



## KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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December 27, 2006

Encompass Engineering & Surveying  
108 E. Second Street  
Cle Elum, WA 98922

**RE: Sieber Short Plat (SP-06-93)**

Dear Dave Nelson:

The Kittitas County Community Development Services Department has determined that the Sieber 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-06-93.
2. All future development must comply with International Fire Code (IFC) and appendices.
3. The subject property has an existing approved approach permit from the Washington State DOT. No additional approaches will be allowed. Please see the attached DOT comments.
4. Mr. Sieber will need to apply for and adhere to the Construction Stormwater General Permit offered by the Washington State DOE. Please see the attached comments.
5. Mail routes shall be approved by the postmaster. The postmaster shall also approve mailbox locations. Mailbox locations shall not create sight obstructions.
6. Withdrawals of groundwater on the subject property shall be subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology.
7. This project shall comply with all noise ordinances. See KCC 9.45 (Noise).
8. Withdrawals of ground water on the subject property shall be subject to the rules and regulations adopted and administered by Washington State DOE.
9. Mr. Sieber will need to comply with the Washington State DOE Air Quality Fugitive Dust Control Plans prior to any harvesting or grading.
10. If any items of possible cultural or historic significance are encountered during construction activities, work shall be immediately halted with the area and a large enough perimeter established in order to maintain the integrity of the site. Kittitas County Community Development Services, the State Historic Preservation Office and the Yakama Nation, as relevant, shall be immediately consulted.
11. Road grades shall not exceed 12%.
12. All Kittitas County road standards must be met. Attached you will find comments from Kittitas County Public Works. Please contact Christina Wollman at 962-7051 regarding all road standards and access questions.
13. Attached you will find comments from Kittitas County Environmental Health. Please see those documents for required plat notes and information on issues needing completion before final approval of this short plat.

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Approval of the Sieber Short Plat may be appealed to the County Commissioners upon request of any aggrieved party within 10 calendar days, and shall accordingly be eligible for final administrative approval after January 5, 2007. 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. 5<sup>th</sup>, Room 108) by January 5, 2006 at 5:00p.m.

Sincerely,



Noah Goodrich,  
Staff Planner  
Kittitas County Community Development Services Department  
(509) 962-7024

CC: Required parties (KCC 15A)