

**From:** [Connor Armi](#)  
**To:** [Chace Pedersen](#)  
**Cc:** [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)  
**Subject:** Re: SP-23-00007 Nelson View - Notice of Application  
**Date:** Thursday, November 2, 2023 11:47:51 AM

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Hello Chace,

This consult is in reference to SP-23-00007 Nelson View. The proposed Short Plat division is in preparation for future residential development and mentions the creation of individual and shared wells as well as septic tanks and drainage fields. These are all ground disturbing activities and naturally any future residential construction would be a ground disturbing activity.

I recall the initial Shoreline Exemption application for this same area was initially a collection of several 5-acre plots and now it seems to have changed to a Short Plat division into three plats of varying sizes. It also seems that the previous consultations from Colville Tribes THPO, the Yakama Nation, and the DAHP have all recommended a cultural resource survey for the previous SE-23-00009 consultation. The DAHP had created a project for this acreage in the WISAARD database (2023-05-02958) but it seems that no cultural resource survey was conducted ; now, the proposed Short Plat division has the potential to pass off the a cultural resource survey onto future developers/land purchasers and often we rarely see these projects during THPO consultation.

We will request a cultural resource survey as the entire project area is considered Very High Risk for an Inadvertent Discovery according to the DAHP predictive model.

On behalf of Guy Moura, Tribal Historic Preservation Officer.

Sincerely,  
**Connor Armi** | **Archaeologist Senior MA, RPA**  
**History/Archaeology Program**  
Confederated Tribes of the Colville Reservation  
PO Box 150 | Nespelem, WA 99155  
d: 509-634-2690 | c: 509-631-1131  
[connor.armi.hsy@colvilletribes.com](mailto:connor.armi.hsy@colvilletribes.com)

On Wed, Nov 1, 2023 at 8:48 AM Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)> wrote:

Good morning,

**From:** [Matt Boast](#)  
**To:** [Chace Pedersen](#)  
**Cc:** [Ken Edwards](#)  
**Subject:** RE: SP-23-00007 Nelson View - Notice of Application  
**Date:** Wednesday, November 1, 2023 10:01:43 AM  
**Attachments:** [image001.png](#)

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Chace-

Kittitas PUD doesn't have a comment regarding this short plat. Same response as for the Rarden Short Plat, there are not any PUD power lines close to this project.

Thanks,

**Matt Boast**  
**General Manager**  
**PUD #1 of Kittitas**  
**County**

1400 Vantage Highway  
Ellensburg, WA 98926  
Phone: 509-933-7200 Ext 804  
Fax: 509-933-7190



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---

**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>

**Sent:** Wednesday, November 1, 2023 8:48 AM

**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier (SH) <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; storch@kittcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie

**From:** [Adam Osbekoff](#)  
**To:** [Chace Pedersen](#)  
**Subject:** RE: SP-23-00007 Nelson View - Notice of Application  
**Date:** Wednesday, November 1, 2023 1:15:51 PM

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Hello Chase

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE, we recommend an archeological review performed for this project. This is in an area the Snoqualmie Tribe considers culturally significant and has a moderate probability to have unknown archaeological deposits. We realize that though subdivisions do not cause ground disturbance, in almost all cases this process leads to development projects that will. If any archaeological work is performed, we request notification. An IDP should not be used in lieu of an archeological investigation. Cultural and archaeological resources are non-renewable and are best discovered prior to ground disturbance.

Thank you.

Adam Osbekoff  
Cultural Resource Compliance Manager  
[adam@snoqualmietribe.us](mailto:adam@snoqualmietribe.us)  
C: 425.753.0388  
9416 384th Ave SE  
PO BOX 969  
Snoqualmie Washington 98065

---

**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Wednesday, November 1, 2023 8:48 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier (SH) <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long

**From:** [Nelson, Jennifer L \(DFW\)](#)  
**To:** [Chace Pedersen](#)  
**Subject:** RE: SP-23-00008 Rarden - Notice of Application AND SP-23-00007 Nelson View - Notice of Application  
**Date:** Thursday, November 2, 2023 1:08:59 PM  
**Attachments:** [WDFW comments Nelson View Subdivision.pdf](#)

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hi Chace,

We're a bit unsure of the process for these short plat notices after the original SE-23-00009 for Nelson View subdivision, but we are providing our original comments once again for the record for the Rarden and Nelson View Short Plats. The topography and location of the properties present the opportunity for flowing water and potential flooding. We recommend low areas remain open and able to convey floodwaters should they be present. We also recommend that bear proof garbage cans be used and/or garbage is stored in secured locations to minimize opportunities for conflict with bears.

Thanks Chace,  
Jen

Jennifer Nelson  
Washington Department of Fish and Wildlife  
Habitat Program  
Ellensburg, WA 98926  
(509) 961-6639 Mobile

---

**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Wednesday, November 1, 2023 9:05 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier (SH) <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; storch@kittcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Tate Mahre <[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)>; [enviroreview@yakama.com](mailto:enviroreview@yakama.com); [corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com); Jessica Lally <[Jessica\\_Lally@Yakama.com](mailto:Jessica_Lally@Yakama.com)>; [noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com); [casey\\_barney@yakama.com](mailto:casey_barney@yakama.com);



State of Washington  
**DEPARTMENT OF FISH AND WILDLIFE**

South Central Region • Region 3 • 1701 South 24<sup>th</sup> Avenue, Yakima, WA 98902-5720  
Telephone: (509) 575-2740 • Fax: (509) 575-2474

March 8, 2023

Chace Pedersen  
Community Development Services  
Kittitas County  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

**SUBJECT: WDFW COMMENTS ON SE-23-00009 NELSON VIEW SUBDIVISION**

Dear Mr. Pedersen,

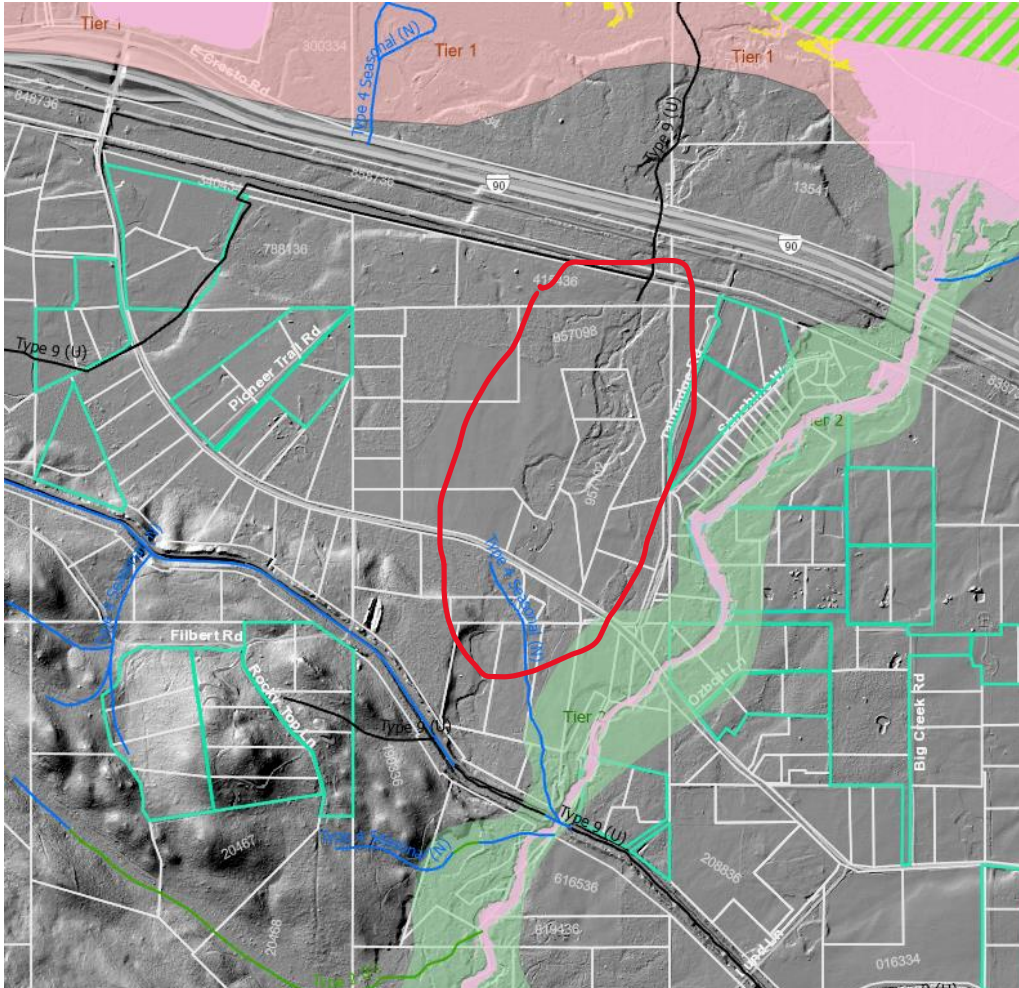
Thank you for the opportunity to comment on the proposed subdivision application near Big Creek, a Shoreline Stream. The Washington Department of Fish and Wildlife (WDFW) is familiar with the project area and the fish, wildlife, and habitats associated with it.

While the project area is not immediately adjacent to Big Creek, the LiDar clearly shows a relic channel through several of the proposed lots (Figure 1), specifically lots 6, 9, and 10. If you follow the scar upgradient, it may be that this scar represents the historic irrigation channel, that was likely an old Big Creek channel in geologic time. Where this channel appears to start is just south of the KRD's canal and within the mapped Channel Migration Zone for Big Creek. This could result in channel avulsions or flood flow conveyance through the relic channel that the proponents/owners should be made aware of, despite not being mapped as a special flood hazard area by FEMA.

We offer the following recommendations on this project.

- A critical areas report should be submitted for the project because there appear to be potential wetlands present and there are untyped streams present at the northern portion of the property. The critical areas report should also cover the geological hazards associated with the channel migration zone along Big Creek that may result in flow entering the channel scar through the project area. This project area is mapped as a Tier 1 for Critical Aquifer Recharge Area as well. The Critical Areas report should address all 5 critical areas that may be present or near the project area. The untyped stream mapped at the northern extent of the property appears to have conveyance infrastructure through the railroad grade and Interstate 90, connecting it to the Yakima River. This channel may provide fish habitat and warrants further investigation.

- We recommend all property owners in this area use bear proof garbage cans and exercise the [best management practices](#) to prevent wildlife conflict with these carnivores and others.



**Figure 1.** LiDAR imagery of the channel scar through the project area, west of Big Creek.

Thank you again for the opportunity to comment and please let me know if there are any questions or comments we can answer.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson".

Jennifer Nelson  
Fish and Wildlife Biologist  
[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)  
(509) 961-6639

**From:** [Downes, Scott G \(DFW\)](#)  
**To:** [Chace Pedersen](#)  
**Cc:** [Jamey Ayling](#); [Nelson, Jennifer L \(DFW\)](#)  
**Subject:** RE: SP-23-00007 Nelson View - Notice of Application  
**Date:** Thursday, November 2, 2023 8:30:06 AM

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Chace,  
WDFW previously commented when this was a SE. [SE-23-00009 Nelson View - WDFW Comment 5-8-23.pdf \(kittitas.wa.us\)](#)

In the summer of 2023 we did an FPA review with the applicant, DNR, Ecology and Yakama Nation. We did determine that the stream showing on the property is an untyped swale, so does not qualify as a stream but that swale could contain hydrology. Our comments on hydrology and bear proof containers are still pertinent.

Do we need to submit those comments separately again or will our previous comments suffice?

Thanks,

Scott

***Scott Downes***

Fish & Wildlife Habitat Biologist  
Washington Department of Fish and Wildlife  
Region 3 Habitat Program  
1701 South 24<sup>th</sup> Ave  
Yakima, WA 98902-5720  
[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)  
Cell-509-607-3578

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**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Wednesday, November 1, 2023 8:48 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier (SH) <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; storch@kittcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie

**From:** [WSDOT Aviation Land Use Inquiries and Application Submittals](#)  
**To:** [Chace Pedersen](#)  
**Subject:** RE: [EXTERNAL] SP-23-00007 Nelson View - Notice of Application  
**Date:** Tuesday, November 7, 2023 11:42:10 AM

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M Pedersen,

WSDOT Aviation Division reviewed this documentation on 11/07/2023. We have no comments.

Cheers,

David Ison, PhD | Aviation Planner  
Emerging Aviation Technologies & Land Use Compatibility  
Washington State Department of Transportation  
[isond@wsdot.wa.gov](mailto:isond@wsdot.wa.gov) C: 360-890-5258

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**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Wednesday, November 1, 2023 8:48 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier (SH) <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; storch@kittcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Tate Mahre <[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)>; [enviroreview@yakama.com](mailto:enviroreview@yakama.com); [corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com); [jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com); [noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com); [casey\\_barney@yakama.com](mailto:casey_barney@yakama.com); [kozj@yakamafish-nsn.gov](mailto:kozj@yakamafish-nsn.gov); Matthews, Jim <[matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov)>; Holly Barrick <[barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov)>; Petropoulos, Terra (ECY) <[tebu461@ECY.WA.GOV](mailto:tebu461@ECY.WA.GOV)>; White, Lori (ECY) <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>; [FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov); [wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov); ECY RE CRO SEPA Coordinator <[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)>; Anderson, Ryan (ECY) <[rand461@ecy.wa.gov](mailto:rand461@ecy.wa.gov)>; Downes, Scott G (DFW) <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; Nelson, Jennifer L (DFW) <[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)>; Torrey, Elizabeth M (DFW) <[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)>; DAHP SEPA (DAHP) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; [jorgenja@cwu.edu](mailto:jorgenja@cwu.edu); [nelmsk@cwu.edu](mailto:nelmsk@cwu.edu); Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[stephanie.mifflin@co.kittitas.wa.us](mailto:stephanie.mifflin@co.kittitas.wa.us)>; Mau, Russell E (DOH) <[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)>; [rivers@dnr.wa.gov](mailto:rivers@dnr.wa.gov); YOUNG, BRENDA (DNR) <[brenda.young@dnr.wa.gov](mailto:brenda.young@dnr.wa.gov)>; Warthen, Luke (DNR) <[luke.warthen@dnr.wa.gov](mailto:luke.warthen@dnr.wa.gov)>; [SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov); MAUNEY, MARTY (DNR)



## Subdivision Comments

To: Chace Pedersen, CDS Planner I

From: Holly Erdman, Environmental Health Specialist II

Date: 11/15/23

RE: SP-23-00007 Nelson View

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Thank you for the opportunity to comment on the above-mentioned project regarding water and septic requirements to comply with Kittitas County Public Health Department's Environmental Health requirements.

<b>Findings</b>
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### On Site Sewage

#### Finding 1

Any on-site septic systems that are to be utilized for wastewater management must adhere to the standards set by both the Washington Administrative Code, and Kittitas County Code. In accordance with KCC 13.04.090, soil logs have been completed on each proposed lot.

### Water

#### Finding 1

The proposed short plat indicates the applicant will utilize individual or shared wells to serve the proposed lots. The applicant has submitted and received approval to drill individual and shared wells for this plat. Recorded, shared well agreements have been received for shared wells. The applicant must prove legal and physical availability of water for all new uses of water on proposed lots.

<b>A</b>	<b>Additional Information Required (Prior to Preliminary Plat Approval)</b>
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**No additional information required**



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

<b>B</b>	<b>Final Plat Review &amp; Recording (Prior to Final Plat Approval)</b>
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**On-site sewage**

Soil logs have been completed.

**Water**

Well logs and water rights must be provided for the proposed lots.

<b>C</b>	<b>Final Plat Notes</b>
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**No additional information required**



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

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[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

November 15, 2023

Chace Pedersen  
Kittitas County  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

**RE: SP-23-00007**

Dear Chace Pedersen:

Thank you for the opportunity to comment on the Notice of Application for the Nelson View Short Plat. We have reviewed the application and have the following comment.

**Water Resources**

**New Uses in Upper Kittitas County**

Your project is located within the boundaries of WAC 173-539A so it may be subject to the rule. If you plan to withdraw groundwater for a new use within the boundaries of WAC 173-539A, your project must be water budget neutral. Before withdrawing or using any water please submit an Application for a New Water Right Permit.

If you have any questions, please contact the Water Resources Customer Service line at 509-575-2597.

Sincerely,

Joy Espinoza  
SEPA Coordinator  
Central Regional Office  
509-379-3967  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

202305242



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** November 16<sup>th</sup>, 2023  
**SUBJECT:** SP-23-00007 Nelson View

<b>ACCESS</b>	<ol style="list-style-type: none"><li>1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. Refer to Chapter 12 of the Kittitas County Code for access requirements.</li><li>2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li><li>3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</li><li>4. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, [2015] edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit.</li><li>5. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application. (JS)</li></ol>
<b>ENGINEERING</b>	Grading Permit GP-23-00011 was issued on 7/28/23. Please call for an inspection when the project is complete. (CC)

<b>SURVEY</b>	<p>Regarding the Preliminary Plat:</p> <p>1. The Preliminary Plat does not meet the requirements of WAC: 332-130-145 in regards to topographic elements.</p> <p>The following will need to be addressed prior to Final Short Plat approval:</p> <ol style="list-style-type: none"> <li>1. Per Note 5, Sheet 1, access to Lot 1A is via a private easement. No Lot 1A shown on the face of this Short Plat. If this note is to remain, Lot 1A shall be shown as well as Pioneer Trail Road shall be labelled.</li> <li>2. Notes 6, 8 and 9 all reference different basis of bearings statements, and make references to Lots not shown on the face of the Short Plat. Please resolve, and if multiple Basis of Bearing were utilized, please include the rotation and direction (clockwise or counterclockwise), that was used to put it in the final rotation shown on the map.</li> </ol> <p>Of Note (changes not required)</p> <p>As the proposed access easement is not mathematically retraceable, please ensure the separate document includes and mathematically retraceable description, and does not simply reference the Short Plat.</p>
<b>TRANSPORTATION CONCURRENCY</b>	<p>A Transportation Concurrency Management Application has been submitted. Permit #: TC-23-00005 This permit will need to be finalized before final approval.</p>
<b>FLOOD</b>	<p>Parcel #957098 is not located in the FEMA identified special flood hazard area (100-year floodplain). (SC)</p>
<b>WATER MITIGATION/ METERING</b>	<p>The following comments outline the requirements for legal availability of water and metering for the proposed short plat:</p> <p>The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates. Prior to final plat approval and recording, the following conditions shall be met:</p> <p>In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:</p> <ol style="list-style-type: none"> <li>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;</li> <li>2. An adequate water right for the proposed new use; or</li> <li>3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</li> </ol> <p>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.</p> <p>Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.</p>

**Final Plat Notes**

The following notes shall be placed on the face of the plat:

C-1 "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations."

C-2 "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." (SC)