



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

November 7, 2022

Skyline Ridge, LLC  
Attn: Sean Northrop  
405 NW Gillman Blvd Ste. 102  
Issaquah, WA 98027  
[sean@thetrailsidegroup.com](mailto:sean@thetrailsidegroup.com)

The Trailside Group  
Attn: Sean Northrop  
405 NW Gillman Blvd Ste. 102  
Issaquah, WA 98027  
[sean@thetrailsidegroup.com](mailto:sean@thetrailsidegroup.com)

Encompass Engineering & Surveying  
Attn: Marc Kirkpatrick  
407 Swiftwater Blvd.  
Cle Elum, WA 98922  
[mkirkpatrick@encompasses.net](mailto:mkirkpatrick@encompasses.net)

### **Subject: Forest Ridge (LPF-22-00006) Final Long Plat Ph 4 – Return of Application and Request for Additional Information**

Dear Applicants,

Kittitas County Community Development Services (CDS) received your Forest Ridge Phase 4 (LPF-22-00006) Final Long Plat submittal on August 25, 2022 and subsequent resubmittal on October 14, 2022. Kittitas County staff has completed the 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 considering this application complete for final approval and signature of the final plat mylars:

#### Community Development – Planning:

- Please demonstrate and show calculations that the open space proposed does not include the Commercial Forest setback area, streams, wetlands and their associated buffers per condition 8 as it appears that some of these spaces are being used for open space. Please provide a map showing how you got your calculations.
- Please provide documentation that an approved water supply can be capable of supplying the required fire flow and that the hydrant system has been tested. (Currently Group A System is inactive – See Kittitas County Public Health Memo and Building Official E-mail).
- An Open Space Management Plan needs to be submitted to the County describing types of recreational uses and improvements allowed in the open space areas and include a statement from a professional biologist that the proposed uses and improvements will avoid and minimize impacts to wildlife habitats. Recreational uses, provisions, and maintenance of any improvements shall be included in updated CCR's.

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

- Required: Please see attached memo for required changes and information request.

#### Environmental Health (Memos attached):

- Required: Please see attached memo for required changes and information request.

Assessor:

- No comments provided.

CDS is returning your application until the requirements noted are addressed. Please work with the applicable departments to remedy the issues noted. Once required information is ready, please submit to CDS as one submittal packet. Once the requested information has been resubmitted, the various departments will review for consistency. Submittal of a complete application will begin the 30-day review timeframe.

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](mailto: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  
Planner II

Enclosure via email:

Comments from:  
Kittitas County Public Works  
Kittitas County Public Health  
Kittitas County Building Official

Forest Ridge SEPA MDNS  
Resolution 2010-137 (Forest Ridge Preliminary Approval)

CC:

Dan Carlson, CDS Director	<i>via email</i>
Josh Fredrickson, County Engineer	<i>via email</i>
Mark Cook, Public Works Director	<i>via email</i>
Jeremy Larson, Building Official	<i>via email</i>
Jesse Cox, Environmental Health Supervisor	<i>via email</i>
Brett Allen, Contour Engineering Principal Engineer	<i>via email</i>
Greg Dohrn, City of Cle Elum Planning Consultant	<i>via email</i>