



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"

July 16, 2010

Chris Cruse
Cruse and Associates
P.O. Box 959
Ellensburg WA 98926

RE: Hawkins Short Plat (SP-09-00018)

Dear Mr. Cruse,

The Kittitas County Community Development Services Department has determined that the Hawkins Short Plat (SP-09-00018) 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-09-00018 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.
 - Lots A, B, and C, of the Hawkins short plat (SP-09-00018) have exhausted the use of the one time split provision allowed per Kittitas County Code. No further one time splits will be allowed for these parcels. Lot D will retain its eligibility for a one time split.
 - The subject property is within or near designated natural resource lands of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. (RCW 36.70A.060(1)) Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. (RCW 7.48.305)
 - Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within this land division.
 - 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.
4. This property is within the Cascade Irrigation District boundaries. Proof that all general guidelines have been met for newly created lots shall be provided to Community Development Services prior to final approval.
5. This application proposes the utilization of individual wells which require the submittal of well logs or a hydro-geological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed hydro-geologist.
6. 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.
7. 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.
8. 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.

9. The addresses shall be clearly visible from both directions on the county road for all properties.
10. 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.
11. Please refer to the comments from Kittitas County Department of Public Works Department transmitted on February 3, 2010 for plat notes and further issues that must be addressed prior to final approval.

Approval of the Hawkins 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 July 30, 2010. 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 July 30, 2010 at 5:00p.m.

Sincerely,



Jeff Watson
Staff Planner

file copy

CC: Applicant
Required parties (KCC 15A)

Notice of Decision

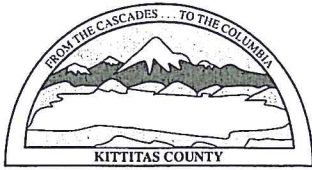
Hawkins Short Plat
(SP-09-00018)

Notice is hereby given that on July 16, 2010, conditional preliminary approval was granted to Chris Cruse authorized agent for Mary Hawkins, landowner, for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 54.48 acres of land that is zoned Commercial Agriculture. The application was deemed complete on November 4, 2009. The subject property is located southeast of the City of Kittitas, south of Sorenson Road, east of Badger Pocket Road, and west of Hamilton Road, in a portion of Section 30, T17N, R20E, WM in Kittitas County, bearing Assessor's map number 17-20-30000-0021 & 17-20-30000-0029.

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is:

July 30th, 2010 at 5:00p.m.

Original short plats and related information may be examined during the business hours at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on line at: www.co.kittitas.wa.us/cds/current/.



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Hawkins Short Plat (SP-09-00018)

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: July 16, 2010

I certify that the following documentation:

- Notice of Decision for the Hawkins Short Plat SP-09-00018

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Candie Leader
County of Kittitas
State of Washington

Subscribed and sworn to before me this 16th day of July, 2010

Kelly J. Carlson
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: July 9th, 2014



DAILY RECORD
AD AUTHORIZATION

Salesperson: KATHY ADAMS

Printed at 07/14/10 15:02 by \$LOGIN

Acct#: 84066 Ad#: 255637 Status: N
KITTITAS CO PUBLIC WORKS Start: 07/16/10 Stop: 07/16/10
411 N. RUBY ST, SUITE 1 Times Ord: 1 Times Run: ****
ELLENSBURG WA 98926 STD6 1.00 X 6.95 Words: 207
Contact: Rate: LEG2 Cost: 57.84
Phone: (509)962-7523 Class: 0001 LEGAL NOTICES
Fax#: Descript: NOTICE OF DECISION HAWKIN
Email: candie.leader@co.kittitas.wa Given by: *
Agency: Created: cad18 07/14/10 14:52
Last Changed: cad18 07/14/10 15:01

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFSS
DR	A		97	S 07/16			
IN	A		97	S 07/16			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Candie Leader
Name (print or type)

Candie Leader
Name (signature)

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact

(AD COPY ON NEXT PAGE)

DAILY RECORD
AD AUTHORIZATION
(CONTINUED)

Salesperson: KATHY ADAMS

Printed at 07/14/10 15:02 by \$LOGIN

Acct#: 84066

Ad#: 255637 Status: N

**Notice of Decision
Hawkins Short Plat
(SP-09-00018)**

Notice is hereby given that on July 16, 2010, conditional preliminary approval was granted to Chris Cruse authorized agent for Mary Hawkins, landowner, for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 54.48 acres of land that is zoned Commercial Agriculture. The application was deemed complete on November 4, 2009. The subject property is located southeast of the City of Kittitas, south of Sorenson Road, east of Badger Pocket Road, and west of Hamilton Road, in a portion of Section 30, T17N, R20E, WM in Kittitas County, bearing Assessor's map number 17-20-30000-0021 & 17-20-30000-0029.

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is:

July 30th, 2010 at 5:00p.m.

Original short plats and related information may be examined during the business hours at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on line at: www.co.kittitas.wa.us/cds/current/.

PUBLISH: July 16, 2010

Kittitas County Public Works

Kittitas County Environmental Health

Washington Dept. of Ecology
Regional Director
15 W. Yakima Ave. Ste. 200
Yakima, WA 98902-3401

Cruse and Associates
P.O. Box 959
Ellensburg, WA 98926

Mary Hawkins
5010 Sorenson Road
Ellensburg, WA 98926