

**From:** [Christy Garcia](#)  
**To:** [Jeremy Johnston](#)  
**Subject:** RE: Request for Final Plat Review LPF-19-00003 Palomino Fields Div 2  
**Date:** Tuesday, March 26, 2019 11:09:44 AM

---

Hi Jeremy,

In reviewing the information on the preliminary survey documents, I noticed that between the Treasurer's and the Assessor's signature box a couple of errors. The Treasurer's box only lists a single incorrect parcel number of 471033, the correct number is 491033. Parcel number 471033 was retired during the creation of Palomino Fields Division 1 to create eight new parcel numbers. This is also incorrectly listed in the Assessor's signature box.

There are also two additional parcels involved (11801 & 11802) and they are listed correctly in the Assessor's signature box, but not listed in the Treasurers.

Please let me know if you have any other questions.  
Thank you,

## Christy Garcia

Administrative Assistant III  
Kittitas County Assessor's Office  
205 W 5th Avenue, Suite 101  
Ellensburg, WA 98926  
(509) 962-7501  
[assessoradmin@co.kittitas.wa.us](mailto:assessoradmin@co.kittitas.wa.us)  
[www.co.kittitas.wa.us/assessor](http://www.co.kittitas.wa.us/assessor)

---

**From:** Jeremy Johnston  
**Sent:** Monday, March 18, 2019 10:53 AM  
**To:** Taylor Gustafson; Holly Erdman; Jesse Cox; Christy Garcia; Pat Nicholson  
**Subject:** Request for Final Plat Review LPF-19-00003 Palomino Fields Div 2

Good Morning,

We have received a final plat submittal for the Palomino Fields Div 2 Plat (LPF-19-00003). This was given preliminary approval on November 18, 2008 and was processed under file number LP-07-00031. All final plat documents can be found on the t-drive: [LPF-19-00003 Palomino Fields Div 2](#) , including a copy of the approval resolution 2008-160. Please let me know if there is documentation you need to review that you are unable to find.

Please have all comments back to me no later than end of day, **Tuesday, March 26**. As a reminder all final plats have to be reviewed and approved or denied by the commissioners within 30 days of submittal to the county requesting final plat review. We appreciate your quick turnaround on this.

If you have any questions, please let me know.

**Jeremy Johnston, MURP**

*Kittitas County CDS, Planner*

(509) 962-7065

[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)



"Building Partnerships-Building Communities"

---

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.  
message id: 38eb45916c6dcbdac24bb8719d004a14

# Subdivision Comments

**To:** Jeremy Johnston, Planning Official  
**From:** Jesse Cox, Environmental Health Supervisor  
**Date:** Mar 27, 2019  
**RE:** LPF-19-00003

---

Thank you for the opportunity to comment on the above mentioned project regarding water and septic requirements to comply with Kittitas County Public Health Department's Environmental Health requirements.

## **Findings**

### **On Site Sewage**

- The LPF-19-00003 Palomino Fields Div 2 project is served by a community septic drain field, which has had site evaluations conducted and a permit issued, and awaiting final inspection. There are no additional requirements at this time.

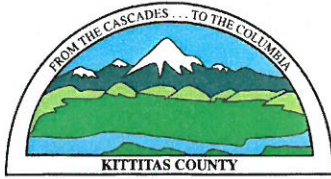
### **Water**

- The LPF-19-00003 Palomino Fields Div 2 project is served by two group A water systems. A Water system, which has been approved by the Washington State Dept. of Health. There are no additional requirements.
- Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations. There are no additional requirements.
- 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 (settlement agreement).

### **A Additional Information Required**

---

No information is required for further review prior to any determinations leading to recommendation for approval.



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

---

### MEMORANDUM

---

TO: Community Development Services  
FROM: Taylor Gustafson, Environmental/Transportation Planner  
DATE: March 26, 2019  
SUBJECT: LPF-19-00003 Palomino Fields Division 2

TG

**Please find Public Works final review comments below:**

#### **Planning:**

1. Timing of Improvements: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Private Road Name: A private road name application needs to be submitted for the new private road serving the Palomino Fields Plat.
3. Plat Note 13: Road is labeled on the face of the plat as Roan Road and is showing as Moan Road in the plat notes.
4. Any additional stormwater runoff shall be managed onsite.

#### **Survey: Required Changes**

##### Sheet 1

5. The exclusive use statement refers to the named parties in the Surveyors statement.
6. There are no named parties in the surveyor's statement (multiple sheets).
7. The proposed division actually involves a number of parcels, owned by two separate entities. The limits of all the involved parcels need to be surveyed with locations shown on the face of the plat. The concept of a "Parent Parcel" is the original lands involved, prior to proposed subdivision. The practice of outlining the project limits, and labelling them to be the parent parcel, is contrary to standard survey practice. Also note that the remaining area of the involved lots will need to be labeled with a lot, parcel or tract name as well as an area.

##### Sheet 2

8. As the Easternmost boundary lines of lots 1-7 fall against the town ditch canal, it is assumed that the canal boundary is coincident with the lot boundaries. It is also assumed that the

areas shown as being “more or less” may reflect the ambulatory nature of bodies of water OR the necessity of lot owners to be able to make claim to additional lands in the event additional data is discovered locating the deed description of the canal. A note explaining such would greatly assist future parties.

9. In the legend, the text adjacent to the fourth symbol has a questionable date. If dates unknown, not labelling any date at all would be sufficient.
10. Curve 2 contained within the curve table appears to be incorrect, as it does not match the closure report.

#### Sheet 4

11. Plat note 6 refers to a property corner, and should reference a property line.
12. Plat note 6 refers to a property line, and should reference a property corner.
13. Plat note 13 is attempting to apply future limitations on dedicated right of way. The only easement rights that remain on right of way dedication are reversionary rights, which would return the lands to the underlying land owner ONLY if and when the county chose to vacate those lands. It cannot be a conditional dedication of right of way.
14. As an acceptable alternative, I would suggest a 60' wide right of way dedication, together with a temporary access easement, with sunset language included detailing the termination conditions or date of the easement.
15. Plat note 14 is attempting to vacate lands previously dedicated to the public. A plat is not the legal apparatus to perform these actions. If a vacation is desired, applicant would need to complete a “vacation application”, and it to be reviewed, discussed and approved by the county commissioners.
16. The original property descriptions as shown do not describe the lands surveyed by this plat, nor do they match the title report of record.
17. Note 6 of the surveyor’s narrative appears to be an incomplete statement.
18. 12. A statement detailing the purpose of the survey, together with the filing number should be included on the face of the plat.

#### Sheet 5

19. Meets and bounds description of platted parcel not required. See 2 of this memo.
20. The lands involved are actually owned by two entities. Cle Elum Pines East, LLC, and Cle Elum Pines West, LLC. Dedications and Acknowledgements for each owner will need to be included on the plat.