



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

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"Building Partnerships – Building Communities"

April 26, 2019

Brianne Kelsey
770 Suncadia Trail
Cle Elum, WA 98922
bkelsey@suncadia.com

Steve Lathrop
PO Box 1088
Ellensburg, WA 98926
steve@lwhsd.com

RE: Suncadia Ph. 3 Div. 15 & 16 Boundary Line Adjustment (BL-19-00004)

Dear Applicant,

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 copy of the recorded survey 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. 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.

Attached are comments from Kittitas County Public Works Department. As stated on the memo these changes are only suggested, no further actions are required.

If you have any questions regarding this matter, I can be reached at (509) 962-7637, or by e-mail at chelsea.benner@co.kittitas.wa.us.

Sincerely,

Chelsea Benner
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7637
chelsea.benner@co.kittitas.wa.us

Enclosed: Kittitas County Public Works Memo April 23, 2019



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Taylor Gustafson, Environmental/Transportation Planner TG
DATE: April 23, 2019
SUBJECT: BL-19-00004 Suncadia Phase 3 Div 15 & 16 Public Works Review

Survey:

Suggested Changes (Not Required)-

Multiple Pages

1. Show the Yakima and Cle Elum Rivers.
2. Show roads FSR 4303-120 and PC 7200-723.

Sheet 1

3. Note 1 about not setting corners, is typically not allowed.
I believe that the reason for not setting them is justified under RCW:58.09.020 for all lots under the ownership of New Suncadia, and under RCW:58.17.040(6) for Tract D.
If this is the intent, it should be noted.
4. The statement for Survey Instrumentation appears to have been cut off.

Sheet 2

5. The section line dimension near Tract B is partially obscured by crossing linework.

Sheet 11

6. This page shows a Basis of Bearing. Clarify how this relates to the Basis of Bearing on Sheet 1 or remove.

Sheet 12

7. The line labeled as being 383.10 and the arc 290.36 in length along the north line of Tumble Creek drive do not match the closure report.

Sheet 14

8. The applicant is advised that in future, Kittitas County would accept new legal descriptions that read as such;
Parcel X as shown on that survey recorded _____, 2019 in Book ___ of Surveys, at Pages ___, under Auditors File No. _____, records of Kittitas County, Washington.
(Or similar). The necessary information to be completed at time of filing.