

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926 CDS@CO.KITTITAS.WA.US Office (509) 962-7506 Fax (509) 962-7682

"Building Partnerships - Building Communities"

Memorandum

TO:

Robert 'Doc' Hansen, Planning Official, Community Development Services

FROM:

Lindsey Ozbolt, Staff Planner, Community Development Services

DATE:

October 22, 2013

SUBJECT:

Down Short Plat (SP-12-00007)

This memo is in regards to the comments received from the Yakama Nation and the Department of Fish and Wildlife. The issues they brought up have to do with the Shoreline of the State of the Teanaway River, fish spawning on Mason Creek and a "road/dike" feature between the property and the Teanaway River. The Downs short plat is a request to divide 23.71 acres into two lots, lot 1 being 11.14 acres and lot 2 being 12.42 acres. This proposal is vested to Kittitas County Code as it existed on November 20, 2012, which allowed for the one-time split provision in the Ag-20 zoning designation.

After consideration of these comments, review of GIS data including LiDAR, review of the best information available at this time, County Code, and discussion between the flood plain manager, staff planner and planning official; staff has made the following determinations:

- 1. There is not a shoreline designation associated with the Teanaway River on the subject property associated with the Teanaway River. The subject property is at least 200 feet from the ordinary high water mark of the Teanaway River. Please see the attached map depicting a 200 foot buffer between the OHWM and the subject property.
- 2. The "road/dike" mentioned in the email from Mr. Teske appears to be located south of the subject property; which is out of the purview of the property owners. Staff believes it is actually the old railway bed for the logging operations that existed in the Teanaway Valley in the early 1900s. Please see the attached contour map and the aerial located within the project file.
- 3. Mason Creek is regulated by Kittitas County Code 17A. At the time of building permit submittal, appropriate measures in conformance with KCC 17A will be enforced.

The Downs Short Plat application meets the current regulations of Kittitas County.

Attached:

200 foot buffer map

Contour map

SOHAPPER PAULINAR		
	EP CAN FOREST HOLDINGS ILC SCARRELL, VICTOR J	20-16-12000-000
000002 000027	The same of the sa	648.87
20-18-14000-0012 372-18-14000-0012	OSMONOWICH DON	
TAMES OF SERVICE PROPERTY.		000,000
20 46-14:000-0025	20-16-14-00-9001	000-0002 000-000 72 ts 72 ts
20, 15 14 010 0000 0000 00000 00000 00000 00000 0000	984895 468	
42	20 16-14000,0010	NIESE FAMILY LLC
"BADDA ROBERT J'ETUX	30.00	THE BE PAINTET LEG
		ELEMIPA LO
0.0.0024	200 foot buffer from blue prope	erty line 20-16-1-3000-0002
	TEANAIL	DEAN T
DWELL, DONALD I ETUX		20-48-13000-0010 624835
20-16-14(000-0007	EAN 6.04
BADDA, ROBERT ETUX 5.4	43	20-6-130004-00004
1919 PLATE 16 16 19 19 19 19 19 19 19 19 19 19 19 19 19	220-2015 TEANA VAY VALLEY FARM	SOTT, WYLHAUD ETUX
	20-16-14000-001520-15, 14000-0006	000-0004
ZHECK, STEVEN & S. MICHELLE	394935 23.71 1,4835 6.31	000-0004 SOTEANAWAY VALLEY FARMS INC.
BY DOA! ROBERTE / ETUX	000-0015	DOWNS, MILTON F ETDX
	MAWAY VALLEY FARMS INC	071936 2.57
HEOR STEATHER LOCKER		20-16-13000-0021 081936
58985 ROSENETARS	CHARLES WILL	55.09
		CREEK SUBVEY #527058
	20-33-14000-00	18 TEANAWAY VALLEY FARMS, INC
We re (25000) to in		./.
是全座产品。 1980年	908/	200 9041 SZEET
000		
AVERIOR STOREGE STOLE OF THE	ANDERSON BLAIRE	
240.00 (100) (100)		0 0 0 5 000-0025
		AS SE
	ANOTAL TEST	PL PARÉE D
	36498 76-11	
	90.7	
		A CONTRACTOR OF THE CONTRACTOR
Office Top the Control of the Contro		
SPD TO THE TOTAL STREET		

4' Contour Map

