

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

September 20, 2022

Skyline Ridge, LLC
405 NW Gillman Blvd Ste. 102
Issaquah, WA 98027
sean@thetrailsidegroup.com

The Trailside Group
Attn: Sean Northrop
405 NW Gillman Blvd Ste. 102
Issaquah, WA 98027
sean@thetrailsidegroup.com

Encompass Engineering & Surveying
Attn: Marc Kirkpatrick
407 Swiftwater Blvd.
Cle Elum, WA 98922
mkirkpatrick@encompasses.net

Sent via email

Subject: Forest Ridge (LPF-22-00006) Final Long Plat Ph 4 – Return of Application and Request for Additional Information

Dear Applicants,

Kittitas County Community Development Services (CDS) received your Forest Ridge Phase 4 (LPF-22-00006) Final Long Plat submittal on August 25, 2022. Kittitas County staff has completed the review of your final plat submittal. As provided below, staff has the following comments, requirements, and/or revisions for your application that need to be addressed prior to considering this application complete for final approval and signature of the final plat mylars:

Community Development – Planning:

- Final mylars shall include the final plat number LPF-22-00006 in addition to the preliminary file number already provided.
- Please provide a copy of the latest CCR's that demonstrate open space tract ownership and maintenance.
- Please demonstrate and show calculations that the open space proposed does not include the Commercial Forest setback area, streams, wetlands and their associated buffers per condition 8 as it appears that some of these spaces are being used for open space.
- Please provide documentation for stream crossings from state departments for this phase.
- Please provide documentation/correspondence regarding fire flow requirements
- SEPA MDNS Conditions were not addressed in the compliance document at all other than “Applicant will comply”. Please address these conditions.
- Snow removal plan was submitted but has no indications on where snow is to be put/located at.

Public Works – Planning/ Survey Review (memo attached):

- Required: Please see attached memo for required changes and information request.

Environmental Health (Memos attached):

- Required: Please see attached memo for required changes and information request.

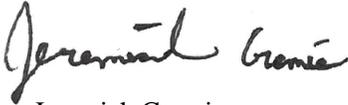
Assessor:

- No comments provided.

CDS is returning your application until the requirements noted are addressed. Please work with the applicable departments to remedy the issues noted. Once required information is ready, please submit to CDS as one submittal packet. Once the requested information has been resubmitted, the various departments will review for consistency. Submittal of a complete application will begin the 30-day review timeframe.

Staff is committed to working with you to facilitate this process as much as possible. Should you have any questions or concerns regarding this letter, please do not hesitate to contact me at 509-962-7046 or via email: jeremiah.cromie@co.kittitas.wa.us. Also, please do not hesitate to contact any of the County Departments with specific questions as you work on providing this additional information.

Sincerely,



Jeremiah Cromie
Planner II

Enclosure via email:

Comments from:
Kittitas County Public Works
Kittitas County Public Health

Forest Ridge SEPA MDNS
Resolution 2010-137 (Forest Ridge Preliminary Approval)

CC:

Dan Carlson, CDS Director
Josh Fredrickson, County Engineer
Mark Cook, Public Works Director
Jeremy Larson, Building Official

via email
via email
via email
via email