

## 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

April 2, 2014

Murphy at Loch Kachess LLC  
3121 Broadway East  
Seattle, WA 98102

RE: Murphy Boundary Line Adjustment, BL-14-00002

Map Number	21-13-27000-0001	Parcel Number	306835
Map Number	21-13-27000-0002	Parcel Number	146835
Map Number	21-13-27000-0005	Parcel Number	951720

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:

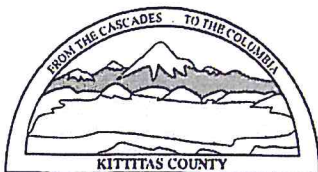
1. A metes and bounds legal description or recorded survey displaying legal descriptions and the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County 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 and Kittitas County Fire Marshall comment memos for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 952-7079.

Sincerely,

Kaycee K Hathaway  
Staff Planner

BL-14-00005 Murphy Master File @ T:\CDS\Projects\BLAs\BL 2014\BL-14-00005 Murphy



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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## MEMORANDUM

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TO: Jeff Watson, CDS  
FROM: Christina Wollman, Planner III *W*  
DATE: March 24, 2014  
SUBJECT: BL-14-00005 Murphy

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

**Our department recommends final approval with the following conditions:**

- 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.

Please let me know if you have any questions or need further information.



## Memo

**To:** Jeff Watson, CDS

**From:** Erin Moore, Environmental Health Technician

**Date:** March 6, 2014

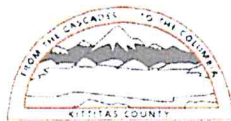
**RE:** Murphy BL-14-00005

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After review of the proposed BLA, based on the information provided, there are no structures on the ownerships and all the land remains utilized in open area. It is stated in the narrative that currently there are no wells or septic systems on any of parcels that may be impacted by the movement of property lines within this ownership. It is also stated that water rights have been secured for all 3 parcels.

Please recommend for approval.

Please let me know if you have any questions or need further information.



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

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

## Jeff Watson

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**From:** Brenda Larsen  
**Sent:** Thursday, March 27, 2014 12:11 PM  
**To:** Jeff Watson; 'brian murphy'  
**Subject:** RE: Boundary Line Adjustment Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

March 27, 2014

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

Re: Murphy (BL-14-00005)

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*

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**From:** Jeff Watson  
**Sent:** Thursday, March 27, 2014 10:01 AM  
**To:** 'brian murphy'  
**Cc:** Brenda Larsen  
**Subject:** RE: Boundary Line Adjustment Application