



## 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

May 5, 2008

Anne Watanabe  
5791 Red Bridge Rd  
Cle Elum, WA. 98922

Dear Ms. Watanabe,

Kittitas County Community Development Services has determined that the Duke Short Plat (SP-07-167) 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-07-167 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid for 2008 on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. The well located on lot 1 shall be depicted on the final mylars.
4. The following plat notes shall be recorded on the final mylar drawings:
  - All development must comply with International Fire Code.
  - Lot 1 and 2 shall share a single ground water withdrawal of no more than 5,000 gallons per day which may be accomplished by more than one well. No more than ½ acre of lawn and garden shall be irrigated.
  - 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.
5. 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. Legally obtained water must be used on-site.
6. Property owners may be required to demonstrate by metering or other means compliance with the single project withdrawal limitation of 5000 gallons to be shared between the two lots.
7. Per Kittitas County Environmental Health, soil logs need to be performed and proof of 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 further issues that must be addressed prior to final approval.

Approval of the Duke 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 Monday, May 19<sup>th</sup>, 2008. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed.

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

**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 Commissioners (205 W. 5<sup>th</sup>, Room 108) by 5:00 p.m. on Monday, May 19<sup>th</sup>, 2008.**

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

Sincerely,

Kari Braniff  
Permit Technician