From: Dusty Pilkington
To: "Cruse & Associates"
Subject: RE: BL-17-00012 Miller
Date: Monday, August 07, 2017 11:42:52 AM

Chris,

Thank you, and I will be checking the application for completeness today, and hopefully getting it out for comment.

Thanks,

Dusty

From: Cruse & Associates [mailto:cruseandassoc@kvalley.com]
Sent: Monday, August 07, 2017 11:38 AM
To: Dusty Pilkington
Cc: Roger Weber; Jim Miller
Subject: Re: BL-17-00012 Miller

Dusty – Forgot to include the updated exhibits. Please contact us back with any question or concerns.

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: Cruse & Associates
Sent: Monday, August 07, 2017 11:14 AM
To: Dusty Pilkington
Cc: Roger Weber ; Jim Miller
Subject: Fw: Fwd: BL-17-00012 Miller

Dusty – Just talked to Kathy Weber regarding the below email. The split zoning is an existing condition and this application is not creating any split zoning or combining parcels. We typically list (MBSW) parcels so all departments know the ownership boundary but how about we simply remove tax 150836 from the application. The split zoning tax parcels will be tied together (MBSW) by the Assessor but not necessary for the BLA.

Please review the redline application and contact us back with any question or concerns.

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: Roger Weber
Sent: Monday, August 07, 2017 10:55 AM
To: cruseandassoc@kvalley.com
Subject: Fwd: BL-17-00012 Miller

---------- Forwarded message ----------
From: **Dusty Pilkington** <dusty.pilkington@co.kittitas.wa.us>
Date: Thu, Aug 3, 2017 at 4:36 PM
Subject: BL-17-00012 Miller
To: "rogweb100@gmail.com" <rogweb100@gmail.com>, "jt_miller@msn.com" <jt_miller@msn.com>

Greetings.

I have begun the initial review of the Boundary Line Adjustment application on parcels 310836, 150836, and 450236. As it is proposed, we may not be able to process the BLA. Kittitas County Code 16.10.010:

A boundary line adjustment is an acceptable means of transferring land between abutting legally created parcels, provided:

1. No additional lots, parcels or tracts are created as part of the transfer;
2. No lot that currently conforms to minimum area and dimension regulations shall be adjusted so as to become nonconforming; and
3. No nonconforming lot shall be adjusted in a manner that increases the nonconformity.
4. *No parcels with split zoning are created as a part of the transfer per KCC Chapter 16.04.025*.

The northern 0.04 acre parcel, number 150836, is entirely within the Agriculture 5 zone, while the parcel to the south, 310836, is within the Rural 5 zone. Eliminating the boundary would create a split zoned parcel. In order to be compliant with County Code, the proposed boundary lines must be redrawn such that all parcels created are within the same zoning district.

We look forward to continued processing of the BLA when the proposed boundary lines are redesigned. If you have any questions, please feel free to contact me.

Dusty Pilkington

Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
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