



## 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

"Building Partnerships – Building Communities"

August 25, 2009

John Isotalo  
P.O. Box 350  
South Cle Elum WA 98943

### **RE: Isotalo Short Plat (SP-08-00056)**

Dear Mr. Isotalo,

The Kittitas County Community Development Services Department has determined that the Isotalo Short Plat (SP-08-00056) 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-08-00056 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. **Access, easement, and road standards issues associated with this project are substantial:**  
Please see the attached comments from Kittitas County Department of Public Works for plat notes and further requirements and issues that must be addressed prior to final approval.
4. The following plat notes shall be recorded on the final mylar drawings:
  - All development must comply with International Fire Code.
  - The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. 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.
  - Metering shall be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements.
  - Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.
5. Property owners shall be required to demonstrate by metering or other means compliance with the single project withdrawal limitation of 5,000 gallons to be shared between the four lots.
6. Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than 1/2 acre of lawn or noncommercial garden will require a permit from the Department of Ecology.
7. This property is within the Kittitas Reclamation District irrigation district boundaries. The property is

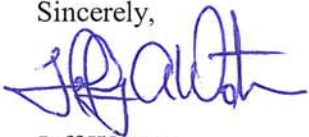
classified as "wooded" and has no irrigable ground

8. Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.
9. Individual wells are required to have a 50 foot setback from neighboring property lines (KCC 17A.08.025). Please see the comments from Kittitas County Public Health Department for further information and requirements.
10. Should ground disturbing or other activities related to the proposed short plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
11. Per Kittitas County Environmental Health, soil logs need to be performed and proof of water availability is needed. Evidence of both shall be provided to Community Development Services prior to final approval.
12. The addresses shall be clearly visible from both directions at the County Road for all properties.
13. The Fire Department access road shall be capable of supporting 75,000 lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus.

Approval of the Isotalo 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 September 8, 2009. 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. 5<sup>th</sup>, Room 108) by September 8, 2009 at 5:00p.m.**

Sincerely,



Jeff Watson  
Staff Planner

CC: Applicant  
Required parties (KCC 15A)



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### DETERMINATION OF NONSIGNIFICANCE

**File:** Isotalo Short Plat SP-08-00056

**Description:** A 2 lot short plat on 7.8 acres consisting of one 3.94 acre lot and one 3.86 acre lot.

**Proponent:** John Isotalo  
P.O. Box 350  
South Cle Elum WA 98943

**Location:** Southwest of the City of South Cle Elum, east of Westside Road, north of Mohar Road, and west of Reservoir Ridge Drive, in a portion of Section 4, T19N, R15E, WM in Kittitas County, bearing Assessor's map number 19-15-04020-0010.

**Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request, or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/current/> under "Short Plats".

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 15 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before 5:00 PM, September 1, 2009. To the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg WA 98926

**Responsible  
Official:**

Jeff Watson

**Title:** Planner I

**Address:** Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
(509) 962-7506 FAX (509) 962-7682

**Date:** August 25, 2009

**Pursuant to Chapter 15A.07 KCC, this DNS may be appealed by submitting specific factual objections in writing with a fee of \$300.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, September 8, 2009. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.**