



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

March 30, 2010

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

RE: Magana Short Plat, SP-10-00004

Dear Mr. Cruse,

The application for a 2 lot Short Plat on approximately 20 acres of land that is zoned AG-20, located in a portion of Section 6, T18N, R20E, WM, in Kittitas County, Assessor's map number 18-20-06000-0013 was received on March 15, 2010. Your application has been determined complete as of March 30, 2010.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. Conditional Preliminary Approval may be issued. The conditional Preliminary Approval will be final unless appealed within 10 working days following the date of issuance. **Under new Kittitas County policy, prior to preliminary plat approval;** the number of wells and which parcels will be served by each well must be identified by the applicant. If individual wells are proposed for the parcels and there is an existing well located on the plat, a well log from the State of Washington, Department of Ecology (Ecology) and a recent passing bacteriological and nitrate test will meet the water availability requirement. If there is not currently an existing well located on the plat, the applicant must demonstrate evidence of the water supply type that they intend on making available to the proposed lots and that adequacy will be achieved. This requirement can be achieved by submitting a hydrogeological report prepared by a licensed Professional Engineer or Hydrogeologist or by conducting a well survey of proximate wells. Such a survey shall include current information regarding capacity and a recent passing bacteriological and nitrate tests from proximate wells. In either case, current information that identifies or estimates anticipated capacity of the existing or planned wells must demonstrate that the wells will provide sufficient water to the number of residences that may be connected to them. **Final approval** will be conditioned upon the conditions of preliminary approval; **all wells must be drilled**, flow capacity known (minimum of a 4 hour pump test), water storage mitigations resolved and bacteriological and nitrate tests must be performed and found to be satisfactory for domestic use. Final mylars must have well head protection zone(s) established before final approval can be recommended.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

Sincerely,

Jeff Watson
Staff Planner