



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

January 7, 2018

Velma Harmon
1540 Hidden Valley Rd
Cle Elum, WA 98922

Subject: Harmon (SPF-18-00008) Final Short Plat – Staff Review and Request for Additional Information

Dear Ms. Harmon,

Kittitas County Community Development Services (CDS) received your Harmon (SPF-18-00008) Final Short Plat submittal on December 21, 2018. Final short plats must be processed and approved within 30 days of the submittal date. Kittitas County staff has completed the review of your final short plat submittal. As provided below, staff has the following comments, requirements, and/or revisions for your application that need to be addressed prior to final approval and signature of the final short plat mylars:

Community Development – Planning:

1. All CDS conditions have been addressed. Note that according to RCW 58.08.030, property taxes must be paid for the year the plat is recorded. As of today's date, January 7, 2018, property taxes have not posted. However, if the Assessor's records show a balance on the date you wish to record the plat, it must be cleared prior to plat recording.

Public Works – Planning/Survey (memo attached):

1. Please see attached the memo from Public Works dated January 3, 2018. For questions and concerns regarding these comments, please contact Taylor Gustafson at Public Works directly: (509)-962-7523.

Environmental Health (email attached):

1. Public Health has no comment on this project. Please see attached email January 3, 2018.

As stated above, review, signature, and approval of this plat must occur within 30 days of December 21, 2018. As the required information is extensive and requires additional review, staff is requesting you agree in writing to an extension for final approval no later than February 20, 2018 pursuant to RCW 58.17.140(2). This timeline provides adequate review time for all parties. Please respond in writing by January 14, 2018 your agreement to the timeline extension or staff will return all submittal information to you as we cannot process it within the 30 day timeframe.

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. All revised information needs to be submitted to Kittitas County CDS by end of business day **February 13, 2018** for staff review and signature on the final mylars (this assumes all issues have been addressed adequately and required information has been provided). You may submit sooner if all required changes have been made.

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, or you would like to schedule a meeting to discuss this letter, please do not hesitate to contact me at 509-962-7079 or via email: dusty.pilkington@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.

Best Regards,

Dusty Pilkington
Staff Planner

Enclosure:

Department of Public Works Planning/Survey Memo – January 3, 2018
Department of Public Health Email – January 3, 2018

CC:

Lindsey Ozbolt, Planning Official
Taylor Gustafson, Environmental/Transportation Planner
Tristen Lamb, Environmental Health Supervisor
Project file

via email
via email
via email



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Taylor Gustafson, Environmental/Transportation Planner
DATE: January 3, 2019
SUBJECT: Public Works Review of Short Plat SP-18-00008 (Harmon)

TG

Public Works recommends approval with the following final review comments:

Survey

Required Changes

1. Some of the section corners shown do not have any details as to whether they were found, set, or calculated positions. Please note that one of the following requirements must be met for all GLO corners:
 - a. Reference to recorded document identifying the position (ROS or LCR)
 - b. distance ties to 3 nearby reference points
 - c. distance ties to 2 adjacent GLO corners
2. All roadways must show name, width, underlying ownership, (Private/County/State), easement or R/W and surfacing material.
(EX: Hidden Valley Rd – 60' County R/W – Paved)
3. The relationship between the property lines and the section lines are confusing, particularly in the area near the West $\frac{1}{4}$ corner of Section 32. The use of "crow'sfeet" to reference what line segment the distances refer to would be useful. It is uncertain what the distance shown as "265.49" is referring to, and whether the section corner actually falls on the property line.
4. The due to the geometry of the curve labeled as "C1" it is difficult to deduce whether it is a curve to the left or the right. A note, a chord bearing, or showing a portion of the radial lines (or any other suitable method) would clarify.
5. The radius of the curves on the proposed 40' easement at Hidden Valley Road are missing.
6. The buildings should be labeled. (Shop/Barn/House/etcetera)
7. The 100' circle around the Wells should be labeled as "100' Well Protection Zone".
8. If the intent of the wells is to serve multiple parcels, please include access and utility easements to provide owners with access and supply water to the respective parcels.
9. Identify the amount of trespass onto the Hidden Valley Road R/W, near the SW corner of Lot 3.
10. Change the language of the garage trespass near the SE corner of Lot 4 to "Garage over line is *accepted*...."
11. Acreage shown to 2 decimal places is considered an acceptable level of accuracy. The +/- symbol shown with the acreage is typically utilized for irregular natural boundaries or very large tracts of land. Please include a note if there is a reason the acreage cannot be accurately determined.

Page 1 of 2

Of Note

1. Applicant is herein notified that the structures nearest the proposed 40' easement would be re-classified as existing non-conforming due to the front setback, which may limit development of said structures.

From: [Holly Erdman](#)
To: [Dusty Pilkington](#)
Subject: RE: SPF-18-00008 Harmon
Date: Thursday, January 03, 2019 3:32:03 PM

Dusty,

The Harmon SPF-18-00008 has satisfied all of Public Health requirements. We have no further issues to be addressed prior to final plat approval.

Thank you,

HOLLY ERDMAN
ENVIRONMENTAL HEALTH SPECIALIST
KITITAS COUNTY PUBLIC HEALTH DEPARTMENT
507 N. NANUM STREET, SUITE 102
ELLENSBURG, WA. 98926

509-962-7580

From: Dusty Pilkington
Sent: Thursday, December 27, 2018 8:26 AM
To: Taylor Gustafson; Holly Erdman; Kittitas County Treasurers Office
Cc: Lindsey Ozbolt; Tristen Lamb
Subject: SPF-18-00008 Harmon

Greetings all.

We have received a final plat submittal for the Harmon Short Plat. This was given findings and conditions of approval on July 23, 2010. All final short plat documents can be found on the T: drive at [T:\CDS\Projects\Final Short Plats\2018\SPF-18-00008 Harmon](#) . Please let me know if there is documentation you need to review that you are unable to find. I have a paper copy of the plat for Justin's review and markup, which I will drop off.

Please have all comments back to me no later than end of day, **January 4th, 2018**. As a reminder, all final plats have to be reviewed and approved or denied within 30 days of submittal to the county requesting final plat review. We appreciate quick turnaround on this.

If you have any questions, please feel free to contact me.

Best Regards,

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14