen, and other interested parties,

Please review this Boundary Line Adjustment (BLA) application, BL-18-00015 Crossfire Farms, and submit comments for the decision. Control Click on the hyperlinks below. Comment period for this application ends on **12/10/2018**

[BL-18-00015 Crossfire Farms \(Inside County Network\)](#)

[BL-18-00015 Crossfire Farms \(Outside County Network\)](#)

From: [Pat Nicholson](#)
To: [Rich Elliott](#); [Dusty Pilkington](#)
Cc: [Joe Seemiller](#); [John Sinclair](#)
Subject: RE: BL-18-00015 Crossfire Farms
Date: Monday, November 26, 2018 11:15:27 AM

I concur with KVFR's comments regarding any future construction projects at these parcels.



Patrick Nicholson
Fire Marshal
Kittitas County
411 N Ruby ST, Suite 2
Ellensburg WA 98926
(509) 899-3554 (Cell)
(509)962-7000 (Office)
pat.nicholson@co.kittitas.wa.us

From: Rich Elliott [<mailto:elliotttr@kvfr.org>]
Sent: Monday, November 26, 2018 10:49 AM
To: Dusty Pilkington
Cc: Joe Seemiller; John Sinclair; Pat Nicholson
Subject: RE: BL-18-00015 Crossfire Farms

KVFR response:

KVFR has the following concerns that will need to be addressed through the Fire Marshal at time of construction:

1. Access to both parcels will need to be compliant with Appendix D – current IFC at time of application.
2. WUI code risk assessment for new construction with applicable conditions as determined.
3. Recommend residential sprinkler system for any future structures as this parcel is a long distance from staffed fire station with corresponding extended response times.

Thank you

From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>
Sent: Monday, November 26, 2018 10:37 AM
To: Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Taylor Gustafson <taylor.gustafson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tristen Lamb <tristen.lamb@co.kittitas.wa.us>; cid@fairpoint.net; Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Rich Elliott <elliotttr@kvfr.org>

From: [Pat Nicholson](#)
To: [Dusty Pilkington](#); [Holly Erdman](#); [Taylor Gustafson](#); [Candie Leader](#); [Tristen Lamb](#); ["Cascade Irrigation"](#); [RichElliott](#)
Cc: [Lindsey Ozbolt](#)
Subject: RE: BL-18-00015 Crossfire Farms
Date: Monday, November 26, 2018 11:14:33 AM

I have reviewed the BLA application and no concerns with the proposed boundary line adjustment.



Patrick Nicholson

Fire Marshal

Kittitas County

411 N Ruby ST, Suite 2

Ellensburg WA 98926

(509) 899-3554 (Cell)

(509)962-7000 (Office)

pat.nicholson@co.kittitas.wa.us

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[BL-18-00015 Crossfire Farms \(Inside County Network\)](#)

[BL-18-00015 Crossfire Farms \(Outside County Network\)](#)

From: [Rich Elliott](#)
To: [Dusty Pilkington](#)
Cc: [Joe Seemiller](#); [John Sinclair](#); [Pat Nicholson](#)
Subject: RE: BL-18-00015 Crossfire Farms
Date: Monday, November 26, 2018 10:48:43 AM

KVFR response:

KVFR has the following concerns that will need to be addressed through the Fire Marshal at time of construction:

1. Access to both parcels will need to be compliant with Appendix D – current IFC at time of application.
2. WUI code risk assessment for new construction with applicable conditions as determined.
3. Recommend residential sprinkler system for any future structures as this parcel is a long distance from staffed fire station with corresponding extended response times.

Thank you

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Cc: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>
Subject: BL-18-00015 Crossfire Farms

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