

L.P.F. 19-00002



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

FINAL SHORT PLAT OR PLAT APPLICATION

Please type or print clearly in ink. Attach additional sheets as necessary. The following items must be attached to the application packet at intake or the application will not be accepted. Pursuant to RCW 58.17.140 "Final plats and short plats shall be approved, disapproved, or returned to the applicant within thirty days from the date of filing thereof, unless the applicant consents to an extension of such time period;" therefore Kittitas County must have all of the required attachments to accept the final plat/short plat for review to meet the required timeframes. For plats that require the Board of County Commissioners (BOCC) signature, all documents must be uploaded for consideration approximately one (1) week in advance of the BOCC Agenda Session Meeting. This leaves three (3) weeks from the date of applicant submittal for County Staff to review and sign the plat.

REQUIRED ATTACHMENTS

- One paper copy of Final Short Plat/Plat drawings meeting all final drawing requirements (reference KCC Title 16 Subdivision Code for plat drawing requirements) and RCW Title 58 along with WAC 332-130.
 - o May be submitted on polyester film, however please note these may need to be reprinted based on staff review (this is not required for initial review)
- Project Condition Compliance Document that responds in writing as to how each condition of preliminary approval has been met, including supporting documentation as necessary (Example Attached).
- If this is a plat associated with a Planned Unit Development, the Final Development Plan must be approved through Resolution by the BOCC prior to submittal for final plat/short plat review.
- Recent Title Report, within 90 days of final plat submittal.
- Lot Line Closures
- Proof of water sufficient to meet Kittitas County Department of Environmental Health requirements.
- Any other items specifically required by conditions of preliminary approval.

APPLICATION FEES:

\$780.00	Kittitas County Community Development Services (KCCDS) *Final Short Plat Fee
\$540.00	Kittitas County Environmental Health *Final Short Plat Fee
\$985.00	Kittitas County Public Works *Final Short Plat Fee
\$2,305.00	Total fees due for final short plat processing

or

\$ 960.00	Kittitas County Community Development Services (KCCDS) *Final Plat Fee
\$540.00	Kittitas County Environmental Health *Final Plat Fee
\$985.00	Kittitas County Public Works *Final Plat Fee
\$2,485.00	Total fees due for final plat processing

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): [Signature] DATE: 3/13/19 RECEIPT # 0042

Planner Intake Signature (required for submittal): _____

RECEIVED

MAR 13 2019

Kittitas County CDS

DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

OK per DP 3/13/19

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Cle Elum Pines West LLC/Pat Deneen
Mailing Address: PO Box 808
City/State/ZIP: Cle Elum WA 98922
Day Time Phone: 509-260-0462
Email Address: pat@patrickdeneen.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Terra Design Group Inc./Chad Bala
Mailing Address: PO Box 686
City/State/ZIP: Cle Elum WA 98922
Day Time Phone: 509-607-0617
Email Address: bala.ce@gmail.com

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: Ranch Road
City/State/ZIP: Cle Elum WA 98922

5. Type of Plat: (Check One):

Short Plat Plat

6. Tax parcel number(s): P#s 075535, 17012, 17014, 17015, 17018, & 17021

7. Project File Number: P-07-38

8. Preliminary Approval Date: April 19th, 2011

9. Preliminary Approval Resolution Number (does not apply to short plats): Res. 2011-43

10. Final Development Plan Resolution Number (only if this applies): _____

11. Development Agreement Ordinance Number (only if this applies): _____

AUTHORIZATION

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X 

Date:

3-1-19

Signature of Land Owner of Record
(Required for application submittal):

X 

Date:

3-4-19

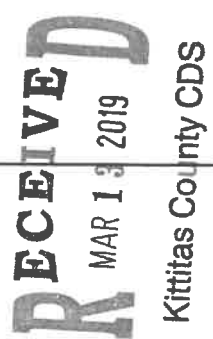
Example

Condition Compliance Document

(Below is an example of a condition compliance document created in Microsoft Excel. It is the applicant's responsibility to create this document for submittal. This document should list all conditions placed on the project during preliminary approval and any other stages of project processing such as through a development agreement or final development plan. The goal of this document is for the applicant to demonstrate to staff that the project has met all requirements necessary to obtain final plat approval.)

"Project Name and File Number" Compliance Document

Preliminary Approval Condition(s)	Applicant Response	Staff Review
A plat note discussing the spread of noxious weeds shall be shown on the plat and shall read: "Per RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds."	Plat note has been added to Sheet 2 of the provided final plat drawings.	
It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.	Noted, Lot line closures included with this submittal.	
The second access shall be shown on the face of the plat.	See final plat drawings.	
The subdivision shall be served by an approved Group B Water System.	Group B Water System approval letter and water mitigation certificates included with this submittal.	
Construction activities shall comply with KCC 9.45 (Noise). Construction hours shall be from 7:00 am to 7:00 pm.	Noted	
All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.	Noted	
Wetland and wildlife study will be required, prior to final approval, establishing the appropriate buffers regarding sensitive areas as determined by the consultant.	Wetland and wildlife study included with this submittal.	
One hundred foot buffers will be established along the creek and shown on the final mylars.	One hundred foot buffers have been established and shown on Sheet 1 of the final plat drawings.	
<i>continue listing conditions</i>	<i>continue response to conditions</i>	

Ranch Road Performance Based Cluster Plat LP-07-38, Res. 2011-43, Conditions	COMPLETED	NOTES	TAB
Open Space requirement of 50% of property set aside prior to final plat approval.		This is a Performance Based Cluster Plat Element: Open space has been designated on the final plat map meeting this requirement. See the shaded area equaling 15.2 acres.	See TAB A
Group A Water System		This is a Performance Based Cluster Plat Element. The Hidden Valley Group A Water system will serve this proposal therefor meeting this element.	See TAB D, E, & F
Community Septic		This is a Performance Based Cluster Plat Element.	See TAB G
Passive Recreation		This is a Performance Based Cluster Plat Element. A picnic area is depicted within the open space area near lot 3 and 4 therefore meeting this requirement.	See TAB A
Active Recreation		This is a Performance Based Cluster Plat Element. A sport court is depicted on the plat map near Lot 14. Furthermore a trail is showing connecting the picnic area and recreational facility, therefor meeting this requirement.	See TAB A
Right to Farm Note Requirement: The subject property is within or near existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other natural resource activities performed in accordance with county, state or federal laws are not subject to legal action as public nuisances. Kittitas County has adopted right to farm provision contained in section 17.74 of the Kittitas County Zoning Code.		 <p>The Right to Farm note is included in as Note #???? of the final plat.</p>	See TAB A

<p>Plat note regarding Noxious Weeds: "Per RCW 17.10.140 Landowners are responsible for controlling an dpreventing the stpread of noxious weeds, accordingly, the Kittitas County Noious Weed Board recommends immediate reseeding of areas distributed by development to preclude the proliferation of noxious weeds.</p>		<p>The Noxious Weed note is included in as Note # 2 Of the final plat</p>	<p>See TAB A</p>
<p>Access to Lot 11: Access to multi-unit dwellings and duplexes are not specifically addressed in the current Kittitas County Road Standards; however, our department has determined that a driveway in excess of 150' in length, serving the (4) duplex dwelling units should meet or exceed the minimum International Fire Code requirements for a fire apparatus access road which would be consistent with current Kittitas County Road Standards requirements for a High-Density Private Road serving 3 to14 tax parcels. The requirements for this access are listed below under Access Road Improvements</p>		<p>This proposed final plat has reduced the density from what was originally approved. Lot 11 originally proposed with 4 multi-unit dwellings has been reduced to two single family lots (now shown as lots 13 & 14).</p>	<p>See TAB A</p>
<p>Fire Code requirements for a fire apparatus access road in.</p>		<p><i>This pertains to Lot 11. Since this lot 11 density has been reduced there is no need for a cul de sac requirement</i></p>	
<p>Access to Lots 1 & 2 - Recreational Access Easement: Recreational access easements are not specifically addressed in the current Kittitas County Road Standards; however, our department has determined that a driveway in excess of 600' in length, serving the recreation area should meet or exceed the minimum International Fire Code requirements for a fire apparatus access road which would be consistent with current Kittitas County Road Standards requirements for a High-Density Private Road serving 3 to14 tax parcels. The requirements for this access are listed below under Access Road Improvements:</p>		<p>Access to Lots 1 and 2 and for that matter 3 & 4 have met this requirement. On the plat map lot 1 is access via a share driveway, lot 2,3,& 4 access is via Tract A reflecting a cul de sac and specifically a driveway to lot 4.</p>	<p>See TAB A</p>

UB-3-13-14

<p>Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement"</p>		<p>The Cluster Plat is served by two county on system public Roads (Burke Road and Ranch Road). This plat has been annexed into the Ranch On Swauk Creek CC&R's with regards to maintenance.</p>	<p>See TAB A & H</p>
<p>The following note shall be placed on the face of the plat, short plat, or other development authorization: "Kititas 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."</p>		<p>The following note is included in as Note # 7 Of the final plat. Please note that this plat is accessing an existing and built county public road (Ranch Road).</p>	<p>See TAB A</p>
<p><i>"Kititas 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."</i></p>			
<p>10. Soil Log or Site Evaluation: A soil log or site evaluation must be performed prior to the Public Health Department recommending final approval. WAC 246-272A governs on-site sewage systems in the State of Washington. Table 10, is the minimum land area requirement needed for on-site sewage systems, the minimum land area is determined by the soil type on site, and the type of water supply (individual wells or a public water system). It is strongly recommended that the applicant conduct soil logs as soon as possible to anticipate any difficulties citing the community drain fields.</p>		<p>See OE-19-00018, 0019, 0020, & 0021</p>	<p>See TAB G</p>

<p>Plat Notes: According to the Public Health Department, the following notes shall be placed on the final plat: "Kittitas County relies on its record that a supply of potable water exist. The approval of this division of land includes no guarantee or assurances that there is a legal right to withdraw groundwater from the land division."</p>		<p>The following note is included in as Note # 8 Of the final plat</p>	<p>See TAB A</p>
<p>NPDES Permit Requirement: An NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with more than one acre of disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.</p>		<p>This requirement has been met.</p>	<p>See TAB C</p>
<p>MDNS Condition: On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and approved by the County Engineer prior to final approval. The stormwater system construction shall be included with the road certification and is required prior to the issuance of a building permit.</p>		<p>This requirement has been met.</p>	<p>See Tab I</p>

<p>MDNS Condition: There will be no direct access from SR 970. Access to the state highway shall be from the US 97/Burke Road intersection. A note on the face of the plat shall read: "No direct access to SR 970 will be allowed for any lot within this plat."</p>		<p>This requirement has been met as this plat directly accesses Ranch Road then Burke Road, eventually accessing Hwy 97.</p>	
<p>MDNS Condition: If any items of possible cultural or historic significance are encountered during construction activities, work shall be immediately halted with the area and a large enough perimeter established in order to maintain the integrity of the site. Kittitas County Community Development Services, the State Historic Preservation Office and the Yakama Nation, as relevant, shall be immediately consulted.</p>		<p>Agreed. This land has been farmed in the past. Ranch Road has already been constructed by Kittitas County and is currently a county on system road. Home sites and driveways will eventually be constructed.</p>	

**RANCH ROAD CLUSTER PLAT
ATTACHMENT LIST**

- Tab A: Copy of Plat and updated subdivision guarantee.
- Tab B: Resolution 2011-43.
- Tab C: WA ST. Department of Ecology Construction Stormwater
Stormwater Permit.
- Tab D: Washington Dept. of Ecology Water Right Approval
- Tab E: WA St. Dept. of Health Water System Approval
- Tab F: Water System Design
- Tab G: On Site Septic
- Tab H: CC&R's
- Tab I: Kittitas County Department of Public Works Letter