

**From:** [Connor Armi](#)  
**To:** [Zach Torrance-Smith](#)  
**Cc:** [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)  
**Subject:** Re: SP-24-00005 Mohar - Notice of Application  
**Date:** Thursday, April 11, 2024 7:28:03 AM

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Hello Zach,

This consult is in reference to SP-24-00005 *Mohar*. This undertaking involves no ground disturbance at this time. However, this proposal is in preparation for future development.

This undertaking is located within the CCT Usual and Accustom Territories. We request any undertakings, particularly those involving ground disturbing activities, to have an IDP in place prior to implementation.

The proposed project lies within the usual and accustom territory of the Wenatchi Tribe, 1 of the 12 constituent tribes of the Confederated Tribes of the Colville Reservation (CTCR), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CTCR with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, the Palus territory in Idaho, and south-central British Columbia.

There are known cultural resources of precontact and historic significance nearby and this particular plat is considered Very High Risk for an inadvertent discovery according to the DAHP predictive model. This parcel has not been previously surveyed and a preliminary archaeological investigation would be prudent.

CCT requests a cultural resource survey prior to the implementation of ground disturbing activities and that during implementation that there be an inadvertent discovery plan or (IDP) in place to ensure compliance with all Section 106 and relevant cultural resource laws both federally and to the state of Washington.

Thank you for consulting with the Colville Confederated Tribes History and Archaeology Program.

On behalf of Guy Moura, Tribal Historic Preservation Officer.

Sincerely,

**Connor Armi | Archaeologist Senior MA, RPA**

**History/Archaeology Program**

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespalem, WA 99155

d: 509-634-2690 | c: 509-631-1131

[connor.armi.hsy@colvilletribes.com](mailto:connor.armi.hsy@colvilletribes.com)

On Wed, Apr 3, 2024 at 1:42 PM Zach Torrance-Smith  
<[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)> wrote:

Good afternoon,

CDS is requesting comments on the following short plat application: SP-24-00005 Mohar.

Links to the file materials can be found below. The comment period will end on **April 18, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

Please let me know if you have any issues accessing the materials.

**Internal Link: SP-24-00005 Mohar**

**External Link: [SP-24-00005 Mohar](#)**

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “**Short Plats - 2018 and Forward - Preliminary**” and then the project file number “SP-24-00005 Mohar”.

*Zach Torrance-Smith*

*Planner I*

*Kittitas County Community Development Services*

*411 N. Ruby St., Suite 2*

*Ellensburg, WA 98926*

*P: 509-962-7079*

*[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)*

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

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Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

April 15, 2024

Zach Torrance-Smith  
Planner I  
Kittitas County  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

In future correspondence please refer to:  
Project Tracking Code: 2024-04-02508  
Property: Kittitas County\_Mohar Short Plat (SP-24-00005)  
Re: Survey Requested

Dear Zach Torrance-Smith:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



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

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Sydney Hanson, M.A.  
Local Government Archaeologist  
(360) 280-7563  
Sydney.Hanson@dahp.wa.gov





STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

April 16, 2023

Zach Torrance-Smith  
Kittitas County Planning  
411 N. Ruby St. Suite 2  
Ellensburg WA 98926

**RE: SP-24-0005**

Dear Zach Torrance-Smith:

Thank you for the opportunity to comment on the Notice of Application for the **Mohar Short Plat**. We have reviewed the application and have the following comment.

**Water Quality**

Dividing or platting a piece of property is often the first step in a proposed development. An NPDES Construction Stormwater Permit may be required if there is a potential for stormwater discharge from a construction site with disturbed ground. Ground disturbance includes all utility placements, and building or upgrading roads. The permitting process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application, and a 30-day public notice process. This may take 38-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities.

Please contact Wendy Neet with the Department of Ecology, (509) 571-6733, with questions about this permit.

**Water Resources**

Your project is located within the boundaries of WAC 173-539A so it may be subject to the rule. If you plan on withdrawing groundwater for a new use within the boundaries of WAC 173-539A, your project must be water budget neutral. Before withdrawing or using any water please submit a *Request of Determination of Water Budget Neutrality* or an *Application for a New Water Right Permit*, depending on the size of your project either form may be required.

If you have any questions or would like to respond to these Water Resources comments, please contact Nathan Longoria at (509) 907-1752 or email at [nathan.longoria@ecy.wa.gov](mailto:nathan.longoria@ecy.wa.gov).

April 16, 2023

Page 2 of 2

Sincerely,

*Jessica Swift*

Jessica Swift

On behalf of SEPA Coordinator

Central Regional Office

509-379-0702

[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

202401458



April 3, 2024

**DEPARTMENT OF  
NATURAL RESOURCES**

**SOUTHEAST REGION**  
713 BOWERS ROAD  
ELLENSBURG, WA 98926

**509-925-8510**  
TRS 711  
SOUTHEAST.REGION@DNR.WA.GOV  
WWW.DNR.WA.GOV

Zach Torrance-Smith  
Kittitas County Community Development Services  
411 N. Ruby St, Suite 2  
Ellensburg, WA 98926

RE: SP-24-00005 Mohar

Dear Mx. Torrance-Smith:

Thank you for the opportunity to comment on the short plat application of parcels 14362, 19296, and 205534 in Section 3, T. 19 N., Range 15 E., W.M.; Kittitas County.

Based on remote review of this parcel(s) it appears that some or all of the parcel(s) consist of forestland, and it will require a Forest Practices Application (FPA) from the DNR if merchantable timber is removed/harvested as part of the proposal and/or is being converted out of forest land (RCW 76.09 and WAC 222). The FPA would need to meet the requirements of the Forest Practices Act and its rules. It is our recommendation that the applicant meet with our local forest practices forester to discuss, they may call our Southeast Region office at (509) 925-8510 to schedule an appointment.

If there are questions regarding our comments, please contact our Region Forest Practices office at the number above.

Sincerely,

A handwritten signature in cursive script that reads "Amanda Moody".

Amanda Moody  
Forest Practices Program Coordinator  
Washington State Department of Natural Resources (DNR)  
Southeast Region  
Amanda.moody@dnr.wa.gov



*To Protect and Promote the Health and the Environment of the People of Kittitas County*

April 9, 2024

Zach Torrance-Smith  
Kittitas County Community Development Services  
411 N. Ruby Street  
Ellensburg, WA 98926

Dear Zach,

The following are Public Health's comments on the SP-24-00005 Mohar Notice of Application.

1. KCC 13.20.04 requires a well for a Shared or Group B Water System to have a recorded easement granting access to the well, pump house and pipeline to the future owners of the water system.
2. Chapter 246-272A-0323 WAC requires configuration of each lot to allow a one hundred-foot radius water supply protection zone to fit within the lot lines; or establishment of a one hundred-foot protection zone around each existing and proposed well site.
3. A signed, notarized and recorded two party shared well users' agreement between each of the lots to be served by the individual wells and well logs for the existing well on lot 1 and proposed well on lot 2 must be submitted to the Health Department for review.
4. If individual wells are to serve each of the proposed lots a well needs to be drilled on lots 3 and 4 and a well log needs to be submitted for each of the proposed lots.
5. KCC 13.04.090 requires at least one soil log to a depth of six feet to be performed at the site of each disposal area on each proposed lot.

These requirements must be met before final plat signature can be obtained.

Sincerely,

A handwritten signature in black ink that reads "Dan Suggs".

Dan Suggs, B.S  
Environmental Health Specialist II  
509-962-7024



**From:** [Adam Osbekoff](#)  
**To:** [Zach Torrance-Smith](#)  
**Subject:** RE: SP-24-00005 Mohar - Notice of Application  
**Date:** Sunday, April 7, 2024 8:09:27 PM

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Hello Zach

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE we have no substantive comments to offer at this time. However, please be aware that if the scope of the project or the parameters for defining the APE change we reserve the right to modify our current position.

Thank you.

Adam Osbekoff  
Cultural Resource Compliance Manager  
[adam@snoqualmietribe.us](mailto:adam@snoqualmietribe.us)  
C: 425.753.0388  
9416 384th Ave SE  
PO BOX 969  
Snoqualmie Washington 98065

---

**From:** Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>  
**Sent:** Wednesday, April 3, 2024 1:42 PM  
**To:** Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti

Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine\_camuso@yakama.com; jessica\_lally@yakama.com; noah\_oliver@yakama.com; casey\_barney@yakama.com; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Steven Moses <steve@snoqualmietribe.us>; DAHP <dahp@snoqualmietribe.us>; Adam Osbekoff <adam@snoqualmietribe.us>; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; rand461@ECY.WA.GOV; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Jennifer.Nelson@dfw.wa.gov; Elizabeth.Torrey@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; ken.graham@parks.wa.gov; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; office@kcf7.com; vlconnell@bpa.gov; rightofway@pse.com; dylan.marcus@pse.com; brooksideconsulting@gmail.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; sara@krdistrict.org; robertsb@cersd.org; communityrelations@cersd.org; townofsouthcleelum@gmail.com; sce@inland.net

**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

**Subject:** SP-24-00005 Mohar - Notice of Application

Good afternoon,

CDS is requesting comments on the following short plat application: SP-24-00005 Mohar. Links to the file materials can be found below. The comment period will end on **April 18, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

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***Zach Torrance-Smith***

***Planner I***

***Kittitas County Community Development Services***

***411 N. Ruby St., Suite 2***

***Ellensburg, WA 98926***

***P: 509-962-7079***

***[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)***

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message id: 38eb45916c6dcbdac24bb8719d004a14

**From:** [Nelson, Jennifer L \(DFW\)](#)  
**To:** [Zach Torrance-Smith](#)  
**Subject:** RE: SP-24-00005 Mohar - Notice of Application  
**Date:** Friday, April 12, 2024 4:53:51 PM

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Hi Zach,

Thank you for the opportunity to comment. Prior to any ground disturbances on these parcels, we recommend a complete critical areas study be completed to ensure there are no impacts to the functions and values of the critical areas. We would welcome the opportunity for a site visit to better understand the stream on site. It is possible that an HPA would be required for any work associated with the driveway/road easement improvements.

Please feel free to reach out with any questions,  
Jen

Jennifer Nelson  
Washington Department of Fish and Wildlife  
Habitat Program  
Ellensburg, WA 98926  
(509) 961-6639 Mobile

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**From:** Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>  
**Sent:** Wednesday, April 3, 2024 1:42 PM  
**To:** Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Cox, Samantha (DOHi) <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com; corrine\_camuso@yakama.com; Jessica Lally

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kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; guy.moura@colvilletribes.com;  
sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com;  
darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com;  
milton.davis.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us;  
adam@snoqualmietribe.us; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Petropoulos, Terra  
(ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; ECY RE Former  
Orchards <formerorchards@ECY.WA.GOV>; Neet, Wendy (ECY) <wnee461@ECY.WA.GOV>; ECY RE  
CRO SEPA Coordinator <crosepa@ecy.wa.gov>; Anderson, Ryan (ECY) <rand461@ECY.WA.GOV>;  
Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW)  
<Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; DNR  
RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; Warthen, Luke (DNR)  
<Luke.Warthen@dnr.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; MAUNEY, MARTY  
(DNR) <MARTIN.MAUNEY@dnr.wa.gov>; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>;  
lhendrix@usbr.gov; Graham, Ken (PARKS) <Ken.Graham@PARKS.WA.GOV>;  
kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil;  
Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov;  
CMOlcese@bpa.gov; office@kcf7.com; vlconnell@bpa.gov; rightofway@pse.com;  
dylan.marcus@pse.com; brooksideconsulting@gmail.com; Kimberly.peacher@navy.mil;  
Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; sara@krdistrict.org;  
robertsb@cersd.org; communityrelations@cersd.org; townofsouthcleelum@gmail.com;  
sce@inland.net

**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen  
<chace.pedersen@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

**Subject:** SP-24-00005 Mohar - Notice of Application

## External Email

Good afternoon,

CDS is requesting comments on the following short plat application: SP-24-00005 Mohar.  
Links to the file materials can be found below. The comment period will end on **April 18, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

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***Zach Torrance-Smith***

***Planner I***

***Kittitas County Community Development Services***

***411 N. Ruby St., Suite 2***

***Ellensburg, WA 98926***

***P: 509-962-7079***

***[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)***

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# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** April 18, 2024  
**SUBJECT:** SP-24-00005 Mohar

<p><b>ACCESS</b></p>	<ol style="list-style-type: none"> <li>1. Maintenance of the driveway access and private roads that are not intended to become county right-of-way is the responsibility of the property owners who benefit from its use.</li> <li>2. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</li> <li>3. An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.</li> <li>4. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.</li> </ol> <p>OF NOTE  While not required for prelim, the following elements will need to be addressed on the final Short Plat:</p> <ol style="list-style-type: none"> <li>5. Easement must show a fire apparatus turnaround at termination or within 150 feet on shared residential driveway (KCC 12.04.04.090).</li> <li>6. All shared residential driveways shall have a maintenance agreement recorded with the final plat approval that specifies consistent maintenance in accordance with the approved plat/plans (KCC 12.04.07.060(Q)). (JS)</li> </ol>
<p><b>ENGINEERING</b></p>	<p>Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). (JS)</p>

<b>SURVEY</b>	<ol style="list-style-type: none"> <li>1. All survey documents (including prelim Plats and Short Plats), must be prepared, stamped, and signed by a surveyor licensed in the State of Washington.</li> <li>2. Topo standard requirements per WAC 332-130-145 need to be addressed.</li> <li>3. The basis of bearing needs to be identified.</li> </ol> <p>OF NOTE</p> <p>While not required for prelim, the following elements will need to be addressed on the final Short Plat:</p> <ol style="list-style-type: none"> <li>4. A current title report will need to be provided.</li> <li>5. Property corners will need to be shown on the new division lines.</li> <li>6. The section corners will need to be labeled as found or calc, together with a description. (JT)</li> </ol>
<b>TRANSPORTATION CONCURRENCY</b>	No transportation concurrency management application is required for this project. (KAH)
<b>FLOOD</b>	Parcels 14362, 19296, and 205534 are not located in the FEMA mapped special flood hazard area (100-year floodplain). A floodplain development permit is not required for the proposed project. (SC)
<b>WATER MITIGATION/ METERING</b>	<p>The following comments outline the requirements for legal availability of water and metering for the proposed short plat:</p> <p>The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates. Prior to final plat approval and recording, the following conditions shall be met:</p> <p>In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:</p> <ol style="list-style-type: none"> <li>1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;</li> <li>2. An adequate water right for the proposed new use; or</li> <li>3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</li> </ol> <p>All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.</p> <p>Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.</p> <p><b>Final Plat Notes</b></p> <p>The following notes shall be placed on the face of the plat:</p>

	<p>C-1 "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations."</p> <p>C-2 "The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law."</p> <p>(SC)</p>
<b>AIRPORT</b>	No comments. (JS)