



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

August 21, 2008

Alex Kohl
3451 177th Ave NE
Redmond, WA. 98052

RE: Kohl Short Plat (SP-08-00017)

Dear Mr. Kohl,

Kittitas County Community Development Services Department has determined that the Kohl Short Plat (SP-08-17) 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-08-00017 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes shall be paid for on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. Because the applicant has decided to utilize individual wells rather than a "Group B" system as previously discussed, all references to a "Group B" water system shall be removed from the final mylars and replaced with reference to individual wells.
4. All mitigations as set forth in the SEPA Mitigated Determination of Non-Significance (MDNS), reissued on July 31, 2008, shall be conditions of final approval for the referenced Short Plat. **Please see the enclosed SEPA MDNS.**
5. **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 Kittitas County Code 16.18.060, only sprinkler or drip irrigation is allowed for lots 3 acres or less in size.
 - All lots 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 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.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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- 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.

6. Per Kittitas County Environmental Health water availability is required. Evidence of this requirement shall be provided to Community Development Services prior to final approval.
7. Please see the enclosed 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 Kohl 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 September 4, 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 September 4, 2008 at 5:00p.m.

Sincerely,



Kari Braniff
Staff Planner

CC: Encompass Engineering
Required parties (KCC 15A)

Enclosures: SEPA MDNS, Kittitas County Public Works Memorandum