



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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November 20, 2007

Mr. Steve Loflin
714 Sumner Avenue
Sumner, WA 98390

RE: Horse Jump Hill Short Plat (SP-07-113)

Dear Mr. Loflin:

The Kittitas County Community Development Services Department has determined that the Horse Jump Hill Short Plat is a complete application and hereby grants **conditional preliminary approval** subject to the following conditions:

1. Both sheets of the final mylars shall reflect the short plat number SP-07-113.
2. An accurate legal description shall be shown on the face of the final plat.
3. Full year's taxes for 2007 shall be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
4. Per Kittitas County Environmental Health, proof of water availability is required and soils need to be done prior to final approval.
5. All conditions set forth in the transmitted memorandum from the Department of Public Works shall be met prior to final approval.

The following mitigations, as outlined in the SEPA MDNS for this project, shall also be met or exceeded prior to final approval:

1. The applicant shall be responsible for contacting the Department of Public Works prior to performing any work on the proposed private roads that serve the Mountain Bluebird Short Plat and/or the Horse Jump Hill Short Plat. This is to ensure that there are not any conflicts between the county road improvement project scheduled for fall of 2007 and the proposed private roads.
2. The applicant shall also be required to obtain an approved access permit from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
3. Access easement "W" shall be constructed as a High-Density Private Road and serve no more than 40 tax parcels.
4. Access easement "Y" shall be constructed to meet or exceed the requirements of a High-Density Private Road and serve no more than 14 tax parcels. Lots A and B of both plats shall be accessed via easement "Y."
5. Access easement "Z" shall be used to access Lot C of the Mountain Bluebird Short Plat and Lot C of the Horse Jump Hill Short Plat.
6. The applicant shall be responsible for meeting or exceeding all other conditions and requirements set forth by the Department of Public Works, as listed in the memorandum issued.
7. Activities such as road widening, stump pulling and clearing, grading and fill work and utility

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.

8. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administered by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
9. Prior to any ground disturbing activities the applicant will consult with the Department of Archaeology & Historic Preservation and Yakama Nation on a professional archaeological study regarding the subject property to protect any and all archaeological resources.
10. All outdoor lighting shall be shielded and directed downward to minimize the effect of nearby residential property.

Approval of the Horse Jump Hill Short Plat may be appealed to the County Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after Thursday, December 6, 2007. 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.

Sincerely,



Mackenzie Moynihan
Staff Planner

CC Required parties (KCC 15A)