



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

December 28, 2007

Cruse & Associates
Chuck Cruse
PO Box 959
Ellensburg, WA 98926

RE: Olson Short Plat (SP-07-155)

Dear Chuck:

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

1. Both sheets of the final mylars shall reflect the short plat number SP-07-155 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes for 2007 shall be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. Per Kittitas County Environmental Health, soil logs need to be performed prior to final approval. Proof of water availability is also needed.
4. The boundary of the 100-year Floodplain shall be accurately depicted on the face of the final plat. The applicant shall be aware that future development of the newly created parcels may require a flood development permit and the owner may need to carry flood insurance.
5. All conditions set forth in the attached memorandum from the Department of Public Works shall be met prior to final approval.
6. The project site is not adjacent to any WSDOT maintained facilities, but is approximately 900 feet north of State Highway 970, and purposes access to the state highway. SR 970 is a Class 1 access managed highway in this area with a posted speed limit of 55 mph in this area. The property has a valid approach permit to SR 970 that must be updated. The additional lots create the need for a new permit as it crosses an access connection category threshold. The applicant shall contact Dan Eberle of the WSDOT at 509-577-1637.
7. All groundwater withdrawals on the subject property shall be 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. 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 water supply in

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

your area becomes limited your use could be curtailed by those with senior water rights.

9. If you are planning to burn trees or debris from the property, a burn permit must be obtained from the Department of Ecology. Only natural unprocessed vegetation may be burned in an outdoor fire. It is the applicant's responsibility to contact the Department of Ecology for further information.
10. Any proposed lighting should be directed down towards the site and away from SR 970.
11. It is the developer's responsibility to dampen or deflect any traffic noise for this development that originates from SR 970 and not the responsibility of the WSDOT.

Approval of the Olson 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 **Monday, January 14, 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.

Sincerely,



Mackenzie Moynihan
Staff Planner

Cc: KB Olson LLC, interested parties of record