

Kittitas County Planning Department

411 N. Ruby, Suite 2 • Ellensburg, WA 98926
(509) 962-7506 • Fax (509) 962-7697

NOTIFICATION CHECKLIST FOR PLANNING ISSUES (to be filled out and kept in the files at all times)

PROPOSAL NAME: SP 03-07 Red Pt.

NOTIFICATION MAIL DATE: Feb. 28 2003

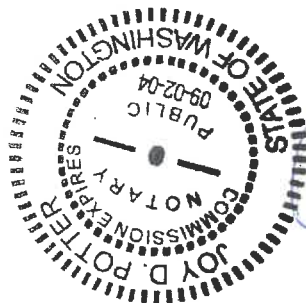
Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

Lorna A. Kenney
Signature

Subscribed and sworn to before me this 13th day of May, 20 03



Jay D. Potter

Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires 9/02, 2004.



Kittitas County

Community Development Services

411 N. Ruby, Suite 2, Ellensburg, WA 98926
Telephone: (509) 962-7506 ■ Facsimile: (509) 962-7697

February 28th, 2003

Bluhm and Associates
Attn: Kris Horton
1068 S. Market Blvd.
Chehalis, WA.
98532

RE: SP-2003-07 PEOH PT.

Dear Ms. Horton;

The Planning Department has determined that the Peoh Pt. Large lot Short Plat is a complete application and hereby grants **conditional** preliminary approval subject to the following conditions:

1. Plat notes shall reflect the following:
 - a) Entire access to all lots must be constructed to the Uniform Fire Code as adopted by Kittitas County prior to the issuance of any Building Permit.
 - b) The cumulative effect of water withdrawals for this development shall not exceed 5,000 gallons per day.
2. Attached you will find comments from the Kittitas County Department of Public Works and KC Environmental Health. Also attached is a copy of the survey with some minor revisions that are needed for the final mylar's. Please let me know if you have any questions.
3. Survey must meet the provisions of KCC 16.24. Specifically, property corners must be set.

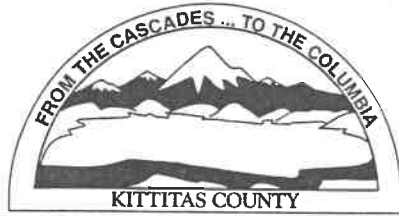
Approval of the Peoh Pt. Short Plat may be appealed to the County Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval on March 13th, 2003. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

Sincerely,

Chad Bala

Planner I

Kittitas County Community Development Services
(509) 962-7506



Kittitas County Community Development Services

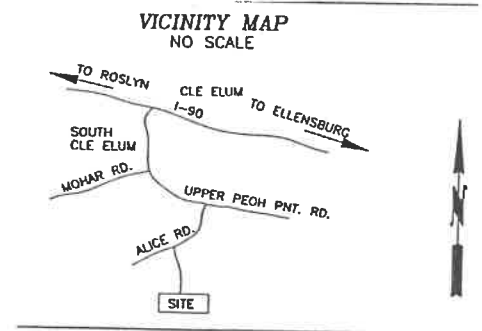
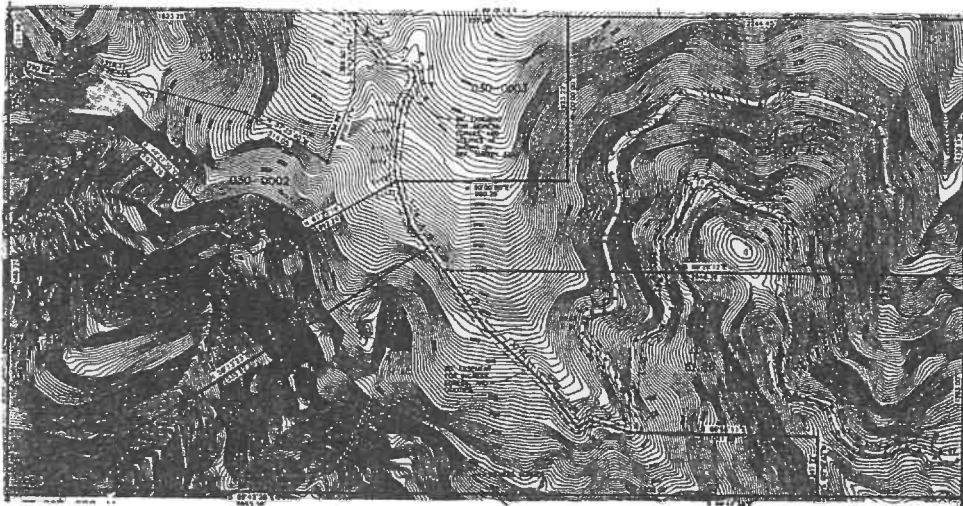
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NOTICE

Peoh Pt. Large Lot Short Plat (SP-03 -07)

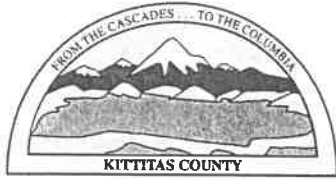
Notice is hereby given that on February 28th, 2003 conditional preliminary approval has been given to an applicant for a large lot short plat subdivision of 269.51 acres into 4 lots, lot 4-A at 61.25 acres, lot 4-B at 63 acres, lot 4-C at 84 acres, and lot 4-D at 61.26 acres, submitted by Cle Elum Sapphire Skies. Location: Off of Alice Road (See vicinity map), Cle Elum, WA. 98922, portion of the SW & SE ¼ of Section 11, T19N., R15E., W.M. (Tax parcel number 19-15-11030-0004).

Said proposed division may be appealed to the Board of County Commissioners upon the request of any aggrieved party within 10 working days. The County will not take action on this proposal for 15 days. Comments/Appeals must be received no later than March 13th, 2003.



Original short plats and related information may be examined during the business hours at the Kittitas County Planning Department 411 N. Ruby Suite 2 Ellensburg, WA 98926


You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$200 to the Kittitas County Board of Commissioners

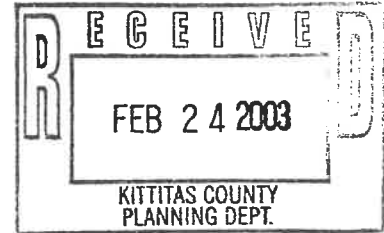


KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director

MEMORANDUM

TO: Clay White, Community Development Service
FROM: David L. Spurlock 
DATE: February 24, 2003
SUBJECT: Peoh Point Large Lot Subdivision – Revised Comments



Our department has reviewed the Short Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, based on the information provided, see below for conditions of preliminary approval:
- "Preliminary Approval" has not been granted. Our department requests additional information is submitted/ obtained for further review. See below for requested information.

Preliminary Approval Comments:

1. Access Standards: According to KCC 16.36.030(b) if roads are to be used and maintained as private then no design standards shall apply.
2. Uniform Fire Code: All private roads shall meet the requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the Uniform Fire Code as adopted by the County. According to the Uniform Fire Code, access roads shall be constructed as follows:
 - a. 902.2.2.1 Dimensions: Fire apparatus access roads shall have an unobstructed width not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches.
 - b. 902.2.2.2 Surface: Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus

and shall be provided with a surface so as to provide all weather driving capabilities.

3. Future Development or Land-use applications: Applicant should be aware that in the event of another development action (ex. Short plat, Long Plat, or Cluster) may require access to be brought up to current Kittitas County Code. Any access, which is required to meet current standard, shall be constructed to all provisions set forth in title 12 of the Kittitas County Code.
4. Addressing: I recommend contacting the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. *A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.*
5. Plat Notes: The following notes shall be shown on the Short Plat.
 - a. Entire access to all lots must be constructed to the Uniform Fire Code as adopted by Kittitas County prior to the issuance of any Building Permit.

Please let me know if you have any questions or need additional information.

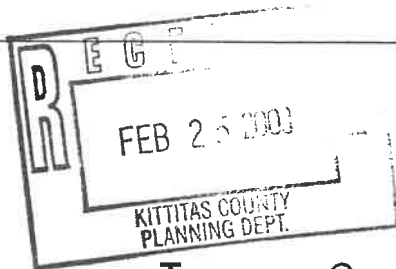


Environmental Health

Kittitas County Health Department

Administration
Community Health Services
Health Promotion
507 Nanum Street, RM 102
Ellensburg, WA 98926-2898
Tele: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 N. Ruby Street Suite 3
Ellensburg, WA 98926-2898
Tele: (509) 962-7698
Fax: (509) 962-7052



Memorandum

To: Community Development Services- Chad Bala Planner
From: Environmental Health -John Wolpers *JW*
Date: 2/25/2003
Re: Peoh Point Large Lot Plat- Water Availability

In accordance with Kittitas County Code Chapter 16.36.010 General Information Requirements- regarding health department information for large lot plats, soil logs are not required for the plat approval process.

There is also no reference to water availability as written. As the minimum lot size of fifty acres is required, there can be many different building sites for the owner to choose from once the approval process is complete. For the health department to require a well be drilled for proof of water availability as is required in the short plat approval process, this can create an undue hardship to the lot owner due the potential distance to the well making it cost prohibitive to develop for use.

By way of administrative determination this department will waive any information regarding water availability for this plat approval.

Should you have any questions or concerns, please do not hesitate to contact me.

Cle Elum's Sapphire Skies
315 – 39th Avenue SW
Suite 8
Puyallup, WA 98373-3690

Leonard E. Smaldino
7210 – 6th Avenue NW
Seattle, WA 98117

Plum Creek Timber Co LP
999 Third Avenue, Suite 2300
Seattle, WA 98104

WA State
Dept of Natural Resources
PO Box 47000
Olympia, WA 98054-7000

USA (WNF)
Wenatchee National Forest
215 Melody Lane
Wenatchee, WA 98801

City of Cle Elum
119 W First Street
Cle Elum, WA 98922

John Doyle
PO Box 112
South Cle Elum, WA 98922

Charles Forcier
630 Alice Road
Cle Elum, WA 98922

Burnham Assoc Inc. Surveyors
1068 S. MARKET BLVD
Chehalis, WA. 98532