



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Dusty Pilkington, Community Development Services
FROM: Kelly Bacon, Engineer Technician I *KB*
DATE: April 20, 2018
SUBJECT: Galloway BL-17-00024

The Public Works Department has reviewed the Request for Boundary Line Adjustment. **Our department recommends preliminary approval with the following conditions:**

- a. Existing gravel road at the east boundary of 2A shall be a 60 foot dedicated easement and meet current Kittitas County Road Standards dated 12/15/15 for a Private Road with Average Lot Size > 10.0 Acres.
- b. A private road certification is required prior to final approval.
- c. Show access easements to all tax parcels.
- d. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- e. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- f. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- g. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- h. 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.

Page 1 of 1

411 North Ruby Street, Suite 1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

G:\PLANNING\Development\BLA and SEG\BLA\Galloway BL-17-00024\BL-17-00024 Galloway - Prelim Comments.doc

From: [Holly Erdman](#)
To: [Dusty Pilkington](#)
Date: Wednesday, April 11, 2018 10:43:23 AM
Attachments: [2689_001.pdf](#)

Hello Dusty,

Attached are my comments for the Galloway BL that I sent in December 2017. I haven't seen a revised site plan giving me the information I ask for in this attachment. Until this additional information is provided, Public Health will not be able to give approval of this proposed BL.

Thank you,

HOLLY ERDMAN
ENVIRONMENTAL HEALTH SPECIALIST
KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT
507 N. NANUM STREET, SUITE 102
ELLENSBURG, WA. 98926

509-962-7580

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Holly Duncan](#)
To: [Dusty Pilkington](#)
Subject: RE: BL-17-00021 Teanaway Ridge
Date: Tuesday, December 12, 2017 10:23:17 AM

Dusty,

When I click on this link it comes up as Galloway BL-17-00024. I have some comments on the BL-17-00024:

1. There is an existing wellhead near the proposed property line between parcels 2B and 2C that is not shown in the Encompass drawing. According to the records I have, the well head not shown looks like it is right next to the proposed property line which is following a fence line. I will need this existing wellhead included in a drawing. The proposed property line has to be at least 50 feet from the existing well.
2. I also need to see the location of the existing drainfield for the house on the proposed parcel 2B. It is also not shown.

I will email to you the drawing I have so you can see what I am looking at that exists. The reason I have this information is that in 2005 I approved a farm exemption for this property and have drawings from that application to verify my concerns with this application.

Thank you,

Holly

From: Dusty Pilkington
Sent: Monday, December 04, 2017 9:58 AM
To: Kelly Bacon; Holly Duncan; Josh Hink; Lucas Huck; Mark Cook; Candie Leader; Justin Turnbull; Sara Folk; Karen Hodges; 'jwiseman@snoqualmiepassfirerescue.org'
Subject: BL-17-00021 Teanaway Ridge

—
Kelly, Hollys, Josh, and other interested parties,

Please review this Boundary Line Adjustment (BLA) application, BL-17-00021 Teanaway Ridge, and submit comments for the decision. Control Click on the hyperlinks below. Comment period for this application ends on **12/19/2017**.

[BL-17-00021 Teanaway Ridge \(County Departments\)](#)
[BL-17-00021 Teanaway Ridge \(Outside County Network\)](#)

From: [Joe Seemiller](#)
To: [Dusty Pilkington](#)
Subject: RE: BL-17-00024 Galloway Revised Application
Date: Tuesday, April 17, 2018 11:48:49 AM

Dusty:

Any future development must meet current fire code including the wildland urban interface requirements. Thanks.

Joe S.

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Monday, April 16, 2018 8:31 AM
To: Joe Seemiller <seemillerj@kvfr.org>; 'office@kcf7.com' <office@kcf7.com>
Subject: FW: BL-17-00024 Galloway Revised Application

Greetings. It appears that the original email I sent had a bad link. Follow the bottom link to view this application.

From: Dusty Pilkington
Sent: Friday, April 06, 2018 3:05 PM
To: Kelly Bacon; Holly Erdman; Lucas Huck; Mark Cook; Candie Leader; Justin Turnbull; Sara Folk; Karen Hodges; Joe Seemiller; 'office@kcf7.com'
Subject: BL-17-00024 Galloway Revised Application

Kelly, Holly, Josh, and other interested parties,

Please review this Boundary Line Adjustment (BLA) application, BL-17-00024 Galloway (Unionville), and submit comments for the decision. Control Click on the hyperlinks below. Comment period for this application ends on **04/20/2018**.

[BL-17-0024 Galloway \(Unionville\) \(County Departments\)](#)
[BL-17-0024 Galloway \(Unionville\) \(Outside County Departments\)](#)