

**From:** [Rachael Stevie \(CD\)](#)  
**To:** [Zachery Peebles](#)  
**Subject:** RE: BL-20-00011 Stewart - Conditional Preliminary Approval  
**Date:** Monday, October 19, 2020 7:06:00 PM  
**Attachments:** [image002.png](#)

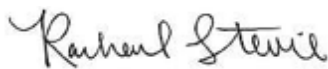
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Hello Zachery!

Mr. Stewart called me again wondering if there has been any progress made on his BLA app. He is having a hard time getting a hold of his survey company.

Do you have any information I can share with him?

Thank you!



Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
509-962-7637  
[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)

**Please Note:** In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

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**From:** Candie Leader <candie.leader@co.kittitas.wa.us>  
**Sent:** Monday, August 3, 2020 2:43 PM  
**To:** Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>  
**Subject:** RE: BL-20-00011 Stewart - Conditional Preliminary Approval

Zack is working with Danielle on this.

I requested that he keep you in the loop and he should've sent you some information.

Let me know if you don't see any correspondence.

Thanks!

*Candie Leader*

Administrative Supervisor  
Kittitas County Department of Public Works  
411 North Ruby Street, Suite 1  
Ellensburg, WA 98926

509-962-7699

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**From:** Rachael Stevie (CD) <[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)>  
**Sent:** Monday, August 3, 2020 11:41 AM  
**To:** Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>  
**Subject:** RE: BL-20-00011 Stewart - Conditional Preliminary Approval

Good afternoon,

I received a call from the applicant today checking on the status of his application.

Can I please get an update?

Thank you!



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**From:** Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>  
**Sent:** Wednesday, June 24, 2020 11:36 AM  
**To:** 'Danielle Escamilla' <[danielle@wpeinc.net](mailto:danielle@wpeinc.net)>; Rachael Stevie (CD) <[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)>; [snpstewart@regan.com](mailto:snpstewart@regan.com)  
**Cc:** Lindsey Ozbolt <[lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)>; [snpstewart@regan.com](mailto:snpstewart@regan.com); Justin Turnbull <[justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)>; Zachery Peebles <[zachery.peebles@co.kittitas.wa.us](mailto:zachery.peebles@co.kittitas.wa.us)>; Gail Weyand <[gail.weyand.pw@co.kittitas.wa.us](mailto:gail.weyand.pw@co.kittitas.wa.us)>  
**Subject:** RE: BL-20-00011 Stewart - Conditional Preliminary Approval

Danielle,

I have copied staff on this email regarding the access easement.

They will get back to you with clarification.

Thank you,

## Candie Leader

Administrative Supervisor  
Kittitas County Public Works  
411 North Ruby, Suite 1  
Ellensburg, WA 98926  
(509) 962-7523

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**From:** Danielle Escamilla <[danielle@wpeinc.net](mailto:danielle@wpeinc.net)>

**Sent:** Wednesday, June 24, 2020 11:29 AM

**To:** Rachael Stevie (CD) <[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)>; [snpstewart@regan.com](mailto:snpstewart@regan.com)

**Cc:** Lindsey Ozbolt <[lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; [snpstewart@regan.com](mailto:snpstewart@regan.com)

**Subject:** Re: BL-20-00011 Stewart - Conditional Preliminary Approval

Rachael,

Thank you for the information. I am in need of some direction, as I am unsure of how to comply with comments 1 & 2 from the review comments, in regards to the access easement.

A record of survey cannot typically grant an easement, as this should be done through a separate easement document. However, the client (Stewart) owns both parcels and it has always been my understanding that you can't grant an easement to yourself. Is there a recommended process for completing these requirements so that we can move forward? While I can do some of the dedications on a plat, this being an exempt process would not afford me some of the options that I would have with a subdivision that I am aware of.

Some of the possibilities we have thrown around include:

1. Review of the plat certificate to identify if an existing easement exists that will benefit parcel no. 337936. While there are many easements through his property that benefit others, I am doubtful this will come up fruitful. However, I am wondering if comment #1 means all access easements recorded or just the ones to benefit the other parcel
2. Prepare an access easement legal description for the client to obtain an easement and have that recorded at the County. Then we can show this AFN and identify it on the map.
3. Include the language of the access easement on the survey that should be included in a subsequent sale of the property, if or when that occurs.
4. Other?

Thank you for your assistance.

Respectfully,

Danielle Escamilla, Senior Planner

Western Pacific Engineering & Survey, Inc.

Finally, the conditional preliminary approval letter, #1, talks about the need to submit a preliminary survey. With the closing of the

On 5/1/2020 10:17 AM, Rachael Stevie (CD) wrote:

Good morning,

Please see attached correspondence regarding your boundary line adjustment application. Please note that I will not be sending a hard copy in the mail as I am working remotely and do not currently have access to a printer.

Please do not hesitate to contact me with any questions,

Have a great weekend!



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[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's Stay Home, Stay Healthy Order, Kittitas County Community Development Services is closed to the public until further notice. At this time I am working remotely and will do my best to respond to you as promptly as possible.

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message id: 38eb45916c6dcbdac24bb8719d004a14

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Danielle Escamilla, Administrative Assistant

  
**WESTERN PACIFIC ENGINEERING & SURVEY, INC.**  
PIONEER WAY PROFESSIONAL CENTER  
1328 E, HUNTER PLACE

MOSES LAKE, WASHINGTON 98837