



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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July 10, 2008

Larry Gordon
PO Box 660
Ellensburg, WA 98926

RE: B Gordon Short Plat (SP-07-122)

Dear Mr. Gordon:

The Kittitas County Community Development Services Department has determined that the B Gordon Short Plat (SP-07-122) is a complete application and hereby grants **conditional preliminary approval** subject to the following conditions:

1. Both sheets of the final mylars shall reflect short plat number SP-07-122 and an accurate legal description shall be shown on the face of the final plat.
2. Current full year's taxes must be paid for on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. Soil logs need to be performed and water availability is needed prior to final approval per requirement of Kittitas County Environmental Health. Documentation of both shall be provided to Community Development Services for the project file. If there is an existing well on the subject property, the well shall be shown on the final mylars and a well log will be sufficient for proof of water availability. If there is no existing well, a hydro geological report shall be required.
4. The following plat notes shall be recorded on the final mylar drawings:
 - All development must comply with International Fire Code.
 - The subject property is within or near existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other natural resource activities performance in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted the right to farm provisions contained in Section 17.74 of the Kittitas County Zoning Code.
 - Per requirement of the Department of Ecology, the B Gordon Short Plat (SP-07-122) shall be considered as a single project and as such shall be limited to a single groundwater withdrawal exemption of 5,000 gallons per day to be shared between all four (4) newly created lots.
 - Per Kittitas County Code 17.29.040, this short plat has exhausted the use of the one-time split provision allowed per Kittitas County Code. No further division of the parent parcels and all subsequent parcels created via this short plat shall be allowed.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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5. This property has exhausted its use of the one-time split provision provided by KCC 17.29.040. No further division of any of the newly created parcels shall be allowed.
6. Property owners may be required to demonstrate by metering or other means compliance with the single project withdrawal limitation of 5,000 gallons to be shared between the two lots.
7. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administered by the Washington State Department of Ecology. This includes the use of water for irrigation.
8. Please see the attached comments from Kittitas County Department of Public Works for plat notes and further issues that must be addressed prior to final approval.

Approval of the B Gordon Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after Thursday, July 24, 2008. 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 \$500 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by Thursday, July 24, 2008 at 5:00p.m.

Sincerely,



Mackenzie Moynihan
Staff Planner

CC: Encompass Engineering & Surveying
Required parties (KCC 15A)