



# **KITTITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

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### **MEMORANDUM**

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TO: All Staff  
FROM: Public Works Planning Review Team  
DATE: December 22, 2020  
SUBJECT: BL-20-00030 US Bureau of Reclamation

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. Show all access easements on the face of the BLA. The proposed BLA's access road easement, referenced from survey recording number 200204290001, is not shown across lot 15, 16, 17, 18, and 2-R. The previous survey shows the easement across this area. Lots 16 and 17 do not appear to have adequate access on this proposal.

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 changing an existing access.
- b. The berm constructed across the parcels appears to cross the access road easement. This could create difficulties constructing an access, or require relocation if the access road is constructed.
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. 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.

**SURVEY:**

**Comments (not required)**

1. The survey narrative does not make reference to Lot 21, which is also revised as part of this BLA. The Narrative May also want to include reference to the County Application no. (BL-20-00030)
2. The Surveyor's Certificate lists Seattle City Light as the client.
3. The curve located on sheet 2, being the South boundary of Lot 2-R is awkwardly displayed. "Crows Feet" or similar symbology would help in clarifying the overlapping dimensions.
4. The bearing and distance of the NE'most line of Lot 15-R is not shown on Sheet 3. It can be found on 2.
5. While the entire BLA has been scaled to grid, there is no preamble addressing this in the legal descriptions of the lots. This should be addressed, as the legal descriptions NOT the survey create the parcels. A preamble to the legal descriptions noting the grid and scale factor, OR revising the legal descriptions to read: "Lot \_\_\_ of that certain survey recorded \_\_\_\_\_, in Book\_\_\_, Page\_\_\_ under Auditor's File No. \_\_\_\_\_, records of Kittitas County". The blanks would be filled in at time of recording.  
(While this self-referential description is not allowed in some places, it is allowed in Kittitas County)

**FLOOD:**

The Proposed Boundary Line Adjustment is consistent with the purposes identified in Kittitas County Code 14.08 – Flood Damage Prevention. No additional information or action is needed by the applicant to satisfy KCC 14.08 requirements. The proposed BLA advances floodplain management objectives within this reach of the Yakima River that were identified in the Yakima Corridor Plan adopted by Kittitas County (Resolution No. 2015-162). These objectives included coordination with the U.S. Bureau of Reclamation on the Schaake Levee project, identifying opportunities to manage or reduce flood and flood erosion risk, and engaging landowners, resource managers, and elected officials in the identification of a set of habitat and flood risk reduction opportunities and projects that have broad community support and can be cooperatively implemented. The proposed BLA compliments floodplain management for lands owned by Kittitas County and located just downstream of the project area. We note the partnerships demonstrated in this proposal, which enable for effective floodplain management, which is not constrained by current ownership patterns, decreases flood risk and improves ecological floodplain function, and helps sustain operations of Twin City Foods, a critical local employer.