From:	Cruse & Associates
To:	Dusty Pilkington
Cc:	Rory Savage
Subject:	Re: BL-17-00011 Gardinier
Date:	Wednesday, July 26, 2017 8:11:14 AM
Attachments:	Gardinier.pdf

Dusty – Attached is a preliminary copy of the final survey. Please send out for review contact me back with any questions and I will contact you back when taxes are paid.

Thanks,
Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
(509) 962-8242 Office
(509) 962-8238 Fax
cruseandassoc@kvalley.com

From: Dusty Pilkington
Sent: Friday, July 07, 2017 8:49 AM
To: Cruse & Associates
Subject: FW: BL-17-00011 Gardinier

The Gardinier Conditional Preliminary Approval is attached. Hard copies are en route via USPS.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Dusty Pilkington
Sent: Thursday, July 06, 2017 4:25 PM
To: 'Cruse & Associates'
Subject: RE: BL-17-00011 Gardinier

Chris,

After looking through the phrasing of the code and getting a clarification from our new Director, it looks like we will continue to go with the interpretation that Jeff and Dan used. I will check a few more details on the BLA, and then if everything is good, I will have the CPA letter out soon.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
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dusty.pilkington@co.kittitas.wa.us

From: Cruse & Associates [mailto:cruseandassoc@kvalley.com]
Sent: Thursday, July 06, 2017 4:10 PM
To: Dusty Pilkington
Subject: Re: BL-17-00011 Gardinier

Dusty – Attached is a more recent survey recorded for BL-15-00017 in AG-20 that allowed 10' rear setback. KCC 17.29.070 has come up several times in the past with the wording that the rear setback is to the main building. I remember Valoff and Watson allowed a couple barns or sheds down to 5' from the rear boundary to match the 5' side yard call to all structures. It has been a while and I do not remember which project it was for. Please review and I will look around tomorrow for additional information.

Thanks,
Chris Cruse P.L.S.
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(509) 962-8242 Office
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cruseandassoc@kvalley.com

From: Dusty Pilkington
Sent: Thursday, July 06, 2017 3:17 PM
To: Cruse & Associates
Subject: RE: BL-17-00011 Gardinier

Chris,

On what projects did previous planners let you stick to a 5 foot setback? ? I am looking through our code, and it does not look like our code allows for such a deviation, as it does not seem to differentiate between accessory and main structures in terms of setbacks.

The setback from the drainfield was as per EH and their code sections they are responsible for. Under code, the setbacks from above ground structures and drainfields are two different things. The Gibb BLA met all zoning setbacks as proposed pursuant to Title 17, but had to be modified to allow the 10 foot setback for the drainfield as part of Title 13.

Thanks for the quick reply, and hopefully we can get this sorted out and move on to a CPA soon.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
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dusty.pilkington@co.kittitas.wa.us

From: Cruse & Associates [mailto:cruseandassoc@kvalley.com]
Sent: Thursday, July 06, 2017 2:15 PM
To: Dusty Pilkington
Subject: Re: BL-17-00011 Gardinier

Dusty - KCC 17.29.070 has been a pain for all of us to deal with. The structure 10' east of the proposed boundary is a tool shed not the main building. Different planners have let me adjust down to a 5' rear setback on accessory buildings. You let me hold 10' rear setback for Gibbs drain field on BL-17-00003. Gibb is in Com-AG but rear setback is worded the same. I was asked to place the boundary as we did to keep as much room as possible for hay equipment to turn into the barn on tax 13843 and meet what I thought would be the required rear yard setback for a shed.

Please review and contact me back to discuss how best to proceed.

Thanks,
Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
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cruseandassoc@kvalley.com

From: Dusty Pilkington
Sent: Thursday, July 06, 2017 1:46 PM
To: Cruse & Associates
Subject: BL-17-00011 Gardinier

Mr. Cruse,

Greetings. I am reviewing the Gardinier BLA, and it all looks good with one exception. On the western side of parcel 15364, where it shares a boundary with parcel number 138433, the site plan shows a 10 foot structural setback. The boundary of 138433 abuts the rear of parcel number 15364, as the front side is facing the road and access to the east. Thus, the eastern side of 138433 is the front yard. The Ag-20 zone requires the following setbacks:

17.29.050 Yard requirements - Front yard.
There shall be a minimum front yard of twenty-five (25) feet.
17.29.060 Yard requirements - Side yard.

Side yard shall be a minimum of five (5) feet; on corner lots the side yard shall be a minimum of fifteen (15) feet on the side abutting the street.

17.29.070 Yard requirements - Rear yard.

There shall be a rear yard with a minimum depth of twenty-five (25) feet to the main building.

According to code, the boundary line requires a setback of 25 feet at the rear of parcel 15364, and the same setback at the front of 138433. Measurements in ArcGIS suggest to me that you have just enough room between the structures on either side of the proposed boundary to meet these setbacks. Although I cannot approve the BLA "as proposed", and can issue a conditional approval requiring that these setbacks be met.

Please let me know how you would like to proceed.

Thanks,

Dusty Pilkington
Planner I
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dusty.pilkington@co.kittitas.wa.us

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