

From: [Chris Cruse](#)
To: [Zach Torrance-Smith](#); greg@irisheyesgardenseeds.com
Cc: [Jamey Ayling](#); [Bradley Gasawski](#)
Subject: Re: SP-24-00014 MLH - Transmittal of Comments
Date: Friday, December 6, 2024 9:49:36 AM

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Zach - Thank you for sending the comments received on our application and most look typical from the various departments but I do wish to comment on the requests in regards to the forest practices application, HOA, cultural resource study, and critical area report.

Forest Practices Application - No earthwork or timber harvest is planned for this application and noted that we must contact DNR prior to harvest of merchantable timber.

HOA - HOAs and CCRs are a private agreement between land owners not typically enforced by Kittitas County. As most of this property is within a conservation easement and this application is not creating any additional residences it should not impact the existing CCRs and can be addressed by the HOA members, if needed.

Cultural resources - This property has been worked and tilled for agricultural use for decades and has had the timber harvested by previous owners several times. This property does not contain any undisturbed ground. No earthwork is planned for this application and a cultural resource study should not be needed at this time. I think if the county placed a notice on this application requiring the lot owners to contact authorities in case of any inadvertent discoveries and we also place a notice on the plat that further review and permitting may be required for future development it should address concerns.

Critical areas - Masterson Ditch no longer exists as it was replaced by an underground irrigation pipeline years ago and has been filled in intentionally and naturally on this property and other properties along the old ditch route east to the Teanaway river. No evidence remains or was observed for the Masterson Ditch or any tributary on this property and a critical area report should not be needed for this application. Again, we are not creating any additional buildable parcels as most of the property is already within a conservation easement. Placing a notice on the plat that further review and permitting may be required for future development should address any concerns.

Please contact us back with any questions or if you need any additional information to continue the review process.

Thanks,
Chris Cruse P.L.S.
Cruse and Associates

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From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Tuesday, December 3, 2024 10:44 AM
To: greg@irisheyesgardenseeds.com <greg@irisheyesgardenseeds.com>; Chris Cruse <chris@cruseandassoc.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
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Good morning,

Please see the attached correspondence regarding your short plat application (SP-24-00014 MLH). A physical copy of the correspondence has been placed in the mail.

Please let me know if you have any questions.

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

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