



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"

August 23, 2010

Chuck Cruse
Cruse and Associates
P.O. Box 959
Ellensburg WA 98926

RE: Gloria Short Plat (SP-10-00001)

Dear Mr. Cruse,

The Kittitas County Community Development Services Department has determined that the Gloria Short Plat (SP-10-00001) 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-10-00001 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid 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:
 - All development must comply with International Fire Code.
 - 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.
 - The subject property is within or near designated natural resource land of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. (RCW 36.70A.060(1)) Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. (RCW 7.48.305)
 - Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within this land division.
 - Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.
4. This property is within the Kittitas Reclamation District boundaries. Proof that all general guidelines have been met for newly created lots shall be provided to Community Development Services prior to final approval.
5. Lot 1 of the Gloria short plat has a PUBHx wetland in the northeast corner of the property. The final mylars shall reflect the location of this wetland and a statement on the plat shall read as follows: "Future development of lots may require a study by a certified wetland biologist to determine wetland classification and for buffer requirements pursuant to KCC Critical Areas Code."

6. This application proposes the utilization of individual wells which require the submittal of well logs or a hydro-geological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed hydro-geologist.
7. Individual wells are required to have a 50 foot setback from neighboring property lines (KCC 17A.08.025). Please see the comments from Kittitas County Public Health Department for further information and requirements.
8. Should ground disturbing or other activities related to the proposed short plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
9. 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.
10. The addresses shall be clearly visible from both directions at the County Road for all properties.
11. 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.
12. Please refer to the comments from Kittitas County Department of Public Works transmitted on February 24, 2010 for plat notes and further issues that must be addressed prior to final approval.

Approval of the Gloria 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 September 7, 2010. 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 7, 2010 at 5:00p.m.

Sincerely,



Jeff Watson
Staff Planner

File copy

CC: Applicant
Required parties (KCC 15A)

Notice of Decision

Gloria Short Plat
(SP-10-00001)

Notice is hereby given that on August 23, 2010, conditional preliminary approval was granted to Chuck Cruse authorized agent for Mack Wilson landowner, for a short subdivision of 10.3 acres into 2 lots consisting of one 7.08 acre lot, and one 3.08 acre lot. The subject properties are located approximately 2 miles east of the City of Ellensburg, north of Game Farm Road, east of Wilson Creek Road, and south of Lyons Road, in a portion of Section 29, T18N, R19E, WM in Kittitas County, bearing Assessor's map numbers 18-19-29040-0016 and 18-19-29040-0017.

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is:

September 7, 2010 at 5:00p.m.

Original short plats and related information may be examined during the business hours at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on line at: www.co.kittitas.wa.us/cds/current/.