



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

April 6, 2007

Duncanson Company, Inc.  
145 SW 155<sup>th</sup> Street, Suite 102  
Seattle, WA 98166

### RE: Sage Short Plat, File #SP-07-12

Dear Mr. Walker:

The Kittitas County Community Development Services Department has determined that the Sage 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-07-12.
2. Both sheets shall have location of subdivision by section, township, range, county, and state.
3. Actual acreage of lots on face of plat map.
4. Page one shall reflect the short plat map.
5. A statement regarding the contemplated sewage disposal, water supply, and drainage improvements for the proposed subdivision shall be reflected on the final mylars.
6. Vicinity map showing the boundary lines of all adjacent subdivisions shall be reflected on the mylars.
7. 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.
8. All future development must comply with International Fire Code (IFC) and appendices.
9. 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.
10. 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.
11. Both lots of the Sage Short Plat have a PEMC wetland across the west end of the property. The Final mylars shall reflect the location of this wetland and a statement on the plat shall read as follows: "Future development of lots may require a study by a certified wetland biologist to determine wetland classification and for buffer requirements pursuant to KCC Critical Areas Code."
12. Wellhead protection areas 17A.08.020. All non-community wells must be placed a minimum of 50 feet from property lines.
13. 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 reseeded of areas disturbed by development to preclude the proliferation of noxious weeds.
14. Per RCW 16.24.010 The State of Washington has an open range law. This means that if your property is located in an open range and you do not want cattle, sheep or other livestock on your property, it is your responsibility to fence them out. It is not the responsibility of the rancher to keep his/her livestock off your property.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

15. This short plat has exhausted the use of the one-time split provision allowed per Kittitas County Code. No further one time splits are allowed for the subject parcels and subsequent parcels created via this short plat.
16. Certificate of Title shall be submitted.

Approval of the Sage Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 calendar days, and shall accordingly be eligible for final administrative approval after Monday, April 16, 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 Monday, April 16, 2007 at 5:00p.m.

Sincerely,



Mary Rill,  
Staff Planner

CC: Required parties (KCC 15A)