

FINDINGS OF FACT

Clapper Short Plat

File Number SP-07-156

Pursuant to RCW 58.17.195, the Kittitas County Community Development Services Department formally establishes the following Findings of Fact:

1. The Clapper Short Plat (SP 07-156) has satisfied all current subdivision and zoning requirements. This short plat has been reviewed and approved in conformance with the Kittitas County Subdivision (Title 16) and Zoning (Title 17) Codes.
2. The applicant has demonstrated to the satisfaction of the County Environmental Health Director the availability of potable water supplies.
3. The applicant has demonstrated that sewage disposal will be provided by individual septic systems.
4. The applicant has demonstrated to the County Public Works Department that the access provisions are in the interest of public safety and general welfare.
5. A statement indicating the County's intent to approve this short plat, together with a reduced photocopy depicting the lot configurations and proposed acreage was mailed to known adjacent property owners and parties of record on November 30, 2007.
6. Kittitas County Community Development Services Department completed a Critical Areas Review.

Lots B, C, and D of the Clapper Short Plat are affected by the 100 year Floodplain of Dry Creek. All future development shall comply with Kittitas County Code 17A: Critical Areas and Kittitas County Code 14.08: Flood Damage Prevention. The Floodplain has been depicted on the final mylars.

PEMC wetlands are shown to exist within the boundary of Lot D of the Clapper Short Plat. Any construction near this wetland may require a wetland delineation. Any land that is determined to be a wetland shall have a 20 foot buffer.

7. The property lies within the Olsen Ditch Irrigation District. The property owner shall adhere to the requirements of the Olsen Ditch Irrigation District.

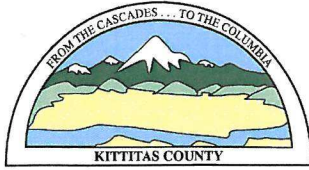
Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until officially filed.

Approved

This 1st Day of August, 2008



Darryl Piercy, CDS Director



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

REVISED Conditional Preliminary Approval (Short Plat number correction)
Please see Conditional Preliminary Approval issued on May 19, 2008 for attached comments.

May 20, 2008

Donald Clapper & Bonnie Anderson-Clapper
720 Klocke Road
Ellensburg, WA 98926

RE: Clapper Short Plat (SP-07-156)

Dear applicant:

The Kittitas County Community Development Services Department has determined that the Clapper Short Plat (**SP-07-156**) 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-07-156** and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid for 2008 on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. The existing well located on Lot C shall be shown on the final mylars.
4. The PEMC wetland located on lot D shall be clearly depicted on the final mylars.
5. The following plat notes shall be recorded on the final mylar drawings:
 - All development must comply with International Fire 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.
 - Lots A, B, C and D of the Clapper Short Plat shall share a single ground water withdrawal of no more than 5,000 gallons per day which may be accomplished by more than one well. No more than ½ acre of lawn and garden shall be irrigated.
 - PEMC wetlands are shown to exist within the boundary of lot D. Any construction near this wetland may require a wetland delineation. Any land that is determined to be a wetland shall have a 20 foot buffer.
 - Lots B, C and D of the Clapper Short Plat are affected by the 100 year Floodplain of Dry Creek. All future development shall comply with Kittitas County Code 17A: Critical Areas and Kittitas County Code 14.08: Flood Damage Prevention.
6. 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 two lots.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

7. 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.
8. The subject property is within the Ellensburg Water Company Irrigation district boundaries. Proof that all Ellensburg Water Company 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. Evidence shall be provided to Community Development Services prior to final approval.
10. The addresses shall be clearly visible from both directions at the County Road for all properties.
11. The Fire Department access road shall comply with Appendix D of the 2006 International Fire Code including an access road with turn-around capable of supporting 75,000lbs.
12. Please see the attached comments from Kittitas County Department of Public Works for plat notes and further issues that must be addressed prior to final approval.

Approval of the Clapper Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after June 3, 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.

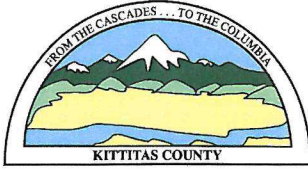
You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by June 3, 2008 at 5:00p.m.

Sincerely,



Trudie Pettit
Staff Planner

CC: Encompass Engineering & Surveying
Required parties (KCC 15A)



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

May 19, 2008

Donald Clapper & Bonnie Anderson-Clapper
720 Klocke Road
Ellensburg, WA 98926

RE: Clapper Short Plat (SP-07-60)

Dear applicant:

The Kittitas County Community Development Services Department has determined that the Clapper Short Plat (SP-07-60) 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-07-60 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid for 2008 on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. The existing well located on Lot C shall be shown on the final mylars.
4. The PEMC wetland located on lot D shall be clearly depicted on the final mylars.
5. The following plat notes shall be recorded on the final mylar drawings:
 - All development must comply with International Fire 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.
 - Lots A, B, C and D of the Clapper Short Plat shall share a single ground water withdrawal of no more than 5,000 gallons per day which may be accomplished by more than one well. No more than ½ acre of lawn and garden shall be irrigated.
 - PEMC wetlands are shown to exist within the boundary of lot D. Any construction near this wetland may require a wetland delineation. Any land that is determined to be a wetland shall have a 20 foot buffer.
 - Lots B, C and D of the Clapper Short Plat are affected by the 100 year Floodplain of Dry Creek. All future development shall comply with Kittitas County Code 17A: Critical Areas and Kittitas County Code 14.08: Flood Damage Prevention.
6. 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 two lots.
7. 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.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

8. The subject property is within the Ellensburg Water Company Irrigation district boundaries. Proof that all Ellensburg Water Company 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. Evidence shall be provided to Community Development Services prior to final approval.
10. The addresses shall be clearly visible from both directions at the County Road for all properties.
11. The Fire Department access road shall comply with Appendix D of the 2006 International Fire Code including an access road with turn-around capable of supporting 75,000lbs.
12. Please see the attached comments from Kittitas County Department of Public Works for plat notes and further issues that must be addressed prior to final approval.

Approval of the Clapper Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after June 3, 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.

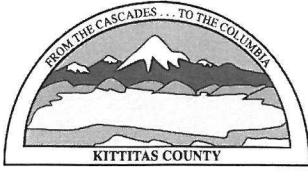
You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by June 3, 2008 at 5:00p.m.

Sincerely,



Trudie Pettit
Staff Planner

CC: Encompass Engineering & Surveying
Required parties (KCC 15A)



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

NOTICE OF APPLICATION

To: Washington State Department of Transportation
Washington State Department of Natural Resources
Washington State Department of Health
BNSF Railway Company
Kittitas County Sheriff's Department
Kittitas County Fire District 2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Kittitas County Enforcement and Investigation
Ellensburg School District
Fairpoint Communications
Ellensburg Water Company
Adjacent Property Owners
Applicant

From: Mike Elkins, Staff Planner

Date: November 30, 2007

Publish: December 3, 2007 (Daily Record)
December 6, 2007 (NKC Tribune)

Subject: **Clapper Short Plat, File Number SP-07-156**

Doanld E. Clapper, trustee, and Bonnie R. Anderson, trustee, landowners, submitted an application for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 25.25 acres of land that is zoned AG-3, located approximately 2 miles northwest of the City of Ellensburg, west of State Road 10, east of Interstate 90, situated on Klocke Road in Ellensburg, WA, 98926, located in a portion of Section 20, T 18N, R18E, WM, in Kittitas County. Map Number 18-18-20020-0008.

Please find enclosed the Short Plat application and a vicinity map for the above referenced project. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services office at 411 N. Ruby, Suite 2, Ellensburg, WA. 98926. Phone (509)962-7506.

Please send comments regarding the application and potential adverse environmental impacts by December 18, 2007 @5:00pm to Kittitas County Community Development Services, 411 N. Ruby, Suite 2, Ellensburg, WA., 98926, attention Mike Elkins, Staff Planner.

Conditional preliminary approval may be granted based on timely comments received prior to December 18, 2007.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION