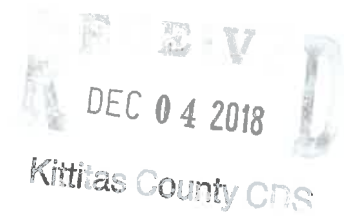


Attachment C.

Narrative/Project Description.

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November 29, 2018

Kittitas County Community Development Services Department
Lindsey Ozbolt, Planning Official
411 North Ruby Street
Ellensburg, WA 98926

RE: Palomino Plat (P-07-31), Division 1 Plat Alteration Request & Narrative

Dear Ms. Ozbolt

I would like to submit this letter requesting a Plat Alteration to the previously recorded Palomino Fields Division 1 Plat. The following narrative will provide background information on how we have arrived at this point and a plat description addressing the required plat amendment application questions. Since Kittitas County does not have a Plat Alteration application form, as directed by the Kittitas County Community Development Services Department, I have provided the Plat Amendment application form for this proposal.

Background:

The Palomino Fields Plat (P-07-31) was established under Resolution 2008-160 approving a 120-lot subdivision with an issued mitigated determination of non-significance (mdns) with no appeals filed. Please adopt by reference the mdns and sepa checklist as provided in Attachment G. On June 7th, 2016 Resolution 2016-073, approving the Palomino Fields Development Agreement, established a phasing concept for the Palomino Fields Plat. On May 2nd, 2017 Resolution 2017-081 was approved amending the original development agreement (Res. 2016-073) allowing the divisions to occur within the phasing, and an extension of timing therefore allowing flexibility in dealing with stormwater scenarios. The Palomino Fields Division 1 plat was recorded on August 15, 2017 (AFN 201708150016) with a dedicated county road right of way along the northern boundary line of the plat. After further consideration the County and Developer decided that it would be preferable to keep said access a private road necessitating a re-plat, which was recorded on June 25, 2018 (AFN 201806250042) along with correcting scrivener errors.

Palomino Fields Plat Division 1 description:

The Palomino Fields Plat Division 1 includes 8 platted lots (See Attachment A regarding project size and location). Palomino Fields Plat Division 1 is currently served by the Palomino Fields Group A water system. This water system is already approved by the WA ST Dept. of Health and currently in operation providing domestic water to the Palomino Fields Division 1 eight lots (See Attachment E). Community drain fields approved by the Kittitas County Public Health Department are already serving the Palomino Fields Div. 1 plat (See Attachment F). These 8 lots already contain single-family residences already built on all but one lot.

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P.O. Box 686

Cle Elum, WA 98922

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Request:

After further consideration, between the Developer and Kittitas County Department of Public Works regarding the private road access, it was decided that a county road dedicated to Kittitas County would better service the area west and southwest of this area. This specific request is proposing to change the existing platted private road, serving the Palomino Fields Division 1 plat, located off of Bowers Road Extension on the west side of Reecer Creek Road, back to a public road.

If you have any additional inquiries please do not hesitate to contact me.

Regards,


Chad Bala, Authorized Agent

cc: Landowners

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