



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

July 11, 2008

Martin Durkan  
330 SW 43<sup>rd</sup> Street  
Suite K  
Renton, WA 98055

**RE: Durkan Short Plat, SP-08-00032**

Dear Mr. Durkan,

Community Development Services is in receipt of the referenced application and hereby **denies** the request for a Short Plat. The referenced application was submitted on June 18, 2008, as a follow up to the Durkan Boundary Line Adjustment, BLA-08-14 which was finalized on June 2, 2008. The approved boundary line adjustment adjusted the parcels as follows:

1. Parcel number 11938 was adjusted from 5.34 acres to 3.04 acres.
2. Parcel number 11939 was adjusted from 5.75 acres to 3.11 acres.
3. Parcel number 11940 was adjusted from 5.00 acres to 3.26 acres.
4. Parcel number 11941 was adjusted from 5.38 acres to 12.06 acres.

The referenced Short Plat is now proposing to subdivide the 12.06 acre parcel into 3 lots. This denial is based on Kittitas County Code 16.08.055, which states the following:

*Boundary line adjustments are not intended to make changes that result in increased development or density otherwise regulated by applicable land use codes.*

Per Kittitas County Code 16.08.055 Boundary Line Adjustments cannot be used to create increased density and therefore this Short Plat is not allowed.

**Pursuant to Chapter 15A.07 KCC, this Administrative Decision may be appealed by submitted specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of County Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, July 25, 2008. Aggrieved parties are encouraged to contact the Kittitas County Board of County Commissioners at (509) 962-7508 for more information on the appeal process.**

Sincerely,

Trudie Pettit  
Staff Planner

cc: Encompass Engineering & Surveying

Attachments: KCC 16.08.055  
Short Plat Application (SP-08-00032)  
BLA Application (BLA-08-14)

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

**16.08.055 Boundary line adjustment.**

"Boundary line adjustment" means making alterations to existing lots, tracts or parcels through adjusting one or more property lines. A boundary line adjustment is an alteration made for the purposes of adjusting boundary lines, which does not create any lot, tract, or parcel, which contains insufficient area and/or dimensions to meet minimum requirements for a building site. No lot or parcel resulting from a boundary line adjustment may be smaller than the minimum size allowed in that zone; provided, however, if the lot or parcel was already a nonconforming lot size that did not meet the minimum lot size for that zone, a boundary line adjustment may adjust boundaries so that nonconforming lot is larger even if it still continues to be less than the minimum lot size for that zone.

Boundary line adjustments are not intended to make changes that result in increased development or density otherwise regulated by applicable land use codes. The resulting legal descriptions shall incorporate the original legal descriptions and the resulting change to those descriptions.

Boundary line adjustments must comply with KCC 16.18 and KCC Title 12 Road Standards. (Ord. 2005-31, 2005)