



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"

July 31, 2020

Ranch on Swauk Creek LLC
Attn: Pat Deneen
PO Box 808
Cle Elum, WA 98922

Terra Design Group LLC
Attn: Chad Bala
PO Box 686
Cle Elum, WA 98922

Subject: Dunford Large Lot Short Plat Final (SPF-20-00002) – Staff Review and Request for Additional Information

Dear Applicant,

Kittitas County Community Development Services (CDS) received your Dunford Large Lot Final Short Plat (SPF-20-00002) submittal on March 3, 2020. Kittitas County staff has completed the review of your final short 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 short plat mylars.

Community Development-Planning

- The final short plat number "SPF-20-00002" shall also be present on the face of the plat and located directly above or below the LL-08-02 already shown.
- Wetlands A, B, C, and D and Stream "A" and their associated buffers shall be shown on the face of the final plat, as required by condition #4 of Ordinance 2010-013.
- The following plat notes shall be added as required by conditions #18 & 24h. of Ordinance 2010-013:
 - "Per RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds."
 - "Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."
- All open space tracts shall be identified on the final plat.
- The final plat map shall show the locations of any applicable well head protection zones.

Public Works-Planning (See Attached Memo)

- All Public Works requirements must be addressed.

Environmental Health Review (See Attached Memo)

- All Public Health requirements must be addressed.

Please provide the required documentation to satisfy the requirements and final mylars with the changes noted above. Once these requirements have been satisfied and updated mylars have been resubmitted with the required changes, CDS will route the information to the various departments for signature.

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 the information provided below.

Thank you,



Jeremy Johnston
Planner II

Jeremy.johnston@co.kittitas.wa.us
509-962-7065

Cc; Pat Deneen
Chad Bala

via email
via email

Enclosures: Kittitas County Public Health Memo, dated 3/23/2020
Kittitas County Public Works Memo, dated 3/16/2020