



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"

October 2, 2019

Lawrence Rd. LLC
Lloyd Carney
4680 4th Parallel Rd
Ellensburg, WA 98926

RE: Carney Boundary Line Adjustment (BL-19-00018)

Parcel # 324533
Parcel # 16869
Parcel # 16870
Parcel # 16875

Dear Applicant,

All applicable county departments have reviewed your application and have provided comment. The following comments need to be noted or addressed:

1. Kittitas County Environmental Health commented regarding the proposed well on Parcel "A." There is no required action, however please note these comments (attached).
2. Kittitas County Public Works commented regarding their access requirements for future development and suggested survey changes (attached). Please update the preliminary survey per the comments and resubmit the preliminary survey to Community Development Services for review.

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 # 2, Ellensburg, WA 98926

cc: Gray Surveying

via email

Enclosed: *Environmental Health comment email*
Public Works comment memo

Chelsea Benner

From: Holly Erdman
Sent: Tuesday, September 17, 2019 4:55 PM
To: Chelsea Benner
Cc: Jesse Cox
Subject: RE: Notice of Application BL-19-00018 Carney

Follow Up Flag: Follow up
Flag Status: Flagged

Chelsea,

Thank you for the opportunity to comment on this project.

The proposed well that will be located on Parcel "A" to serve the existing residence will be required to meet all setbacks; 50 feet from all property lines, 50 feet from the existing septic tank and 100 feet from the existing drainfield and future replacement drainfield.

Thank you,

Holly Erdman, BS, Environmental Health Specialist II

P: 509.962.7580 | F: 509.962.7581 | E: holly.erdman@co.kittitas.wa.us

Kittitas County Public Health Department

507 N Nanum St Suite 102, Ellensburg WA 98926

www.co.kittitas.wa.us/health

Please tell us how we're doing: [KCPHD Customer Survey](#)



From: Chelsea Benner
Sent: Monday, September 16, 2019 8:51 AM
To: Holly Erdman; Jesse Cox; Pat Nicholson; Toni Berkshire; Candie Leader; Gail Weyand
Subject: Notice of Application BL-19-00018 Carney

Good Morning,

Please review the following Boundary Line Adjustment application submitted by Lloyd Carney (BL-19-00018). Any comments need to be submitted by 5pm on October 1st. Please let me know if you have any questions.

[BL-19-00018 Internal](#)

[BL-19-00018 External](#)

Thank you,

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Candie Leader, Administrative Assistant
DATE: September 30, 2019
SUBJECT: BLA BL-19-00018 (Carney)

Please see below our comments regarding the Carney Boundary Line Adjustment (BL-19-00018).

1. Access:

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

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.

2. **Survey:**

Suggested Changes (Not Required):

1. All roadways should show name, width, and underlying ownership.
(EX: Fourth Parallel Rd – 60' County R/W – Paved)
2. At minimum, the new division lines between the parcels should be staked in the field, with set corners shown on the face of the map.
3. The purpose of the survey shall be noted on the face of the map.
(EX: The purpose of the survey is to delineate new parcel boundaries for Boundary Line Adjustment BL-19-00018.)
4. The Record of Survey referenced on Section Map located East of Parcel C is incorrect.
5. Typo on "Preliminary" within title block.
6. Section Township and Range Shall be shown in Bold text near the top of the page
(EX: Pt of NW 1/4 Sec 6, T16N., R20E, W.M.)
7. Location within title block does not encompass all of the proposed BLA.

Of Note

Lot closures were not reviewed as part of this review.