



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

May 14, 2015

Mark Cook
Kittitas County Airport
411 North Ruby, Suite 1
Ellensburg WA 98926

Chris Cruse
P.O. Box 959
Ellensburg, WA 98926

RE: KCPW Airport Binding Site Plan (BS-15-00001)

Dear Ms. Jurgens & Mr. Cruse,

The Kittitas County Community Development Services hereby grants *conditional preliminary approval* to the above application subject to the following conditions:

1. Both sheets of the final mylars shall reflect Binding Site Plan Amendment number and an accurate legal description shall be shown on the face of the final plat.
2. The project shall proceed in substantial conformance with the plans and application materials on file dated March 6, 2015 except as amended by the conditions herein.
3. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals for any and all construction or development on or near the premises.
4. Full year's taxes must be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
5. The following plat notes shall be recorded on the final mylar drawings:
 - All development must comply with International Fire Code.
 - The subject property is within the Kittitas County Airport Overlay zone and is subject to the special provisions for that zone outlined in Kittitas County Code Chapter 17.58.
 - The approval of this reconfiguration of land includes no guarantee that there is a legal right to withdraw groundwater within the project area. The approval of this reconfiguration of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this binding site plan or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.
 - Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.
 - This property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property.
6. Should ground disturbing or other activities related to the proposed short plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work

shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

7. The addresses shall be clearly visible from both directions at the County Road for all properties.
8. Please review KCC 16.12 (at http://www.co.kittitas.wa.us/boc/countycode/title16.asp#Chapter_16.12) to ensure that all plat drawing requirements met.
9. This preliminary approval shall be subject to the appeal period noted below; Kittitas County Community Development Services shall not be responsible for any expenditure incurred or actions taken on the part of the applicant, its authorized agent, or any current or future clientele or lessees prior to May 15, 2015 at 5 p.m. if this action is appealed.

Approval of the KCPW Airport Binding Site Plan may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after May 15, 2015. Administratively approved Binding Site Plans must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by May 15, 2015 at 5:00p.m.

Sincerely,



Jeff Watson
Staff Planner