

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

December 6, 2010

Cabin Mountain LLC
5814 Frances Avenue NE
Tacoma WA 98422

RE: Monahan Mountain Forest Large Lot Subdivision (LL-08-00004) & Monahan Mountain Tree Farm Large Lot Subdivision (LL-08-00005)

Dear Applicant,

The Kittitas County Community Development Services Department has determined that the Monahan Mountain Forest Large Lot Subdivision (LL-08-00004) and the Monahan Mountain Tree Farm Large Lot Subdivision (LL-08-00005) are complete applications and hereby grants *conditional preliminary approval* to both subject to the following conditions:

1. Both sheets of the final mylars shall reflect short plat number LL-08-00004 and LL-08-00005 respectively, 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.
 - The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. 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.
 - 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.
 - Portions of lots E, F, G, & H of the Monahan Mountain Forest and portions of lots 1, 2, 3, 4, 5, 6, & 8 of the Monahan Mountain Tree Farm are encumbered by easements for high-voltage transmission lines owned by the Bonneville Power Administration (BPA). BPA has acquired rights for these easements that limit the landowner's use of this area. BPA has the right of ingress and egress, and the right to keep the easement free and clear of vegetation and buildings, sheds, fences, roads or any other type of structure. Do not build, dig or plant within the easement area without first contacting BPA's Real Property Field Services. All activities planned within the BPA easement need to be reviewed and approved in writing by BPA prior to their occurrence.
 - The placement of buildings and structures on or adjacent to ascending or descending slopes steeper than 1 unit vertical in 3 units horizontal (33.3-percent slope) shall conform to the building setback requirements of current adopted building codes (IRC Section R403.1.7 and IBC Section 1805.3.1). Alternate setbacks and clearances are permitted, subject to the approval of the building official. The building official is permitted to require an investigation and recommendation of a qualified engineer to demonstrate the requirements necessary to construct a

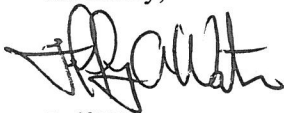
building on or adjacent to ascending or descending slopes. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of slope material.

4. The two large lot subdivisions (in combination) propose 16 lots. Four of the 16 lots proposed reside within the Easton Water District. It shall be placed on the face of the plat that at least two of the four lots residing within the Easton Water District boundaries will be provided domestic water by Easton Water District.
5. A portion of this property is within the Kittitas Reclamation District boundaries. Proof that all general guidelines have been met for newly created lots, if required by the KRD, shall be provided to Community Development Services prior to final approval.
6. Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.
7. Individual wells are required to have a 50 foot setback from neighboring property lines (KCC 17A.08.025).
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 see the attached comments from Kittitas County Department of Public Works for plat notes and further issues that must be addressed prior to final approval.

Approval of the Monahan Mountain Forest and Monahan Mountain Tree Farm Large Lot Subdivisions 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 December 17, 2010. Administratively approved Large Lot Subdivisions 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 December 17, 2010 at 5:00p.m.

Sincerely,



Jeff Watson
Staff Planner

CC: Applicant

Required parties (KCC 15A)