



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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"Building Partnerships – Building Communities"

August 3rd, 2018

Alex Cordas
Swauk Valley Ranch, LLC
PO Box 24567
Seattle, WA 98124

Subject: Swauk Valley Ranch (LPF-18-00003) Final Plat. – Staff Review and Request for Additional Information

Mr. Cordas,

Kittitas County Community Development Services (CDS) received your Swauk Valley Ranch Final Plat submittal on July 24th, 2018. Final plats must be processed and approved by BOCC within 30 days of the submittal date. 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 final approval and signature of the final plat mylars:

Community Development – Planning:

- 1) Please provide written verification that all Kittitas Reclamation District requirements have been met.

Public Works-Planning

No changes or additional information necessary.

Public Works – Survey Review (memo attached):

In order to obtain final approval, the following must be addressed:

General:

- 1) The KRD R/W shown is specifically excepted from the property and as such shall be delineated and excepted from the total lot areas shown.
- 2) There are unusual breaks in linework along roadways and creeks. This is particularly problematic near the East line of Lot 4, where it is confusing with the intersection between the creek and the access.
- 3) All GLO corners shall reference the land corner records, and if evidence found different than record, so noted.
- 4) Sheet number with total number of sheets shall be shown on all pages.
- 5) Multiple sheets refer to sheet 3 for Basis of Bearings statement. No basis of bearings statement is included on Sheet 3.

Sheet 1:

- 6) The access easement shall be addressed as existing or herein dedicated. If existing, the recording number shall be included, and if dedicated, the position shall be mathematically traceable.
- 7) The roads identified as private roads on lots 1-3 shall be revised to include easements to provide legal access to the new parcels.
- 8) The BPA access road shall be identified as where it begins and the 40' Access easement ends (or overlaps identified). The 40' Access road shall include the recording number of the easement document.

- 9) The area north of parcels 1 and 3 identified as R100.00 shall be identified. Additionally, if this well is to serve lots 1-3, easements shall be shown connecting said parcels to the well.
- 10) The building on Lot 1 shall show distances to the North and South property lines to ensure it meets setback requirements.
- 11) It appears that a portion of Lot 4 is being used by Lot 1. This usage shall be identified.
- 12) There are portions of Lot 4 that fall south of SR10. As these portions are a part of the land to be divided, they shall be delineated. The railroad right of way may also contain a small sliver of the largest undelineated parcel.
- 13) One of the corners of Lot 3 shows it as being set in a pond.

Sheet 2:

- 14) The leader arrow to the Witness corner at E1/4 of Sec 20 does not point to the witness corner.
- 15) There appears to be usage across Parcel 4 by the adjacent parcel to the East, near line 16. Usage lines shall be identified. This same parcel appears to be outlined and overlaps onto Lot 4 or the KR D r/w. This should be identified.
- 16) The closure reports do not match the radii as shown on the curve table.

Sheet 3:

- 17) It appears the survey references are incorrect as they reference miles away from the project site, or documents that do not exist, while failing to reference the BLA that the document is clearly based on.
- 18) The Notary statement is invalid as it is not signed by the Notary.
- 19) The Owner's dedication is missing.
- 20) Board of County Commissioner's signature block is unnecessary.
- 21) County Assessor signature block unnecessary.

Environmental Health (email attached):

Environmental Health has no comments on this final plat.

Please provide the documentation required by Public Works and CDS. Once the mylar has been resubmitted with the required changes, CDS will route the information to the various departments for signature. As stated above, review, consistency, and approval of this short plat must occur within 30 days of July 24th, 2018. The revised mylar will need to be submitted to CDS by the end of business day, August 13th, 2018 for review and final signatures (this assumes all required changes have been addressed). If the required information is not provided by the date listed above, CDS will require a letter consenting to an extension of the 30 day time frame pursuant to RCW 58.17.140(2).

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 the information provided below.

Best Regards,



Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Enclosure: KC Public Works Survey Comments, Taylor Gustafson, Environmental/Transportation Planner
July 30th, 2018

KC Environmental Health Email, Tristen Lamb, Environmental Health Supervisor,
July 31st, 2018

CC: Lindsey Ozbolt, Planning Official

via email



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Taylor Gustafson, Environmental/Transportation Planner TG
DATE: July 30, 2018
SUBJECT: Public Works' Comments Short Plat LPF 18-00003 (Swauk Valley Ranch)
(Despite CDS labeling this as a 'LPF', this is a 4 lot Short Plat, and will be reviewed as such. Preliminary Long Plat review for this application was under LP-17-00007)

The following shall be conditions of final approval:

Survey:

Comments General:

1. KRD R/W shown is specifically excepted from the property and as such should be delineated and excepted from the total lot areas shown.
2. There are unusual breaks in linework along roadways and creeks. This is particularly problematic near the East line of Lot 4, where it is confusing with the intersection between the creek and the access.
3. All GLO corners should reference the land corner records, and if evidence found different than record, so noted.
4. Sheet Number with total number of sheets should be shown on all pages.
5. Multiple sheets refer to sheet 3 for a Basis of bearings statement. No Basis of bearings statement is included on Sheet 3.

Comments Sheet 1:

6. The access easement should be addressed as existing or herein dedicated. If existing, the recording number should be included, and if dedicated, the position should be mathematically retracable.
7. The roads identified as Pvt. Roads on lots 1-3 should be revised to include easements to provide legal access to the new parcels.
8. The BPA access road should be identified as where it begins and the 40' Access easement ends (or overlaps identified). The 40' Access road should include the recording number of the easement document.
9. There are unusual breaks in linework along roadways and creeks. This is particularly problematic near the East line of Lot 4, where it is confusing with the intersection between the creek and the access.
10. The area north of parcels 1 and 3 identified as R100.00 should be identified. Additionally, if this well is to serve lots 1-3, easements should be shown connecting said parcels to the well.

11. The building on Lot 1 should show distances to the North and South Property lines to ensure it meets setback requirements.
12. It appears that a portion of Lot 4 is being used by Lot 1. This usage line should be identified.
13. There are portions of Lot 4 that fall south of SR10. As these portions are a part of the land to be divided, they should be delineated. The railroad right of way may also contain a small sliver of the largest undelineated parcel.
14. One of the corners of Lot 3 shows it as being set in the pond.

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19. The closure reports do not match the radii as shown on the curve table.

Comments Sheet 3:

20. It appears the survey references are incorrect as they reference miles away from the project site, or documents that do not exist, while failing to reference the BLA that this document is clearly based on.
21. The Notary statement is invalid as it is not signed by the Notary.
22. The Owners Dedication is missing.
23. Board of County Commissioner's signature block unnecessary.
24. County Assessor Signature Block unnecessary

From: [Tristen Lamb](#)
To: [Dusty Pilkington](#)
Cc: [Lindsey Ozbolt](#); [Holly Erdman](#)
Subject: RE: LPF-18-00003 Swauk Valley Ranch Final Plat
Date: Tuesday, July 31, 2018 4:56:52 PM

Hello Dusty,

All conditions for our department have been met.

Thank You,
Tristen Lamb
Environmental Health Supervisor
Kittitas County Public Health Department
507 N Nanum St, Suite 102
Ellensburg, WA 98926
Tristen.Lamb@co.kittitas.wa.us
509-962-7005

From: Dusty Pilkington
Sent: Thursday, July 26, 2018 2:17 PM
To: Taylor Gustafson; Holly Erdman; Kittitas County Treasurers Office
Cc: Lindsey Ozbolt; Tristen Lamb
Subject: LPF-18-00003 Swauk Valley Ranch Final Plat

Greetings all.

We have received a final plat submittal for the Swauk Valley Ranch Plat. This was given findings and conditions of approval on May 25th, 2018. All final short plat documents can be found on the T: drive at <T:\CDS\Projects\Final Plats\2018\LPF-18-00003 Swauk Creek Valley Ranch>. Please let me know if there is documentation you need to review that you are unable to find. We do not have a paper copy of the plat to route, however everything is available digitally.

Please have all comments back to me no later than end of day, **August 2nd**. As a reminder, all final plats have to be reviewed and approved or denied within 30 days of submittal to the county requesting final plat review. We appreciate quick turnaround on this.

If you have any questions, please feel free to contact me.

(Note: The plat number begins with "LP" and the final plat is listed as "LPF". However, this project is being processed as a short plat, because revisions during the review process reduced the number of lots to short plat levels).

Best Regards,