



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

January 27, 2009

Joanna McGrath  
1101 Takhoma Farm Lane  
Ellensburg, WA 98926

### RE: McGrath Short Plat (SP-08-00050)

Dear Ms. McGrath:

Kittitas County Community Development Services hereby grants **conditional preliminary approval** to the McGrath Short Plat (SP-08-00050), subject to the following conditions:

1. Both sheets of the final mylars shall reflect short plat number SP-08-00050 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. Plat Note "C." shall be removed pursuant to requirements from Kittitas County Public Works.
5. Replace plat note "H." 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.

6. 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.
  - All lots of the McGrath Short Plat SP-08-00050 shall share a single ground water withdrawal of no more than 5,000 gallons per day. No more than a total of ½ acre of lawn and garden shall be irrigated from this ground water withdrawal for both lots.
  - 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.
  - 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 performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted right to farm provisions contained in the Section 17.74 of the Kittitas County Zoning Code.

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7. 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.
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. 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.

**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 12, 2009 at 5:00pm.**

Sincerely,



Allison Kimball  
Staff Planner

CC: PLSA  
Roger Weaver  
Required parties (KCC 15A)