



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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January 11, 2008

Roger Weaver
700 E Mountain View
Suite 504
Ellensburg, WA 98926

RE: Guest Short Plat (SP-07-162)

Dear Mr. Weaver:

The Kittitas County Community Development Services Department has determined that the Guest Short Plat (SP-07-162) 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-07-162 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid for 2007 on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. All mitigations as set forth in the SEPA Mitigated Determination of Non-Significance (MDNS), issued on December 21, 2007, shall be conditions of final approval for the referenced Short Plat. **Please see the enclosed SEPA MDNS.**
4. **The following plat notes shall be recorded on the final mylar drawings:**
 - All development must comply with International Fire Code.
 - 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.
 - 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.
 - The subject property is to be served by a "Group B" water system designed by a licensed engineer and approved by Kittitas County Environmental Health. The "Group B" system is to serve the four lots created by the Guest Short Plat (SP-07-162) and the four lots created by the Corey Short Plat (SP-07-163) COMBINED, serving a total of 8 (eight) lots.
 - The "Group B" water system shall have flow meters installed at both the well head and on each individual lot. Records documenting water usage for each meter must be maintained and must be readily available for public inspection by a Satellite Management Agency (SMA).

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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5. **One time split provision.** This property has exhausted its use of the one time split provision provided by KCC 17.29.040. No further division of this property will be allowed.
6. This property is within the Kittitas Reclamation District boundaries. Proof that all Kittitas Reclamation District General Guidelines have been met for all newly created lots shall be provided to Community Development Services prior to final approval.
7. Per Kittitas County Environmental Health, soil logs need to be performed and water availability is needed. Evidence of both shall be provided to Community Development Services prior to final approval.
8. Please see the attached comments from Kittitas County Department of Public Works for required plat notes and further issues that must be addressed prior to final approval.

Approval of the Guest Short Plat may be appealed to the Kittitas County Board of County Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after January 25, 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 January 25, 2008 at 5:00p.m.

Sincerely,

Trudie Pettit
Staff Planner

CC: Robert Corey
Required parties (KCC 15A)

Enclosure: SEPA MDNS