

**From:** [Rodgers, Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)  
**To:** [Zach Torrance-Smith](#)  
**Cc:** [Connell, Valorie L \(BPA\) - TERR-PASCO](#)  
**Subject:** RE: SP-24-00014 MLH - Notice of Application  
**Date:** Friday, November 15, 2024 9:11:06 AM  
**Attachments:** [image003.png](#)

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Zach,

Bonneville Power Administration (BPA) has had the opportunity to review SP-24-00014 MLH - Notice of Application.

In researching our records, we have found that this proposal will not directly impact BPA facilities. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Valorie Connell at (509) 544-4746 or by email at [VLCConnell@bpa.gov](mailto:VLCConnell@bpa.gov).

Thank you for the opportunity to review this application.



[APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY](#)

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**From:** Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>  
**Sent:** Wednesday, November 13, 2024 2:28 PM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier (SH) <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Laura Kukes <[laura.kukes@co.kittitas.wa.us](mailto:laura.kukes@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Tate Mahre <[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)>; Jackie Sharp <[jackie.sharp@co.kittitas.wa.us](mailto:jackie.sharp@co.kittitas.wa.us)>; Samantha Cox <[samantha.cox@co.kittitas.wa.us](mailto:samantha.cox@co.kittitas.wa.us)>; Josh

Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse (PW) <rebecca.cruse.pw@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; 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; russell.mau@doh.wa.gov; brietta.carter@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; cassandra.weekes@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; john.ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; real.estate@parks.wa.gov; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; robertsb@cersd.org; communityrelations@cersd.org; office@kcfd7.com; alowe@kcfd7.com; kcarlson@kcfd7.com; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; Connell,Valorie L (BPA) - TERR-PASCO <VLConnell@bpa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; rightofway@pse.com; dylan.marcus@pse.com

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

**Subject:** SP-24-00014 MLH - Notice of Application

Good afternoon,

CDS is requesting comments on the following short plat application: SP-24-00014 MLH. Links to the file materials can be found below. The comment period will end on **December 2, 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-24-00014 MLH](#)

**External Link:** [SP-24-00014 MLH](#)

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-24-00014 MLH”.

***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  
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message id: 38eb45916c6dcdbdac24bb8719d004a14

**From:** [Connor Armi](#)  
**To:** [Zach Torrance-Smith](#)  
**Cc:** [Guy Moura](#); [sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)  
**Subject:** Re: SP-24-00014 MLH - Notice of Application  
**Date:** Tuesday, November 26, 2024 9:28:56 AM

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hello Zach,

This consultation is in response to SP-24-00014. This project involves no ground disturbance at this time but is a plat division in preparation for residential construction. The project area is outside the CCT's Traditional Territories and our cultural resource concerns will be adequately addressed by other interested tribes.

Sincerely,

**Connor Armi** | [Archaeologist Senior MA, RPA](#)

**History/Archaeology Program**

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespelem, WA 99155

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

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

On Wed, Nov 13, 2024 at 2:27 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-24-00014 MLH.

Links to the file materials can be found below. The comment period will end on **December 2, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

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**Internal Link:** **SP-24-00014 MLH**

**External Link:** [SP-24-00014 MLH](#)

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-24-00014 MLH”.

***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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message id: 38eb45916c6dcdbdac24bb8719d004a14



**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

November 21, 2024

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

RE: SP-24-00014 MLH

Dear Mx. Torrance-Smith:

Thank you for the opportunity to comment on the proposed project on parcel(s) 961873 in Section 28 and 33, T. 20 N., Range 16 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 black ink that reads "Amanda Moody". The script is cursive and fluid.

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*

Shane Johnson BS, MA  
Environmental Health Specialist II  
Kittitas County Public Health  
507 N. Nanum St. Suite 102  
Ellensburg WA, 98926

November 25, 2024

Zach Torrence Smith  
Planner I  
Kittitas County Development Service  
411 N. Ruby St. Suite 2

SP-24-00014 MLH

Dear Zach,

After reviewing the application SP-24-00014 Kittitas County Public Health as comments. The comments are as follows:

1. Lot A1 will need to submit an adequate water supply determination as well as a well log for drinking water on the lot.
2. Lot A1 will also need to submit a soil log.

If there are any questions, please feel free contact me.

Thank you,

A handwritten signature in blue ink, appearing to read "Shane Johnson", is written over a faint, larger blue outline of the same signature.

Shane Johnson BS, MA  
Environmental Health Specialist II



**From:** [Debbie Thiel](#)  
**To:** [Zach Torrance-Smith](#)  
**Subject:** Fwd: Short plat application SP-24-00014 MLH  
**Date:** Saturday, November 23, 2024 6:24:11 PM

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Hi Zach,

I'm a joint owner of parcel 17779 and received notice of the intent to sub-divide the McGregor property that is part of our HOA community. The parcel 504636 is today governed by a CC&R that is recorded with the county, and has governing docs and associated bylaws. The 8 lots that are under that CC&R have rights to the easements that are noted on the McGregor property map, which should this be approved would be split across the 2 new lots and potentially 2 owners. As of today all of our HOA documents recognize that property as one entity and hence one member when it comes to adherence or management of those CC&Rs.

Does the county have a position on how to manage this as part of considering approval and impact of the short-plat application?

Thanks,  
Debbie Thiel  
514 Flying M Drive, Cle Elum, WA  
206-852-1181 (mobile)



**From:** [Adam Osbekoff](#)  
**To:** [Zach Torrance-Smith](#)  
**Subject:** RE: SP-24-00014 MLH - Notice of Application  
**Date:** Thursday, November 14, 2024 2:06:07 AM

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Hello

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 recommend an archeological review performed for this project. This is in an area the Snoqualmie Tribe considers culturally significant and has a moderate probability to have unknown archaeological deposits. We realize that though subdivisions do not cause ground disturbance, in almost all cases this process leads to development projects that will. If any archaeological work is performed, we request notification. An IDP should not be used in lieu of an archeological investigation. Cultural and archaeological resources are non-renewable and are best discovered prior to ground disturbance.

Thank you

Adam Osbekoff  
Cultural Resource Compliance Manager  
Snoqualmie Indian Tribe  
Department of Archaeology and Historic Preservation  
[adam@snoqualmietribe.us](mailto:adam@snoqualmietribe.us)

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**From:** Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>  
**Sent:** Wednesday, November 13, 2024 2:28 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>; Rebecca Cruse (PW) <rebecca.cruse.pw@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; 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; brietta.carter@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; cassandra.weekes@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; john.ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; real.estate@parks.wa.gov; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; robertsb@cersd.org; communityrelations@cersd.org; office@kcfd7.com; alowe@kcfd7.com; kcarlson@kcfd7.com; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com; dylan.marcus@pse.com

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

**Subject:** SP-24-00014 MLH - Notice of Application

Good afternoon,

CDS is requesting comments on the following short plat application: SP-24-00014 MLH. Links to the file materials can be found below. The comment period will end on **December 2, 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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State of Washington  
**DEPARTMENT OF FISH AND WILDLIFE**

South Central Region • Region 3 • 1701 South 24<sup>th</sup> Avenue, Yakima, WA 98902-5720  
Telephone: (509) 575-2740 • Fax: (509) 575-2474

November 25, 2024

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

**SUBJECT: WDFW COMMENTS ON SP-24-00014 MLH SHORT PLAT**

Dear Mr. Torrance-Smith,

Thank you for the opportunity to comment on the proposed short plat near Cle Elum. The Washington Department of Fish and Wildlife (WDFW) is familiar with this area and nearby critical areas that should be considered as part of this review and determination process. We offer the following comments for consideration to ensure all critical areas are protected as the land uses change in this area.

We understand that this proposal is a short plat, and no development actions are currently proposed. While no critical areas report is provided with the application materials, there are critical areas present on the subject parcels, including Fish and Wildlife Habitat Conservation Areas (FWHCA). Prior to new parcels being created as part of this project, the applicants should clearly demonstrate that they are not creating lots that will require variances and/or reasonable use exceptions from the critical areas requirements or other relevant sections of code when development is proposed.

There is an unnamed tributary that has previously been captured by the old Masterson Ditch. This watercourse appears to continue through the parcel and irrigated land in a straightened ditch like feature, before crossing Masterson Road and eventually enters the Teanaway River. This watercourse should be acknowledged and shown in the plans to ensure appropriate riparian management zones are applied to future land uses. This project area is also in a known elk winter range area.

To ensure new parcels created will not require variances from the critical areas ordinance or other County Codes when development is proposed, we recommend the following:

- Prior to approval of this application, complete a critical areas report that identifies all critical areas present within the project area and the required setbacks. Completing this report and assessment will result in the identification of areas where development would be allowed without the need for variances or reasonable use exceptions.

- If a critical areas report is not completed prior to approval, we recommend identifying the water course and the development envelope outside of critical areas and their setbacks to ensure future development will protect the unnamed stream.

We welcome the opportunity to work with local landowners and help them understand the wildlife and habitats around them. Thank you again for the opportunity to comment and please let me know if there are any questions or comments we can answer.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson".

Jennifer Nelson  
Fish and Wildlife Biologist  
[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)  
(509) 961-6639



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

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

November 26, 2024

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

**RE: 202405030; SP-24-00014**

Dear Zach Torrance-Smith:

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

**Water Resources Program**

Your project is located within the boundaries of WAC 173-539A so it may be subject to the rule. If you are planning 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).

Sincerely,

A handwritten signature in blue ink that reads "Amber Johnson".

Amber Johnson  
SEPA Coordinator  
Central Regional Office  
509-723-5677  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)



# **KITTITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

### **MEMORANDUM**

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** December 2, 2024  
**SUBJECT:** SP-24-00014 MLH

<b>ACCESS</b>	<ol style="list-style-type: none"><li>1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.</li><li>2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li><li>3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</li><li>4. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application. (JS)</li></ol>
<b>ENGINEERING</b>	Except as exempted in 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). (CP)
<b>SURVEY</b>	No Comments
<b>TRANSPORTATION CONCURRENCY</b>	No comments. (JS)
<b>FLOOD</b>	Parcel # 504636 is not within a FEMA identified special flood hazard area (100-year floodplain). (SC)

<b>WATER MITIGATION/ METERING</b>	<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)

Please contact Kittitas County Public Works (509) 962-7523 with any questions.