



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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“Building Partnerships – Building Communities”

September 27, 2022

Skyline Ridge, LLC  
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Contour Engineering LLC  
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Trailside Homes  
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*Sent via email*

### **Subject: Forest Ridge (LPF-22-00007) Final Long Plat Ph 5 – Return of Application and Request for Additional Information**

Dear Applicants,

Kittitas County Community Development Services (CDS) received your Forest Ridge Phase 5 (LPF-22-00007) Final Long Plat submittal on September 1, 2022. Kittitas County staff has completed the review of your final plat submittal. As provided below, staff has the following comments, requirements, and/or revisions for your application that need to be addressed prior to considering this application complete for final approval and signature of the final plat mylars:

#### Community Development – Planning:

- Final mylars shall include the final plat number LPF-22-00007 in addition to the preliminary file number already provided.
- Please provide a copy of the latest CCR's that demonstrate open space tract ownership and maintenance.
- Please demonstrate and show calculations that the open space proposed does not include the Commercial Forest setback area, streams, wetlands and their associated buffers per condition 8 as it appears that some of these spaces are being used for open space. It also appears that OS Tract 19 (OS-19) was already used as an open space tract is Phase 1 (OS-1).
- Wetlands and streams and associated setbacks shall be on the plat map per conditions 11 and 15. These were not included on the plat map including Wetland J and K.
- Please provide documentation for stream crossings from state departments for this phase.
- Please provide documentation/correspondence regarding fire flow requirements
- SEPA MDNS Conditions were not addressed in the compliance document at all other than “Applicant will comply”. Please address these conditions.
- Provide documentation that BMP's and erosion control measures are being used and approved from the

Department of Ecology.

- As it appears this Phase is dependent on Phase 4, Phase 4 must be approved before Phase 5 can be approved.

Public Works – Planning/ Survey Review (memo attached):

- Required: Please see attached memo for required changes and information request.

Environmental Health (Memos attached):

- Required: Please see attached memo for required changes and information request.

Assessor:

- Parcels 962332, 962334, 962338 and 962153 shall be included on the existing parcel list.

CDS is returning your application until the requirements noted are addressed. Please work with the applicable departments to remedy the issues noted. Once required information is ready, please submit to CDS as one submittal packet. Once the requested information has been resubmitted, the various departments will review for consistency. Submittal of a complete application will begin the 30-day review timeframe.

Staff is committed to working with you to facilitate this process as much as possible. Should you have any questions or concerns regarding this letter, please do not hesitate to contact me at 509-962-7046 or via email: [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us). Also, please do not hesitate to contact any of the County Departments with specific questions as you work on providing this additional information.

Sincerely,



Jeremiah Cromie  
Planner II

Enclosure via email:

Comments from:  
Kittitas County Public Works  
Kittitas County Public Health

Forest Ridge SEPA MDNS  
Resolution 2010-137 (Forest Ridge Preliminary Approval)

CC:

Dan Carlson, CDS Director  
Josh Fredrickson, County Engineer  
Mark Cook, Public Works Director  
Jeremy Larson, Building Official

*via email*  
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*via email*  
*via email*