

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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September 29, 2006

Dave Nelson
108 E 2nd St.
Cle Elum, WA 98922

RE: Walker Short Plat (SP-06-41)

Dear Mr. Nelson:

The Kittitas County Community Development Services Department has determined that the Walker Short Plat is a complete application and hereby grants **conditional** preliminary approval subject to the following conditions:

1. Both sheets shall reflect the short plat number SP-06-41.
2. Pursuant to Kittitas County Code 17.74.060A, a Plat Note regarding the Right To Farm Ordinance is required. The note shall read as follows: "The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration. (RCW 36.70A.060(1)) Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCW 7.48.305).
3. This property is within the boundaries of the KRD and both parcels contain irrigable ground. The applicant will need to comply with the requirements set forth in the KRD General Guidelines prior to approval from KRD and prior to final approval of the short plat.
4. Pursuant to Kittitas County Code 16.18.060, a plat note regarding the irrigation systems is required. The note shall read as follows: "Platted lots where the size of the lots is three acres or less shall be irrigated by the use of either a sprinkler irrigation system or a drip irrigation system that meets the requirements of the irrigation entity that supplies the water. (Ord. 2005-31, 2005)."
5. The applicant will need to comply with all current Kittitas County Road Standards prior to final approval of the short plat. Please contact Kittitas County Public Works for further information pertaining to this requirement.
6. Attached you will find comments from Kittitas County Environmental Health and Kittitas County Public Works and Kittitas County Investigations/Enforcement. **Please see those documents for required plat notes and information on issues needing completion before final approval of this short plat.**

Approval of the Walker 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 after October 16, 2006. 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.

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 (205 W. 5th, Room 108) by October 16, 2006 at 5:00p.m.

Sincerely,

Patrick Butler,
Planner
Kittitas County Community Development Services Department
(509) 962-7637

CC: Required parties (KCC 15A)

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

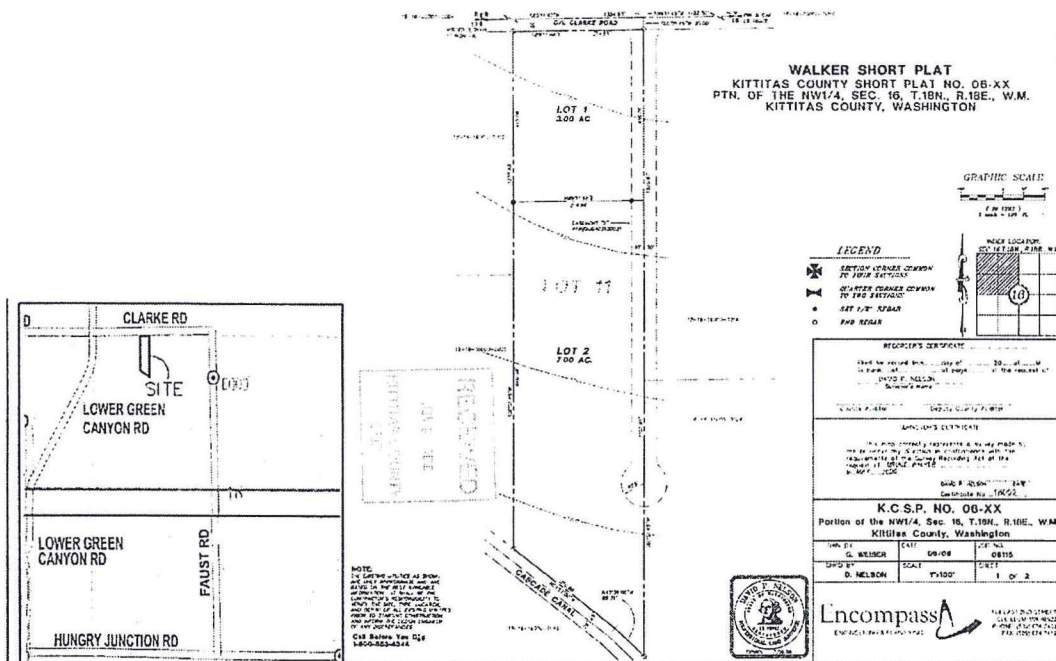
COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

NOTICE

Walker Short Plat (SP-06-41)

Notice is hereby given that on September 29, 2006 conditional preliminary approval has been granted to Bruce Walker, landowner, for a 2-lot Short Plat pursuant to Kittitas County Code 17.31.040 on approximately 10.0 acres of land that is zoned Commercial Agriculture-20, located south of Clarke Road, west of Faust Road, and north of Hungry Junction Road, Ellensburg, WA 98926, a portion of the northwest 1/4 of Section 16, T.18N., R.18E., W.M., Kittitas County, WA. Tax parcel number 18-18-16000-0023.

Said proposed division may be appealed to the Board of County Commissioners upon the request of any aggrieved party within 10 working days. The appeal deadline is October 16, 2006 at 5:00p.m.



Original short plats and related information may be examined during the business hours at the Kittitas County Community Development Services 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 (205 W. 5th, Room 108) by October 16, 2006 at 5:00p.m.