



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

October 21, 2019

Chris & Lisa Landry
4563 162nd Ln SE
Bellevue, WA 98006-7122

Lytle Family Rev. Trust
Andrew & Vernita Lytle Trustees
11324 NE 88TH Street
Kirkland, WA 98033-5742

Steven Benjamin & Peggy Faubion
5204 N Bennett Street, APT 610
Ruston, WA 98407-6520

RE: Lytle Boundary Line Adjustment (BL-19-00016)

Parcel # 18306
Parcel # 949797
Parcel # 949800

Dear Applicant,

All applicable departments have reviewed your Boundary Line Adjustment application (BL-19-000016), and have determined that an updated site plan is required for adequate review (see attached Public Health comments).

Please update your site plan with the following information:

1. Individual septic system locations
2. Well locations

In addition to the above items, Public Works has identified changes to the preliminary survey that need to be corrected (See attached Public Works comments).

Once the updated information has been provided, CDS can continue processing of your application.

If you have any questions regarding this matter, I can be reached at (509) 962-7637, or by e-mail at chelsea.benner@co.kittitas.wa.us.

Sincerely,

Chelsea Benner
Planner I
Kittitas County Community Development Services
411 N Ruby St # 2, Ellensburg, WA 98926

*Enclosed: Public Works comment memo
Public Health comment email*

cc: Encompass Engineering

via email

Chelsea Benner

From: Holly Erdman
Sent: Thursday, October 10, 2019 9:03 AM
To: Chelsea Benner
Subject: RE: BL-19-00016 Lytle Notice of Application

Follow Up Flag: Follow up
Flag Status: Flagged

Chelsea,

After reviewing the file it is noted that the parcels are served by individual septic systems and individual/shared wells. I need to see a site plan showing the locations of all wells and drainfields to enable me to complete my review.

Thank you,

Holly Erdman, BS, Environmental Health Specialist II

P: 509.962.7580 | F: 509.962.7581 | E: holly.erdman@co.kittitas.wa.us
Kittitas County Public Health Department
507 N Nanum St Suite 102, Ellensburg WA 98926
www.co.kittitas.wa.us/health
Please tell us how we're doing: [KCPHD Customer Survey](#)



From: Chelsea Benner
Sent: Wednesday, October 02, 2019 1:52 PM
To: Candie Leader; Gail Weyand; Jesse Cox; Holly Erdman; Toni Berkshire; Pat Nicholson
Subject: BL-19-00016 Lytle Notice of Application

Good Afternoon,

Please review the following Boundary Line Adjustment BL-19-00016. Any comments need to be submitted by 5pm on October 17th. Please let me know if you have any questions.

[BL-19-00016](#)

Thank you,

Chelsea Benner

Planner I
Kittitas County Community Development Services
411 N Ruby Street, Suite 2 Ellensburg, WA 98926
(p) 509-962-7506 (f) 509-962-7682
chelsea.benner@co.kittitas.wa.us

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KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Chelsea Benner – Planner I, Community Development Services
FROM: Candie Leader, Administrative Assistant
DATE: October 16, 2019
SUBJECT: BLA BL-19-00016 (Lytle)

Please see below our comments regarding Lytle (BL-19-00016).

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. All access easements shall be shown on the face of the BLA.
- f. 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.

Survey:

Suggested Changes (Not Required)

1. The Section Township and Range should be shown at the top of the page (all sheets).
2. The Map is not stamped and signed by a surveyor licensed to practice in Washington State.

3. The following statements will need to be included as part of the final BLA:
 - Surveyor's Statement
 - Auditor's Statement
 - Survey Equipment and Procedures statement
 - Purpose of Survey Statement
 - Basis of Bearing Statement (if not shown on face of map)
 - An elevation Datum statement (or remove reference to elevations from map)
4. The Map should include a Legend.
5. The dimension on the North Line of Lot 12 obscures adjacent text.
6. The Southeasterly lines of Lot 12 and 15 should clarify what is being dimensioned.
7. As an accepted minimum, the new lot lines should have corners set in the field, and noted on the face of the map.
8. Lot 15 contains an elevation reference on a 4" PVC. This should be removed or a reference to the source and datum of the elevations be included (see note 3 above).

Of Note:

Lot closures were not included as part of this review.