

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

November 4, 2013

Frank Ragland
P.O. Box 208
Thorp WA 98946

RE: Ragland Boundary Line Adjustment (BL-13-00014),

Dear Applicant,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the administrative segregation and must be submitted to our offices for review:

1. A metes and bounds legal description or recorded survey displaying legal descriptions and the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. **Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.
3. Please refer to the attached Kittitas County Public Works, Kittitas County Fire Marshall, and WSDOT comment memos for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson
Staff Planner

CC via E-Mail to: balace@gmail.com

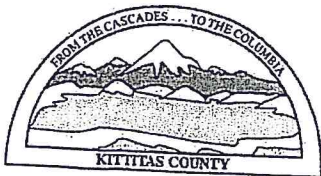
BL-13-00014 Ragland Master File T:\CDS\Projects\BLAs\BL 2013\ BL-13-00014 Ragland

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MAR 18 2014

KITTITAS COUNTY
CDS

Ref 05501



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: July 9, 2013
SUBJECT: Ragland BL-13-00014

The Public Works Department has reviewed the Request for Boundary Line Adjustment Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. A revised legal description that describes the final configuration of the subject property shall be required.
2. All WSDOT requirements, if any, must be complied with prior to final approval.

The applicant needs to be aware of the following:

- a. 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.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. 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.

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411 North Ruby Street, Suite 1
Ellensburg, WA 98926

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

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Jeff Watson

From: Prilucik, Jacob <PrilucJ@wsdot.wa.gov>
Sent: Wednesday, July 03, 2013 9:42 AM
To: Jeff Watson; Keli Bender (krd.keli@fairpoint.net)
Cc: Kaiser, Mark; Holmstrom, Rick
Subject: RE: BL-13-00014 Ragland

Follow Up Flag: Follow up
Flag Status: Flagged

The property has an approved access connection at milepost 140.76 left (permit #44282). The approach is acceptable to accommodate the proposed BLA. No additional action is necessary by the proponent and we have no further comment. Let me know if you have any questions, thanks.

Jacob Prilucik
(509) 577-1635 – prilucj@wsdot.wa.gov

Washington State Department of Transportation
South Central Region - Planning & Materials Office
2809 Rudkin Road, Union Gap, WA 98903-1648

From: Jeff Watson [<mailto:jeff.watson@co.kittitas.wa.us>]
Sent: Tuesday, July 02, 2013 1:39 PM
To: Prilucik, Jacob; Keli Bender (krd.keli@fairpoint.net)
Cc: Kaiser, Mark; Holmstrom, Rick
Subject: BL-13-00014 Ragland

Please review the attached file for WSDOT and KRD comments.

Thank You,

Jeffrey A. Watson
Planner II
Kittitas County Public Works/Community Development Services
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Brenda Larsen
Sent: Tuesday, July 02, 2013 2:10 PM
To: Jeff Watson
Subject: RE: BL-13-00014 Ragland

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff Watson
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Ragland (BL-13-00014)

Dear Mr. Watson:

After conducting a review of the above named project, I have the following comments:

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- Ensure adequate access for fire apparatus. Any driveways or access points created based off the new lot configurations shall comply with Kittitas County Code 20.02.030.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Kittitas County Fire Marshal
509-962-7000

From: Jeff Watson
Sent: Tuesday, July 02, 2013 1:27 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore
Subject: BL-13-00014 Ragland

BL-13-00014 Ragland

Christina, Holly (Erin), and Brenda,