



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

December 29, 2020

UHK Holdings, LLC
116 ½ S Washington Street
Seattle, WA 98104-3479

Trailside Homes
Attn: John Fernstrom
116 ½ S Washington Street
Seattle, WA 98104-3479

Encompass Engineering
Attn : Mark Kirkpatrick
407 Swiftwater Blvd.
Cle Elum, WA 98922

Sent via email: john@trailsidehomes.com, Mkirkpatrick@encompasses.net

Subject: Forest Ridge Phase 1 (LPF-20-00005) Final Long Plat – Return of Application and Request for Additional Information

Applicants,

Kittitas County Community Development Services (CDS) received your Forest Ridge Phase 1 (LPF-20-00005) Final Long Plat submittal on December 9, 2020. Complete 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 considering this application complete for final approval and signature of the final plat mylars:

Community Development – Planning:

- CDS will need a narrative describing the specific number of lots including service, access, and open space tracts included in this phase along with approximate acreages and acreage totals for each type.
- Final mylars shall include the final plat number LPF-20-00005.
- Resolution 2010-137 Condition 8 states, “Prior to final plat approval, the applicant shall present to the County for review and approval a map demonstrating that at least 40% of the total plat area meets the open space requirements of Chapter 16.09.” The condition compliance document provided notes that this map is included in the submittal materials, but staff could not locate this.
- Wetlands “A” and “B” as depicted on the attached wetland inventory map are not noted on the preliminary survey. Condition #11 of Resolution 2010-137 requires, “All wetland areas and their buffers shall be shown on the face of the final plat.”

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:

- No comments provided.

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 509-962-7065 or via email: jeremy.johnston@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.

Best Regards,

Jeremy Johnston
Planning Official

Enclosure:
Department of Public Works Planning/Survey Review Memo
Department of Public Health Memo

CC: Mark Cook, Public Works Director *via email*
Jesse Cox, Environmental Health Supervisor *via email*
Dan Carlson, CDS Director *via email*
Project file