



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

November 18, 2021

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407 Swiftwater BLVD  
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### **RE: Filbert Estates Short Plat (SP-15-00004)**

Dear Applicants,

The Kittitas County Community Development Services Department has determined that the Filbert Estates Short Plat (SP-15-00004) 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-15-000004 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant of all of the requirements related to Final Plats (KCC 16.20) and Survey Data and Dedications (KCC 16.24). The final plat must be submitted in full conformance with these chapters of Kittitas County Code; **non-compliant mylars will be rejected and returned to the applicant.**
2. Taxes must be paid in full on all tax parcels involved in this land use action as required by Washington State Law (RCWs 84.40.042 & 84.56.345).
3. Attached are comments from Kittitas County Department of Public Works and Kittitas County Public Health which contain plat notes, issues, and requirements that must be addressed prior to final approval.
4. The applicant shall provide a wetland delineation prepared by a qualified wetland professional to determine if wetlands exist on the site and whether mitigation measures are required. Attached are comments from the Washington State Department of Ecology explaining in greater detail issues related to wetlands and providing information for assistance. Should any wetlands be determined to exist, they shall be delineated on the face of the final mylar.
5. The following plat notes shall be recorded on the final mylar drawings:
  - Environmental and statutory review may be required for all current and future development, construction, and improvements. The applicant and/or all future owners of any lot or lots within this subdivision are responsible for compliance with all applicable local, state, and federal rules, requirements, codes, and regulations. It is incumbent upon said applicants and future owners to investigate for, and obtain from the appropriate agency or their representative, all required permits, licenses, and approvals for any development, construction, and/or improvements that occur within the boundaries of this subdivision.
  - All development must comply with International Fire Code.

6. All access for future development shall comply with KCC Title 20 and the International Fire Code.
7. The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying 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](#)).
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. Any new structures or substantial development to existing structures will require compliance with the Wildland Urban Interface Code.
10. Approval of the Filbert Estates 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 12/07/2021. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. This will require submittal of a final short plat application within 5 years of the date of this preliminary approval. Up to 5 annual plat extension are available through CDS should you require additional time to complete your final submittal. If you have any questions, please do not hesitate to contact our office.

**Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1550.00 to Kittitas County Community Development Services at 411 N Ruby St Ste. 2, Ellensburg, WA 98926. The appeal deadline for this project is December 6, 2021 at 5:00p.m.**

Sincerely,



Jeremy Johnston  
Planning Official

CC: Applicant Agent  
Required parties (KCC 15A)