

Project Description

Swauk Valley Ranch LLC (Owner) is proposing a new conservation plat on Parcel #717734, approximately 635.53 acres, located at 18511 Highway 10, Cle Elum. The new conservation plat is located north of an existing conservation plat also owned by the Owner.

The parcel is served by an access road from Highway 10. The access road was improved as part of a road variance RV-17-06 that was approved in May 2017. All required mitigation including road turnouts, road signage at narrow areas, rail improvement at the bridge, and removal of brush to improve sight lines have been completed. The new conservation plat will be accessed from the approved access road.

The road variance applies to the possible addition of 11 new units through two conservation short plats only. This would be the second of the conservation short plats; the first (containing three new residential lots and a conservation lot) having already been approved.

Within the new conservation plat, the project proposes to include up to three new lots containing residential buildings and a conservation lot. The approximate location of the building envelope for each parcel has been included on the Conservation Plat plan.

The project will utilize a Group B water system located within the parcel. The Department of Health identification number is AC733E.

Sewage will utilize a new drain field within the conservation plat.

Related to Swauk Creek, the FEMA floodway / floodplain line is noted on the plan. Correspondence with Smanatha Cox regarding required floodplain documentation is attached. Also shown on the plan is Swauk Creek centerline, ordinary high water mark, and 115' and 200' offsets.

A cultural resources study has been completed and is attached to the short plat submittal.

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