



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

June 2, 2022

Blue Jay Land Company, LLC
Attn: Pat Deneen
304 West 1st Street
Cle Elum, WA 98922

RE: Evergreen Ridge PUD Parcel B, Division 3 (LPF-22-00003) Final Long Plat – Staff Review, Return of Application- Additional Information Required.

Dear Applicants,

Kittitas County Community Development Services (CDS) received your Palomino Fields, Division 8 (LPF-21-00012) Final Long Plat submittal on May 11, 2022. Kittitas County staff have completed a review of your final plat submittal. As provided below, staff has the following comments, requirements, and/or revisions for your application that need to be addressed prior to final approval and signature of the final plat mylars:

Community Development – Planning:

- The final mylars shall note the final plat file number LPF-22-00003 on the face of the plat in addition to the preliminary approval number RZ-01-00010.
- Full years taxes on parcels #960585, 960586, 960587 and 960592 must be paid in full before final signature.

Public Works – Planning/ Survey Review (memo attached):

- See attached memo

Environmental Health (memo attached):

- Verification that Division 3 will be supplying sewer service to each lot.
- Verification that Division 3 will be provided water connections by the Evergreen Valley Water System

Assessor:

- Assessor provided no comment

WSDOT (memo attached)

- Add a plat note indicating that direct access to SR 903 will not be allowed for Lot 3A-1, Lot 3B-1 and Lot 4F-1.

Please submit your final mylars with the requested changes at your earliest convenience. As you are aware, RCW 58.17.140 allows for a thirty-day review window for complete Final Plats. Once we receive a resubmittal of the final mylars with requested changes we will reinitiate the 30-day approval window.

Staff is committed to working with you to facilitate this process as much as possible. Should you have any questions or concerns regarding this letter, please do not hesitate to contact me at 509-962-7046 or via email:

jeremiah.cromie@co.kittitas.wa.us. Also, please do not hesitate to contact any of the County Departments with specific questions as you work on providing this additional information.

Sincerely,

Jeremiah Cromie
Staff Planner

Enclosures:

Comments from:
Kittitas County Public Works
Kittitas County Public Health
WSDOT

CC:

Dustin Pierce, Surveyor
Josh Fredrickson, County Engineer
Jeremy Johnston, CDS Planning Official

via email
via email
via email