

## Kaycee Hathaway

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**From:** darko@leslieengineering.com  
**Sent:** Thursday, August 06, 2015 10:21 AM  
**To:** Kaycee Hathaway; Doc Hansen  
**Cc:** Joel Blanchard  
**Subject:** RE: SE-15-00004 Blanchard, note to Joel Blanchard from Kaycee Hathaway

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Kaycee and Doc,

I am the Civil Engineer for the above project. Joel Blanchard asked me to respond to his conversation with Kaycee from their meeting this morning and Kaycee's email from yesterday.

I am not familiar with the history of the site layout process, since we were brought onto the project later in the design process. We based the current site layout design on the site layout originally provided by Traditional Designs Inc. and the Pre-Application meeting notes. The new buildings were laid out to comply with the County zoning ordinance for Light Industrial zone, the geotechnical recommendations for the on-site fills, and the topographic and boundary information, while maintaining the original building layout by Traditional Designs Inc. as much as possible. We met the zoning ordinance by providing a 55' building setback from the roadway (Reecer Creek Road) centerline, and we provided the 50' setback from the southern property lines for the residential properties to the north.

We believe that the intent of the code has been met in this situation, even though the buildings are not offset 50' from the adjacent residentially zoned property (parcel #21117). However, the buildings have been setback over 50' from the northern property line of Parcel #21117. The northern property line was selected because parcel #21117 is a tract (Tract C of Currier Creek Estates), not a residential parcel, and as such it will never be developed into usable residential lots with houses. We believe this tract is a stormwater and access tract. It is clear from the code language that the intent of the 50' setback between light industrial and residential zones is to provide an effective visual and operational buffer to shield the residential properties from light industrial views and activities and to maintain the residential character. Since Tract C will not be and cannot ever be developed, the actual residential lots to the north have the mandated 50' buffer in perpetuity. We see no reason to provide a full 50' buffer from the lower boundary of an undevelopable tract.

If the County insists on an additional setback beyond what has been provided, this project is no longer viable. We hope that the County agrees that the intent of the code has been met and is willing to work with the owner to quickly resolve any issues. Please contact me with any questions. Thanks!

**Darko Hrle, PE**

**Project Manager**

**LeslieEngineering**

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**From:** Joel Blanchard [mailto:joelpilot@charter.net]

**Sent:** Wednesday, August 05, 2015 2:57 PM

To: darko@leslieengineering.com

Subject: Fwd: SE-15-00004 Blanchard, note to Joel Blanchard from Kaycee Hathaway

Begin forwarded message:

**From:** Kaycee Hathaway <[kaycee.hathaway@co.kittitas.wa.us](mailto:kaycee.hathaway@co.kittitas.wa.us)>

**Subject:** SE-15-00004 Blanchard

**Date:** August 5, 2015 at 11:39:43 AM PDT

**To:** "'joelpilot@charter.net'" <[joelpilot@charter.net](mailto:joelpilot@charter.net)>

**Cc:** Doc Hansen <[doc.hansen@co.kittitas.wa.us](mailto:doc.hansen@co.kittitas.wa.us)>, Lou Whitford

<[lou.whitford@co.kittitas.wa.us](mailto:lou.whitford@co.kittitas.wa.us)>, Steph Mifflin <[stephanie.mifflin@co.kittitas.wa.us](mailto:stephanie.mifflin@co.kittitas.wa.us)>

Hello Mr. Blanchard,

This email is to follow up on our conversation from earlier today.

KCC 17.48.050 states:

**17.48.050 Setbacks.**

No building or permanent structure may be constructed closer than fifty-five (55) feet from the centerline of any public right-of-way. If any use in this zone abuts or faces any residential zone, a setback of fifty (50) feet on the side abutting or facing the residential zone shall be provided, with tree planting or other conditions necessary to preserve the character of the residential zone. The Director shall determine what these conditions shall be. ([Ord. 2013-001](#), 2013; Ord. 83-Z-2 (part), 1983)

Thus the structure setback from the northern property line must be 50' from the residential zone. The closest residential parcel is parcel # 21117. On the Kittitas County Compas Mapping System there is a technical error with the zoning projection and shows that a portion of parcel # 21117 is Light Industrial which is inaccurate. All of Parcel # 21117 is Zoned Residential.

What is needed for the county to continue processing your project is a site plan showing the setback of all structures on the northern property line from the residential zone (50') as well as the setback of all structures from the ROW from Reecer Creek Rd and Old Highway Ten (55').

If you have any further questions staff would be willing to set up an appointment to meet with you in regards to what is needed to continue processing your applications.

Thank you,  
Kaycee K Hathaway  
Kittitas County  
Community Development Services/ Planner I  
Phone: (509) 962-7079  
Email: [kaycee.hathaway@co.kittitas.wa.us](mailto:kaycee.hathaway@co.kittitas.wa.us)

RCW and to archiving and review.

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