

**From:** [Haley Mercer](#)  
**To:** [Zach Torrance-Smith](#)  
**Subject:** RE: BL-25-00022 Bonafair-Bugni - Notice of Application  
**Date:** Tuesday, December 9, 2025 2:46:18 PM

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Hi Zach;

The subject parcels are in different ownerships. Conveyance will need to be addressed prior to our office completing the project to the tax rolls.

Additionally, the parcels with different ownerships are also in separate land tax classification (88 Designated Forest Land). The matter of removal or continuance in the program must also be addressed with the conveyance.



## Haley Mercer

Cadastral Technician | Kittitas County Assessor

205 W 5<sup>th</sup> Ave, Suite 101 Ellensburg, WA 98926

P: 509-962-7633 |

*Note: email correspondence to this account is a matter of public record and subject to release under the Public Records Act.*

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**From:** Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

**Sent:** Wednesday, November 26, 2025 1:06 PM

**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>; Justin Turnbull <justin.turnbull@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@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>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>

**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

**Subject:** BL-25-00022 Bonafair-Bugni - Notice of Application

Good afternoon,

Please review the following Boundary Line Adjustment Application: BL-25-00022 Bonafair-Bugni. Any comments need to be received by **5 PM on December 15, 2025**.

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

Internal Link: [BL-25-00022 Bonafair-Bugni](#)

External Link: [BL-25-00022 Bonafair-Bugni](#)

Thank you.

***Zach Torrance-Smith***

***Planner I***

***Kittitas County Community Development Services***

***411 N. Ruby St., Suite 2***

***Ellensburg, WA 98926***

***P: 509-962-7079***

***[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)***

If this is about a Public Records 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.

**From:** [Dan Young](#)  
**To:** [Zach Torrance-Smith](#)  
**Subject:** RE: BL-25-00022 Bonafair-Bugni - Notice of Application  
**Date:** Wednesday, November 26, 2025 2:34:58 PM

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No comments from the Fire Marshal's office.

Dan Young  
Fire Marshal  
[Dan.young@co.kittitas.wa.us](mailto:Dan.young@co.kittitas.wa.us)

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***Kittitas County Community Development Services***  
***411 N. Ruby St., Suite 2***  
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*[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)*

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**From:** [Clay Parrott](#)  
**To:** [Zach Torrance-Smith](#)  
**Subject:** RE: BL-25-00022 Bonafair-Bugni - Notice of Application  
**Date:** Monday, December 1, 2025 9:02:02 AM  
**Attachments:** [image001.png](#)

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Good morning Zach,

Public Health has no comment and the status has been changed to approved.

Thank you,

**Clay Parrott, B.S., Environmental Health Specialist 2**

P: 509.933.8233 | F: 509.962.7581 | E: [clay.parrott@co.kittitas.wa.us](mailto:clay.parrott@co.kittitas.wa.us)

Kittitas County Public Health Department

507 N Nanum St Suite 102, Ellensburg WA 98926

[www.co.kittitas.wa.us/health](http://www.co.kittitas.wa.us/health)

Please tell us how we're doing: [KCPHD Customer Survey](#)



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**From:** Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>

**Sent:** Wednesday, November 26, 2025 1:06 PM

**To:** Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Tate Mahre <[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)>; Jackie Sharp <[jackie.sharp@co.kittitas.wa.us](mailto:jackie.sharp@co.kittitas.wa.us)>; Justin Turnbull <[justin.turnbull@co.kittitas.wa.us](mailto:justin.turnbull@co.kittitas.wa.us)>; Samantha Cox <[samantha.cox@co.kittitas.wa.us](mailto:samantha.cox@co.kittitas.wa.us)>; Rebecca Cruse <[rebecca.cruse.pw@co.kittitas.wa.us](mailto:rebecca.cruse.pw@co.kittitas.wa.us)>; Haley Mercer <[haley.mercer@co.kittitas.wa.us](mailto:haley.mercer@co.kittitas.wa.us)>; Christy Garcia <[christine.garcia@co.kittitas.wa.us](mailto:christine.garcia@co.kittitas.wa.us)>; Laura Kukes <[laura.kukes@co.kittitas.wa.us](mailto:laura.kukes@co.kittitas.wa.us)>; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[steph.mifflin@co.kittitas.wa.us](mailto:steph.mifflin@co.kittitas.wa.us)>; Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>

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# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** December 08, 2025  
**SUBJECT:** BL-25-00022 Bonafair-Bugni

|                                   |  |
|-----------------------------------|--|
| <b>ACCESS</b>                     | <ol style="list-style-type: none"> <li>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.</li> <li>2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li> <li>3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</li> </ol> <p>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. (RC)</p>       |
| <b>ENGINEERING</b>                | <p>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)</p>  |
| <b>SURVEY</b>                     | <p>The final submittal must address the following elements of the survey map:</p> <ol style="list-style-type: none"> <li>1. Please identify ownership and surfacing for Hart Rd, Taylor Rd and Highway 10.</li> <li>2. Please label the line of Hwy 10 (Lw Line? Center line?)</li> <li>3. The south line of Parcel B4 includes a line labeled "(Chord)". This should be clarified. Is this the chord of a spiral offset or a circular curve. It should be clear that the arc is the boundary of the parcel and the chord line isn't. If there are particular complexities about this line and the record information it was derived from, it could be addressed via a note. (JT)</li> </ol> <p>OF NOTE<br/>         Lot closures have not been reviewed at this time.</p> |
| <b>TRANSPORTATION CONCURRENCY</b> | <p>No transportation concurrency management application required for this project.</p>   |

|   |  |
|---|--|
| <b>FLOOD</b>                              | The parcels in this BLA are not within the FEMA identified special flood hazard area (1 percent annual chance flood zone). A floodplain development permit is not required. (SC) |
| <b>WATER<br/>MITIGATION/<br/>METERING</b> | No comments. (SC)  |
| <b>AIRPORT</b>                            | No Comments. (RC)  |

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