



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

Unionville Ranch, LLC  
1750 Emerick Rd  
Cle Elum, WA  
98922

RE: BL-17-000024 Galloway Boundary Line Adjustment

To whom it may concern,

Thank you for submitting the application for a Boundary Line Adjustment. As proposed, we cannot process the application. Kittitas County Code (KCC) 16.04.25 reads:

*"No lot created through the provisions of this Title or adjusted through the boundary line adjustment process shall contain more than one land use zone classification. ([Ord. 2014-015](#), 2014;)"*

Further, KCC 16.10 reads:

*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](#).*

As the attached map indicates, the boundary between parcels 384236 and 837634 runs along the border of the Agriculture 20 and Forest and Range zones. If the parcel boundaries were adjusted as depicted on the site plan submitted, the new parcel 2C would be a split zone parcel.

Please submit a revised site plan showing a parcel configuration consistent with these provisions, and Community Development Services can continue processing the application.

Sincerely,

Dusty Pilkington  
Planner I  
Kittitas County Community Development Services  
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