



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

July 29, 2008

Robin Schmaus  
1001 Big Creek Road  
Cle Elum, WA 98922

RE: Schmaus #3 Short Plat (SP-07-146)

Dear Mr. Schmaus,

Kittitas County Community Development Services has determined that the Schmaus #3 Short Plat (SP-07-146) 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-07-146 and an accurate legal description shall be shown on the face of the final plat.
- 2) Current full year's taxes must be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
- 3) All development shall comply with the International Fire Code and its Appendices.
- 4) Soil logs must be performed at a mutually convenient time and water availability is needed. Proof of both shall be provided to Community Development Services prior to final approval.
- 5) Portions of the property are located within the shoreline jurisdiction of Big Creek, a designated Shoreline of the State. Big Creek shall be shown on the face of the final mylars and its associated floodplain shall also be depicted.
- 6) A plat note shall be added as follows:

*Portions of the Schmaus #3 Short Plat (SP-07-146) are located within the shoreline jurisdiction of Big Creek, a designated Shoreline of the State. There shall be a 100 foot structural setback from the Ordinary High Water Mark (OHWM) of Big Creek and any work to be completed within 200 feet of the OHWM of Big Creek shall require further review and possible permitting by Community Development Services.*

- 7) The Schmaus #3 Short Plat (SP-07-146) shall share one daily groundwater exemption of 5,000 gallons per day with the Schmaus #2 Short Plat (SP-07-134) and the Schmaus #4 Preliminary Plat (P-07-55). This 5,000 gallons shall be shared between all 13 lots combined, allowing each lot 385 gallons per day. All wells associated with the three plats shall be metered and records documenting water usage shall be submitted to the Department of Ecology by January 31<sup>st</sup> of each year.
- 8) The existing well, located on Lot C, shall be shown on the final mylars.
- 9) A plat note shall be added as follows:

*The Schmaus #3 Short Plat (SP-07-146), Schmaus #2 Short Plat (SP-07-134) and Schmaus #4 Preliminary Plat (P-07-55) shall be considered as one project and shall be limited to a single 5,000 gallon per day groundwater withdrawal to serve all 13 lots combined. All wells associated with the three plats shall be metered and records documenting water usage shall be submitted to the Department of Ecology by January 31<sup>st</sup> of each calendar year.*

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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10) A plat note shall be added as follows:

*The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.*

11) A plat note shall be added as follows:

*Metering will be required on all residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements.*

12) A plat note shall be added as follows:

*Washington Administrative Code (WAC) 173-150 provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If the water supply in your area becomes limited, your use could be curtailed by those with senior water rights.*

13) The subject property is located within the boundaries of the Kittitas Reclamation District. All conditions of the KR D General Guidelines shall be met prior to final approval. There shall be no interruption of irrigation water delivery to neighboring properties.

14) Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the project site. Additionally, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts or damaging property or business. As a result, the applicant shall be responsible for creating a site-specific Fugitive Dust Control Plan (FDCP) before starting this project. The plan shall be followed throughout the duration of any activity and construction of the project.

15) Please see the attached comments from the Department of Public Works for additional plat notes and issues that need to be addressed prior to final approval of the Schmaus #3 Short Plat. All conditions contained in the comments from the Department of Public Works shall be conditions of approval of this Short Plat.

Approval of the Schmaus #3 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 Tuesday, August 12, 2008. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed.

**This determination may be appealed pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of County Commissioners (205 W. 5<sup>th</sup>, Room 108) by August 12, 2008 at 5:00p.m.**

If you have any questions or need assistance, please contact our office at (509) 962-7506.

Sincerely,



Mackenzie Moynihan  
Staff Planner

cc: Encompass Engineering & Surveying