

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

June 13, 2008

Janet Jones
1150 Thornton Creek Lane
Cle Elum, WA 98922

RE: Jones Short Plat (SP-07-165)

Dear Ms. Jones

The Kittitas County Community Development Services Department has determined that the Jones Short Plat (SP-07-165) 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-07-165 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. 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 1 and 2 shall share a single ground water withdrawal of no more than 5,000 gallons per day. No more than ½ acre of lawn and garden shall be irrigated from this ground water withdrawal.
 - Thornton Creek, a "Type 2" stream flows through the subject property. Per KCC 17A.07.010, a 100 foot buffer shall be maintained from the Ordinary High Water Mark (OHWM) of the stream. At the time of building permit additional mitigation measures may be required to allow lot 1 to be buildable.
4. Thornton Creek shall be shown on the final mylars and its associated 100 foot buffer shall also be depicted.
5. Property owners may be required to demonstrate by metering or other means compliance with the single project withdrawal limitation of 5,000 gallons per day cumulatively to be shared between the two lots.
6. 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.
7. Per Kittitas County Environmental Health, soil logs need to be performed and a well log is needed. Evidence of both shall be provided to Community Development Services prior to final approval.
8. 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.

DARRYL PIERCY, DIRECTOR

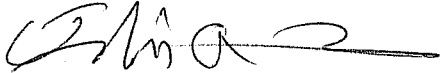
ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Approval of the Jones 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 27, 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 27, 2008 at 5:00p.m.

Sincerely,

A handwritten signature in black ink, appearing to read 'Trudie Pettit', with a long horizontal flourish extending to the right.

Trudie Pettit
Staff Planner

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