

Ellie Myers

From: Dan Young
Sent: Friday, October 10, 2025 1:25 PM
To: Ellie Myers
Subject: RE: BL-25-00015 Taylor Ranches LLC - Notice of Application

No comments from the Fire Marshal's office.

Dan Young
Fire Marshal
Dan.young@co.kittitas.wa.us

From: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Sent: Thursday, October 9, 2025 10:31 AM
To: Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Dan Young <dan.young@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: BL-25-00015 Taylor Ranches LLC - Notice of Application

Good morning,

CDS is requesting review and comments on the following Boundary Line Adjustment application: BL-25-00015 Taylor Ranches LLC. Any comments need to be received by **5PM on October 24, 2025**.

Please let me know if there are any questions or issues access the materials.

Internal Link: [BL-25-00015 Taylor Ranches LLC](#)
External Link: [BL-25-00015 Taylor Ranches LLC](#)

Best,



Ellie Myers

(she/her/hers)

Planner I | **Kittitas County Community Development Services**
411 N Ruby Street, Suite 2 Ellensburg, WA 98926
P: 509-962-7048 | E: ellie.myers@co.kittitas.wa.us
<https://www.co.kittitas.wa.us/>

If this is about a Public Records Act request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: October 23, 2025
SUBJECT: BL-25-00015 Taylor Ranches LLC.

ACCESS	1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. 2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. 4. The shared use driveway standards specified in KCC 12.04.07.030 can be used for a maximum of 4 parcels. Any additional development off the driveway will require the developer to upgrade from a joint-use driveway to a private road before additional access permits will be approved. 5. Lots that access easements or rights-of-way controlled by different agencies, such as State highways, Forest Service Roads, irrigation canals, or railroads will require separate access approvals from those agencies. A copy of the access approval shall be submitted to the County prior to issuance of the County's access permit. The County cannot grant access to roads or easements it does not control (KCC 12.05.030(G)). 6. Provide proof of Easement for access to all lots prior to final approval. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application. OF NOTE: Parcel 346233 to retain address 3012 HWY 97; Parcel 356233 to retain address 3008 HWY 97; Parcel 12324 to retain address 3014 HWY 97; Parcel 12325 to retain address 3010 HWY 97
---------------	---

ENGINEERING	Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). (CBP)
SURVEY	As the application does not contain a survey map, comments are herein reserved until final. (JT) Of NOTE Title report has been reviewed and there are no issues. (JT)
TRANSPORTATION CONCURRENCY	No transportation concurrency management application required for this project as described. (KAH)
FLOOD	A portion of parcels included in the BLA are mapped within the FEMA identified special flood hazard area (100-year floodplain) zone A. If possible, any future development should remain outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08. While not required by KCC 14.08.220, it is advised that the floodplain boundaries are outlined on the face of the recorded survey. (SC)
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No Comments. (RC)

Please contact Kittitas County Public Works (509) 962-7523 with any questions.