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APR 16 2020
Kittitas Co. CDS

April 16th, 2020

Kelly Bacon, Staff Planner
Kittitas County Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Request for Additional Information for Rampart Row Short Plat SPF-20-00001

Dear Kelly:

In regards to the additional information needed per your letter dated March 13, 2020, see below:

Community Development-Planning

- **The final short plat number SPF-20-00001 has been placed on the final mylar below the original short plat number of SP-19-00002.**

Environmental Health

The applicant must prove legal and physical availability of water for all new uses of water on proposed lots of this project. All new uses for ground water shall either be:

1) *a letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;*

- **Client has provided a letter from water purveyor, Snoqualmie Pass Utility District**

2) *An adequate water right for the proposed new use; or*

3) *A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water right from a water bank.*

All applicants for land divisions shall also submit information on “proximate parcels” held in “common ownership” as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.

Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.

13.35.020(b) requires proof of adequate water supply, which can be submitted through a well log or



4-hour draw test result. If shared wells are used, a signed, notarized, and recorded shared well-users agreement must be submitted. All wells must meet the distance requirement of 50 feet from the property line, 50 feet from the septic tank and 100 feet from the drain field as per Kittitas County Critical Areas Ordinance 17A.08.25, and KCC Chapter 13. If existing wells do not meet the setback requirement from property lines, the two adjoining parcels nearest the well must enter a legal, shared well-users agreement.

- **The Final Plat Note referenced on C-1 has been added to the mylar.**

Thank you for all your help,

A handwritten signature in black ink, appearing to read "Marc K. Kirkpatrick".

Marc K. Kirkpatrick
Principal, Encompass Engineering and Surveying