



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

June 6, 2008

Cruse & Associates
PO BOX 959
Ellensburg, WA. 98926

RE: Sunset Short Plat (SP-07-70)

Dear Mr. Cruse,

Kittitas County Community Development Services Department has determined that the Sunset Short Plat (SP-07-70) is a complete application and hereby grants **conditional preliminary approval** subject to the following conditions:

1. Both sheets of the final mylars shall reflect short plat number SP-07-70 and an accurate legal description shall be shown on the face of the final plat.
2. Current full year's taxes must be paid for on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. All mitigations as set forth in the SEPA Mitigated Determination of Non-Significance (MDNS), reissued on April 15, 2008, shall be conditions of final approval for the referenced Short Plat. **Please see the enclosed SEPA MDNS.**
4. A study by a certified wetland biologist shall be submitted to Community Development Services prior to final approval of the Sunset Short Plat. The buffer established by the wetland study shall be delineated on the final mylars. See attached SEPA MDNS for details.
5. Pursuant to Department of Ecology's comments, the County will not approve this short plat until the outstanding enforcement issues regarding wetland clearing and draining of adjacent Category 1 wetlands are resolved. See attached comments from Department of Ecology.
6. **The following plat notes shall be recorded on the final mylar drawings:**
 - All development must comply with the International Wildland Urban Interface Code.
 - The subject property is within or near existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other natural resource activities performance in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted the right to farm provisions contained in Section 17.74 of the Kittitas County Zoning Code.
 - All lots shall share a single ground water withdrawal of no more than 5,000 gallons per day which

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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may be accomplished by more than one well. No more than ½ acre of lawn and garden shall be irrigated

7. Property owners may be required to demonstrate by metering or other means compliance with the single project withdrawal limitation of 5000 gallons to be shared between the four lots.
8. This property is within the Kittitas Reclamation District boundaries. Proof that all Kittitas Reclamation District General Guidelines have been met for all newly created lots shall be provided to Community Development Services prior to final approval.
9. Per Kittitas County Environmental Health, soil logs need to be performed and water availability is required. Evidence of both shall be provided to Community Development Services prior to final approval.
10. Please see the attached comments from Kittitas County Department of Public Works for required plat notes and further issues that must be addressed prior to final approval.

Approval of the Sunset Short Plat may be appealed to the Kittitas County Board of County Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after June 19, 2008. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by June 20, 2008 at 5:00p.m.

Sincerely,

Kari Braniff
Staff Planner

CC: Parlova Miller LLC
Required parties (KCC 15A)

Enclosure: SEPA MDNS