

From: [Marc Kirkpatrick](#)
To: [Zach Torrance-Smith](#); kristinaowens11@gmail.com
Cc: [Jamey Ayling](#); [Bradley Gasawski](#); [Chace Pedersen](#); [Owens Meats](#)
Subject: RE: SP-23-00012 KD Properties - Transmittal of Comments
Date: Thursday, January 18, 2024 4:08:06 PM
Attachments: [image001.png](#)
[21006 P-SP SHEET 1 \(1-11-2024\).pdf](#)

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Hi Zach,

Below is a response to the comments you provided. Thank you again for the extension in responding to these.

- *DNR Comment* – Note taken. Applicant does not anticipate any timber sales.
- *Confederated Tribes of the Colville Reservation Comment* – Due to the fact the project is 40+ acres in size and Lot 1 is already developed. We suggest the following Plat note be conditioned on the final short plat mylar. This will put the future owner on notice prior to doing any needed clearing for a new building site. The future building site is not determined at this time.
 - ***“Should ground disturbing or other activities related to the proposed subdivision 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 Department of Archaeology and Historic Preservation (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.”***
- *Health Department Comments* – Applicant will work with KCDOH to procure adequate water rights for Lot 2 and adequate water supply to meet minimum DOH requirements in Kittitas County Code 13.35. Storage will most likely be needed for the low producing well and will be done in accordance to Kittitas County Code 13.35.050(3).
- *Public Works Comments* – Applicant and Encompass will comply with requirements.
- *Fish & Wildlife Comments* – Please see attached map for stream locations and buffers for a Type 4 Stream. With the site being 40+ acres, development already

completed on Lot 1, and future development on Lot 2 will need to go through a building permit process, we ask not to require preparing a critical area report at this time. This report, if needed, could be done in the future if and when a building permit is applied for.

Thanks again for the opportunity to respond to the comments provided.

Regards,

Marc Kirkpatrick 

Principal

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From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

Sent: Thursday, December 21, 2023 10:37 AM

To: kristinaowens11@gmail.com; Marc Kirkpatrick <mkirkpatrick@encompasses.net>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Subject: SP-23-00012 KD Properties - Transmittal of Comments

Good morning,

Please see the attached correspondence regarding your short plat application (SP-23-00012 KD Properties).

A physical copy of the correspondence has been placed in the mail.

Please let me know if you have any questions.

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

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