



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

July 9, 2009

Gary Maughan  
Land Owner  
22591 Road M  
Mattawa, Washington 99344

Wayne Nelson  
Authorized Agent  
Encompass Engineering and Surveying  
108 East 2<sup>nd</sup> St  
Cle Elum, WA 98922

Subject: Determination of Complete Application  
Yellowstone Trail Estates Preliminary Plat

Dear Applicant:

Your application for the Yellowstone preliminary plat subdivision was received on June 18, 2009, and has been determined complete on the date of this letter.

Your application meets the requirements of KCC 16.12.010 for a complete application; however the information below is required to continue to evaluate your proposal.

1. Conceptual engineered stormwater plan meeting the requirements of the Eastern Washington Stormwater Manual.
2. Snow Management Plan detailing how snow will be removed from the street, stored, and kept from blocking necessary emergency access ways.
3. Conceptual engineered road plans showing how roads will meet the requirements of the adopted Kittitas County Road Standards.

The deadline for submittal of the above requested information is September 7, 2009. Continued processing of your application will include, but is not limited to the following actions:

1. According to KCC 15A.030.060 a Notice of Application will be sent to the public (adjacent landowners), Kittitas County departments, and non-County governmental agencies inviting written comments on this proposal. **Note: you have 5 days to contact Community Development Services for instructions for posting notice signs at the site as outlined in KCC 15A.03.110.**

2. Requests for clarification, amendments, or additional information will be sent to you following the public comment period.
3. The consideration of written comments from adjacent property owners and public agencies will be incorporated in the staff report.
4. A SEPA threshold determination will be made following the expiration of the public comment period. This threshold determination will be made no later than October 7, 2009, unless an extension is requested by the applicant, pursuant to WAC-197-11-310(3).
5. As requested by the County, additional materials and/or revised preliminary plat drawings may be required before this matter is brought before the Hearing Examiner.
6. A public hearing will be scheduled before the Kittitas County Hearing Examiner. At that hearing a recommendation will be made for approval or denial.
7. A closed-record hearing will be scheduled before the Kittitas County Board of Commissioners where final approval or denial will be given.

If you have any questions regarding this matter, please contact me at (206) 382-9540, or by e-mail at [kcote@gordonderr.com](mailto:kcote@gordonderr.com).

Sincerely,



Katie F. Cote  
Contract Planner

cc: Jeff Watson, Kittitas County Public Works