

# 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"

## Memorandum

TO: Robert 'Doc' Hansen, Planning Official, Community Development Services

FROM: Lindsey Ozbolt, Staff Planner, Community Development Services *LO*

DATE: October 22, 2013

SUBJECT: Down Short Plat (SP-12-00007)

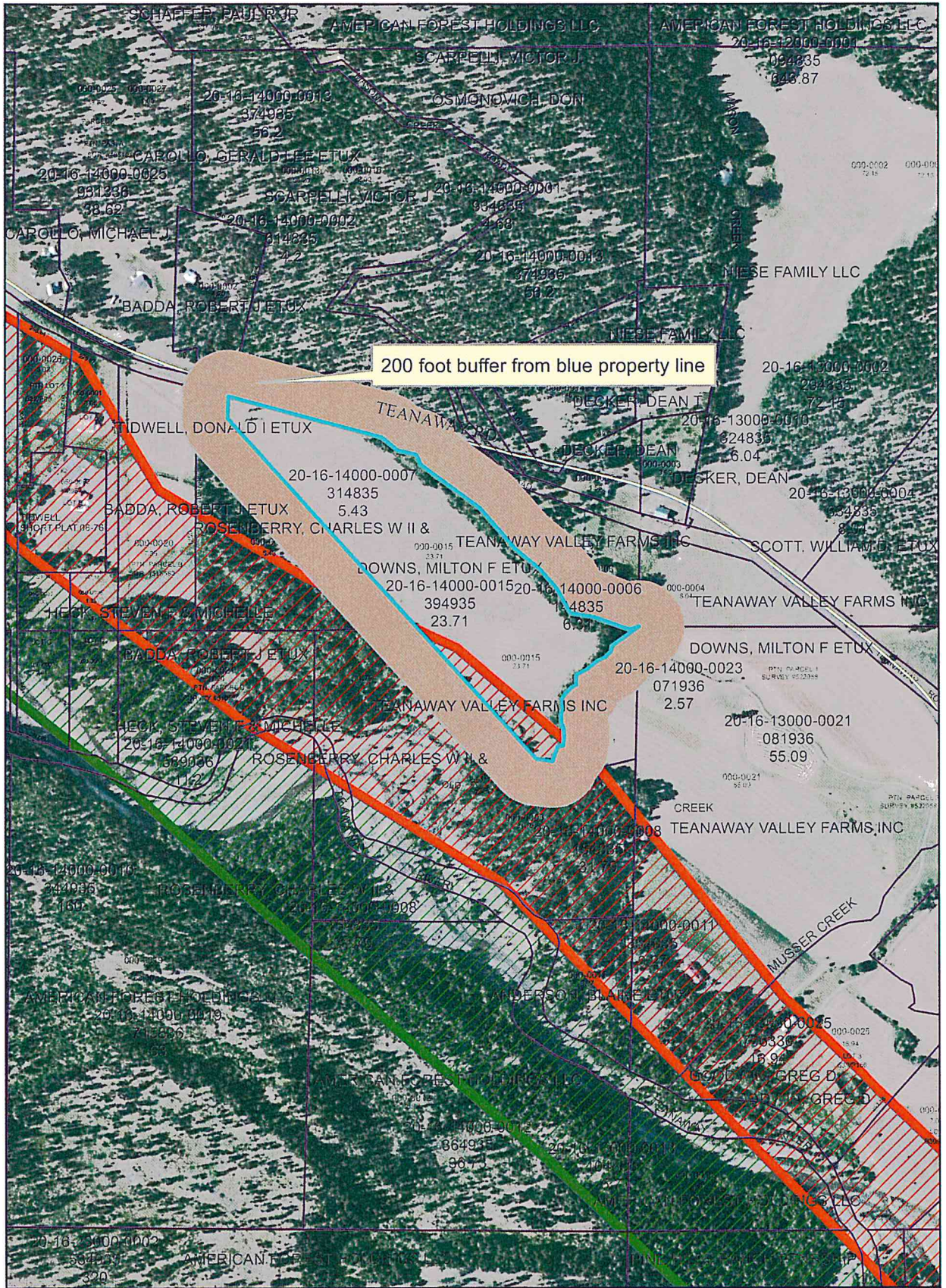
This memo is in regards to the comments received from the Yakama Nation and the Department of Fish and Wildlife. The issues they brought up have to do with the Shoreline of the State of the Teanaway River, fish spawning on Mason Creek and a "road/dike" feature between the property and the Teanaway River. The Downs short plat is a request to divide 23.71 acres into two lots, lot 1 being 11.14 acres and lot 2 being 12.42 acres. This proposal is vested to Kittitas County Code as it existed on November 20, 2012, which allowed for the one-time split provision in the Ag-20 zoning designation.

After consideration of these comments, review of GIS data including LiDAR, review of the best information available at this time, County Code, and discussion between the flood plain manager, staff planner and planning official; staff has made the following determinations:

1. There is not a shoreline designation associated with the Teanaway River on the subject property associated with the Teanaway River. The subject property is at least 200 feet from the ordinary high water mark of the Teanaway River. Please see the attached map depicting a 200 foot buffer between the OHWM and the subject property.
2. The "road/dike" mentioned in the email from Mr. Teske appears to be located south of the subject property; which is out of the purview of the property owners. Staff believes it is actually the old railway bed for the logging operations that existed in the Teanaway Valley in the early 1900s. Please see the attached contour map and the aerial located within the project file.
3. Mason Creek is regulated by Kittitas County Code 17A. At the time of building permit submittal, appropriate measures in conformance with KCC 17A will be enforced.

The Downs Short Plat application meets the current regulations of Kittitas County.

Attached: 200 foot buffer map  
Contour map



# 4' Contour Map

