



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

October 26, 2018

Trev Fyall
261 Brown Rd
Ellensburg, WA 98926

Chris Cruse, P.L.S
Cruse and Associates
217 E. 4th Ave.
P.O. Box 959
Ellensburg, WA 98926

RE: BL-18-00011 Fyall

Parcel # 879333
Parcel # 160136

Map # 18-18-33030-0021
Map # 18-18-33030-0046

RE: Transmittal of Comments and Request for Additional Information

Dear Mr. Fyall,

Community Development Services (CDS) received your application for a boundary line adjustment on two parcels zoned Agriculture 5 on September 21st, 2018. The comment period ended on October 26, 2018. The following county agencies commented on the proposal, (attached):

Holly Erdman, Environmental Health Specialist, Kittitas County Public Health
Kelly Bacon, Engineer Technician, Kittitas County Public Works
Rich Elliot, Kittitas Valley Fire and Rescue

October 11, 2018
October 19, 2018
October 24, 2018

As requested in the letter from Kelly Bacon, clarification is required as to which of the two site plans submitted will be reviewed. In making this decision, bear in mind that the site plan marked "Alternate" will meet Kittitas County Code (KCC) 16.10.010(3), which reads "No nonconforming lot shall be adjusted in a manner that increases the nonconformity". The "preferred" site plan does not meet KCC 16.10.010(3) because it will make a lot more nonconforming and cannot be approved by CDS.

In addition, upon further review of the provided "Alternate" site plan, it appears that the setback from the shed on parcel # 160136 is not clearly labeled. Please provide a revised site plan demonstrating that the 25 foot front yard setback is met as required by KCC 17.28A.040.

Once the requested information is provided, CDS can continue processing the application and issue a decision. Feel free to contact me with any further questions.

Sincerely,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 2, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

CC:

Lindsey Ozbolt, Planning Official
Taylor Gustafson, Environmental Transport Planner
Rich Elliott, Kittitas Valley Fire and Rescue
Holly Erdman, Kittitas County Public Health

via email
via email
via email
via email

From: [Holly Erdman](#)
To: [Dusty Pilkington](#)
Cc: [Tristen Lamb](#)
Subject: RE: BL-18-00011 Fyall
Date: Thursday, October 11, 2018 2:55:12 PM

Public Health has no comment on this proposed BL. It looks acceptable.

From: Dusty Pilkington
Sent: Thursday, October 11, 2018 11:58 AM
To: Holly Erdman; Taylor Gustafson; Candie Leader; Tristen Lamb; 'baileyj@fairpoint.net'; RichElliott
Cc: Lindsey Ozbolt
Subject: RE: BL-18-00011 Fyall

Greetings. It has come to my attention that the bottom link for outside the County Network on the original email was incorrect. This email has the correct location on the County Website for review. Thanks,

[BL-18-00011 Fyall \(Outside County Network\)](#)

Dusty

From: Dusty Pilkington
Sent: Thursday, October 11, 2018 10:02 AM
To: Holly Erdman; Taylor Gustafson; Candie Leader; Tristen Lamb; 'baileyj@fairpoint.net'; RichElliott
Cc: Lindsey Ozbolt
Subject: BL-18-00011 Fyall

Taylor, Holly, Tristen, and other interested parties,

Please review this Boundary Line Adjustment (BLA) application, [BL-18-00011 Fyall](#), and submit comments for the decision. Control Click on the hyperlinks below. Comment period for this application ends on **10/26/2018.**

[BL-18-00011 Fyall \(Inside County Network\)](#)
[BL-18-00011 Fyall \(Outside County Network\)](#)

Dusty Pilkington
Planner I

From: [Taylor Gustafson](#)
To: [Dusty Pilkington](#)
Subject: FW: BL-18-00011 Fyall
Date: Friday, October 19, 2018 8:26:02 AM

From: Kelly Bacon
Sent: Thursday, October 18, 2018 4:32 PM
To: Taylor Gustafson
Subject: RE: BL-18-00011 Fyall

Taylor,

There are two different layouts included in the packet. I need clarification as to which one they are applying for, in order to complete my comments.

Thank you,

Kelly Bacon

Engineer Technician I

Kittitas County Public Works

Kelly.bacon@co.kittitas.wa.us

Phone (509) 962-7673/Mobile (509)859-6187

411 N. Ruby Street, Suite 1

Ellensburg, WA 98926

From: Taylor Gustafson
Sent: Friday, October 12, 2018 10:43 AM
To: Kelly Bacon; Justin Turnbull
Subject: FW: BL-18-00011 Fyall

Good morning,

Comments for BL-18-00011 Fyall are due back to me by Thursday, October 25th at 5pm. Links are provided below.

Thanks!

Taylor

From: Dusty Pilkington
Sent: Thursday, October 11, 2018 11:58 AM
To: Holly Erdman; Taylor Gustafson; Candie Leader; Tristen Lamb; 'baileyj@fairpoint.net'; RichElliott
Cc: Lindsey Ozbolt
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[BL-18-00011 Fyall \(Inside County Network\)](#)
[BL-18-00011 Fyall \(Outside County Network\)](#)

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

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From: [Rich Elliott](#)
To: [Dusty Pilkington](#)
Subject: RE: BL-18-00011 Fyall
Date: Wednesday, October 24, 2018 8:44:05 AM

Apologize for the delay –

KVFR's input:

We no issues with proposal. For future reference – any future development would trigger:

- Appendix D International Fire Code access compliance.
- WUI assessment.

Thank you

From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>
Sent: Wednesday, October 24, 2018 8:20 AM
To: Rich Elliott <elliotttr@kvfr.org>; 'baileyj@fairpoint.net' <baileyj@fairpoint.net>
Subject: FW: BL-18-00011 Fyall

Just a quick reminder, the comment period ends for this BLA ends this Friday the 26th.

Thanks,

Dusty

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