



# KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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June 12, 2007

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

**RE: MAPES SHORT PLAT, File Number SP-07-49**

Dear Mr. Cruse,

Kittitas County Community Development Services has determined that the Mapes Short Plat is a complete application and hereby grants **conditional preliminary approval** subject to the following conditions:

1. Both sheets shall reflect the short plat number **SP-07-49**.
2. Refer to Kittitas County Code Title 16 for requirements for final plat submittal. Final mylars shall be submitted per KCC 16.20: Final Plats.
3. All existing easements shall be clearly delineated and labeled on the final mylars.
4. This property is within the boundaries of the Ellensburg Water Company and all 4 parcels contain irrigable ground. The applicant will need to comply with the requirements set forth in the Minutes of Special Meeting of Board of Trustees of Ellensburg Water Company prior to approval from Ellensburg Water Company and prior to final approval of the short plat.
5. The following notes shall appear on the final mylar:
  - Ellensburg Water Company operations and maintenance roads are for Company use only. All other uses, including residential and recreational use is prohibited.
  - Local Health Officer shall require water table measurements/septic system tests to be recorded during months of probable high-water table conditions/irrigation season. WAC 246-272-1101-4B. Contact Ellensburg, Water Company for dates of irrigation, (509)925-5498.
  - The landowners of the platted property prior to receiving irrigation water select a person as an irrigation representative. KCC 16.18.040.
  - The irrigation association representative must reside on and own land within the boundaries of the irrigation association and divided property.
  - The irrigation association representative shall be the contact to the irrigation company in all matters concerning the delivery of water from the irrigation company to the divided properties including, but not limited to, making arrangements for the delivery of water, coordinating water use between lot owners, and generally attending to all matters having to do with the water delivery.
  - The irrigation representative shall be the only one responsible for ordering water for the entire association and respective properties.
  - The Ellensburg Water Company shall only be responsible for maintenance and delivery of water to the designated turnout or headgate, at or in the Company main canal. The irrigation association or property landowners shall be responsible for the maintenance of all parts of the distribution system beyond the Company's main canal easement or right of way.
  - According to Ellensburg Water Company records, Lot A1 has 11.02 irrigable acres, Lot A2 has 7.98 irrigable acres, Lot B1 has 9.67 irrigable acres, and Lot B2 has 9.40 irrigable acres.
  - All future development must comply with International Fire Code (IFC) and appendices.
  - All non-community wells must be placed a minimum of 50 feet from property lines. Wellhead protection areas 17A.08.020
6. The subject parcels are located within the AG-20 zoning district. The following plat note shall appear on the final mylar:
  - This short plat has exhausted the use of the one-time split provision allowed per Kittitas County Code 17.29.040. No further one time splits are allowed for the subject parcels and subsequent parcels created via this

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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short plat.

7. Attached you will find comments from Kittitas County Environmental Health and Kittitas County Public Works. Please see those documents for additional requirements.

Approval of the Mapes 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 Tuesday, June 26, 2007. 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 \$200 to the Kittitas County Board of Commissioners (205 W. 5<sup>th</sup>, Room 108) by June 26, 2007 at 5:00p.m.

Sincerely,



Mike Elkins  
Staff Planner

CC: Required parties (KCC 15A)