

Ann Hillier

From: Kelsey Laughlin <kelsey@seaboldeng.com>
Sent: Wednesday, January 3, 2018 9:19 AM
To: Ann Hillier; Jay Harris
Cc: 'Cameron Karsten'
Subject: RE: Karsten Short Plat - PLN50875 SPT

Hi Annie,

I just wanted to verify it was the correct project.

Yes, Lot B will continue using the existing driveway. The new driveway will only be for Lot A and if that changes in the future, a road maintenance agreement will be developed. And yes, we agreed the easement agreement for the driveway will be recorded with the plat.

Please let us know if you have any other questions.
Best regards,

Kelsey Laughlin
ENGINEER, LEED AP

**SEABOLD
ENGINEERING LLC
360.930.4668**

From: Ann Hillier [mailto:ahillier@bainbridgewa.gov]
Sent: Tuesday, January 2, 2018 1:58 PM
To: Kelsey Laughlin <kelsey@seaboldeng.com>; Jay Harris <jharris@bainbridgewa.gov>
Cc: 'Cameron Karsten' <cameron.karsten@gmail.com>
Subject: RE: Karsten Short Plat - PLN50875 SPT

Sorry! I had to use a template for the Notice because our system was down, and I left in the wrong project name. I've fixed that and re-attached.

After a bit of comparing SmartGov to the hard copies we received, it looks like we did not get hard copies of the non-binding letters, but we do have the electronic file; and we have hard copies of the proof of service, but not the electronic. Hence my confusion. I can scan and upload the missing file, so please don't worry about that.

Regarding access, I thought we agreed that a separate easement agreement did not need to be recorded, as it will get recorded with the plat. However, if Lot B will not use the easement for access, then agreed—a road maintenance agreement is not necessary. Will Lot B continue to use the existing driveway?

Thanks for clarifying,
Annie

From: Kelsey Laughlin [mailto:kelsey@seaboldeng.com]
Sent: Tuesday, January 2, 2018 12:26 PM
To: Ann Hillier <ahillier@bainbridgewa.gov>; Jay Harris <jharris@bainbridgewa.gov>
Cc: 'Cameron Karsten' <cameron.karsten@gmail.com>
Subject: RE: Karsten Short Plat - PLN50875 SPT

Annie,

Are you mistaking those items for the Ridge Lane Estates LLC project? That is the listed project on the Notice.

When we submitted the Karsten Prelim Plat application we submitted both electronic and hard copies of a letter of proof of service and a non-binding water availability letter from KPUD, both attached.

Also since the driveway is only serving the western lot, at intake we agreed the road maintenance agreement was not applicable. Please update that it is a complete application.

Best regards,

Kelsey Laughlin
ENGINEER, LEED AP

**SEABOLD
ENGINEERING LLC
360.930.4668**

From: Cameron Karsten [<mailto:cameron.karsten@gmail.com>]

Sent: Tuesday, January 2, 2018 12:02 PM

To: kelsey@seaboldeng.com

Subject: Fwd: Karsten Short Plat - PLN50875 SPT

Sent from an iPhone

www.CameronKarsten.com

PNW, USA

Begin forwarded message:

From: Ann Hillier <ahillier@bainbridgewa.gov>

Date: January 2, 2018 at 9:42:58 AM PST

To: "<CAMERON.KARSTEN@GMAIL.COM>" <CAMERON.KARSTEN@GMAIL.COM>

Subject: Karsten Short Plat - PLN50875 SPT

Hi Lily and Cameron,

I'm writing to let you know that 2 items are missing from your short plat application—the water availability letters, and the draft road maintenance agreement; see the attached Notice of Incomplete Application. I've also attached two PDFs that have the missing items highlighted, for your reference. Once you have them, please bring in 4 copies of each, and an electronic set. Either Jay, Lara, or myself will meet you at the front counter and add them to your file. If you have any questions, just let me know. It's really common for a few things to be missing, and then for subsequent information requests, throughout this process. Thanks for your patience and understanding.

Happy New Year,