



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

January 21, 2009

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

### RE: Smithson Road Short Plat (SP-08-00033)

Dear Mr. Cruse:

Kittitas County Community Development Services hereby grants **conditional preliminary approval** to the Smithson Road Short Plat (SP-08-00033), subject to the following conditions:

1. Both sheets of the final mylars shall reflect short plat number SP-08-00033 and an accurate legal description/map numbers shall be shown on the face of the final plat.
2. Full year's taxes must be paid on all tax parcel numbers pursuant to the requirements of the Kittitas County Treasurer.
3. One-time split provision. These properties have exhausted the use of the one-time split provision provided by KCC 17.31.040. No further division of this property will be allowed.
4. Replace plat note 8 with the following language:

*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.*

5. The remaining plat notes submitted on the preliminary drawings shall also be submitted on the final mylar drawings. Additionally, the following plat notes shall be added to the final mylar drawings:
  - All development must comply with the International Fire Code (IFC) and its appendices.
  - Pursuant Kittitas County Code 17.31.040, 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.
  - All lots of the Smithson Road Short Plat SP-08-00033 shall share a single ground water withdrawal of no more than 5,000 gallons per day. No more than ½ acre of lawn and garden shall be irrigated from this ground water withdrawal.
  - 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. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administered by the Washington State Department of Ecology. This includes the use of water for irrigation.

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7. Pursuant to Kittitas County Environmental Health requirements, 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. This property is within the Kittitas Reclamation Irrigation District boundaries. Proof that all KRD General Guidelines have been met for all newly created lots shall be provided to Community Development Services prior to final approval.
9. The addresses shall be clearly visible from both directions at the County Road for all properties.
10. The Fire Department access road shall be capable of supporting 75,000 lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus.
11. Please see the attached comments from Kittitas County Department of Public Works for plat notes and further issues that must be addressed prior to final approval.

Approval of the Smithson Road 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 Friday, February 6, 2009. 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.

**Appeal of this determination may be made 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 Friday, February 6, 2009 at 5:00p.m.**

Sincerely,



Allison Kimball  
Staff Planner

CC: Applicant  
Required parties (KCC 15A)