



## 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

"Building Partnerships – Building Communities"

August 12, 2008

Thomas Woldendorp @ Geo Datum  
1505 NW Mall Street  
Issaquah, WA 98027

RE: Timber Ridge Lot 9 Short Plat (SP-08-00019)

Dear Mr. Woldendorp,

Kittitas County Community Development Services has determined that the Timber Ridge Lot 9 Short Plat (SP-08-00019) 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 correct short plat name Timber Ridge Lot 9, short plat number SP-08-00019 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid for on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. The following plat notes shall be recorded on the final mylar drawings:
  - The parcels contained within this plat are not located within a fire district. Any construction within this plat shall be subject to the International Fire Code and International Wildland Urban Interface Code.
  - The subject property is within or near existing agriculture 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.
  - The Timber Ridge Lot 9 Short Plat (SP-08-19) shall be served by a legal water right obtained from the Department of Ecology.
  - 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."
  - 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."
4. Prior to application for a building permit a site visit shall be conducted by Community Development Services in order to provide actual requirements of construction and defensible space.
5. The applicant shall acquire a water right to serve this project as required by the Department of Ecology and Kittitas County Environmental Health. Documentation of said water right shall be provided to Kittitas County Environmental Health and Community Development Services prior to final approval.
6. 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

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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could be curtailed by those with senior water rights.

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. Legally obtained water must be used on-site.
8. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.
9. Per Kittitas County Environmental Health, soil logs and proof of water availability shall be provided to Community Development Services prior to final approval.
10. **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 Timber Ridge Lot 9 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 26, 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.

**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 Tuesday, August 26, 2008.**

Sincerely,

Kari Braniff  
Staff Planner

CC: Steve Pelton