

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

July 9, 2009

Nathan Weis
Easton Ridge Land Company
P.O. Box 171
Roslyn, WA 98941

RE: Easton Ridge Large Lot (LL-09-00001)

Dear Nathan:

The Kittitas County Community Development Services Department has determined that the Easton Ridge Large Lot (LL-09-00001) is a complete application and hereby grants *conditional preliminary approval* subject to the following conditions:

1. Both sheets of the final mylars shall reflect large lot number LL-09-00001 and an accurate legal description shall be shown on the face of the final plat.
2. The following plat notes shall be recorded on the final mylar drawings:
 - The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.
 - Metering will be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements.
 - Per RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds.
3. The project shall proceed in substantial conformance with the plans and application materials on file dated January 13, 2009 except as amended by the conditions herein.
4. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.

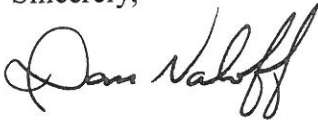
5. All current and future landowners must comply with the International Fire Code.
6. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
7. Soil logs need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
8. Proof of potable water must be shown prior to final plat approval.
9. Department of Ecology recommends working with Easton Water District to provide service to these parcels if it is within their water rights. If water is not available through the Easton Water District then this project including previous proposal (P-06-31), is subject to one groundwater exemption of 5,000 gallons per day or for the irrigation of ½ acre of lawn or non-commercial garden. According to WAC 173-539A-050(3), it is assumed each parcel will use 1,250 gallons per day for residential purposes unless covenants specify a lesser amount of the group withdrawal.
10. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
11. The Final Plat shall meet all requirements as listed in Chapter 16.20 of the Subdivision Code; including content, format, etc. The following items will be required on the Final Plat Submittal:
 - a. Adjacent Property Owners: The adjacent property owners and surrounding properties shall be on the face of the final short plat. (K.C.C.16.20.040, 10, Plat drawing, Adjacent Owners).
 - b. Surrounding Area: All surrounding property shall be shown in dotted lines and letters with names of plats, roads, adjoining lots, canals, and etc., and if un-platted shall be so indicated. (K.C.C.16.20.040, 11, Plat drawing, Surrounding Area).
12. Archaeological resources are protected under state law (RCW (27.53.060), (27.44.040), (27.44.055)). In order to protect the interests of all parties concerned, a cultural resource survey shall be conducted prior to final plat approval by a professional archaeologist as defined by (RCW 27.53.030). The survey shall include background research, a pedestrian survey, and subsurface testing of the project area. The results of the survey shall be submitted by the applicant in a report to the County, who will then forward it to the Washington State Department of Archaeology and Historic Preservation (DAHP) and the Confederated Tribes and Bands of the Yakama Nation. The study and report must meet the DAHP professional standards and guidelines for survey and reporting. Based on the findings of the investigation, additional measures such as project redesign, archaeological monitoring and/or or data recovery may be required in order to protect or to mitigate damage to cultural resources if they cannot be avoided during any type of ground disturbing activities on the building lots that result from this plat.

13. 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.
14. Please see the attached comments from Kittitas County Department of Public Works for plat notes and further issues that must be addressed prior to final approval.

Approval of the Easton Ridge Large Lot Subdivision 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 July 23, 2009. Administratively approved short plats 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 July 23, 2009 at 5:00p.m.

Sincerely,



Dan Valoff
Staff Planner

CC: Required parties (KCC 15A)