

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

**PRELIMINARY PLAT APPROVAL
Younger Preliminary Plat (P-07-63)**

RESOLUTION

NO. 2008- 65

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on February 12, 2008 for the purpose of considering a preliminary plat known as the Younger Preliminary Plat and described as follows:

The division of 5.00 acres into five (5) lots, tax parcel number 20-16-31020-0009.
Proponent: Vernon Swesey of Central Cascade Land Co., Inc., authorized agent for Fred Talerico, landowner.

WHEREAS, no public testimony was heard from those persons present; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, the Planning Commission recommended approval of said proposed subdivision by a vote of 5 to 0 and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on April 1, 2008 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of County Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. The Board of County Commissioners finds that Vernon Swesey of Central Cascade Land Co., Inc., authorized agent for Fred Talerico, landowner, submitted an application for a long plat on December 14, 2007.

2. The Board of County Commissioners finds that the proposed development is located south of Airport Road, north of State Road 970, Cle Elum, WA 98922, and is located in a portion of Section 31, T120N, R16E, WM, in Kittitas County. Tax parcel number 20-16-31020-0009.
3. The Board of County Commissioners finds that the proposed development application included a preliminary plat depicting the division of one (1) parcel totaling approximately 5.00 acres into five (5) lots. The lots are approximately one (1) acre each.
4. The Board of County Commissioners finds that the subject property was accurately posted with the "Land Use Action" sign as provided by Community Development Services in compliance with KCC 15A.03.110. The signed affidavit of posting was returned to CDS and received on January 9, 2008.
5. The Board of County Commissioners finds that Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on January 10, 2008. Said notice was mailed to interested jurisdictional agencies and landowners within 500 feet of the subject property, as required by law. Said notice was published in the Daily Record on January 10, 2008.
6. The Board of County Commissioners finds that the Younger Preliminary Plat is categorically exempt from review under the State Environmental Policy Act pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i).
7. The Board of County Commissioners finds that an open record hearing was held on February 12, 2008 by the Kittitas County Planning Commission and testimony was taken from those persons present who wished to be heard. Due notice of this public hearing was given as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.
8. The Board of County Commissioners finds that the applicant shall meet or exceed all rules and regulations set forth from the Department of Public Works as included in the issued memorandum.
9. The Board of County Commissioners finds that the applicant shall develop a "Group B" water system from the existing well to serve all five (5) proposed lots. Only the existing house and shed shall be located within the 100 foot radius well buffer (a.k.a. Sanitary Control Area), as allowed by the Washington State Department of Health. All other sections of the sanitary control area are to be kept free and clear of potential sources of contamination such as pesticides, fuels, and additional drain fields.
10. The Board of County Commissioners finds that the "Group B" system shall be in place and approved prior to final plat approval.

11. The Board of County Commissioners finds that a plat note shall be added to the final mylars that states the following:

A single "Group B" water system shall be constructed from the existing well and used to serve all five (5) lots of the Younger Preliminary Plat (P-07-63). Flow meters must be installed at both the well head and on each individual lot. Records documenting water usage both at the well head and on each individual lot must be maintained and available for public inspection by a Satellite Management Agency (SMA).

12. The Board of County Commissioners finds that due to the proximity of this project to State Road 970, any proposed lighting to serve this property shall be directed down towards the site and away from SR 970. It is also the developer's responsibility to dampen or deflect any traffic noise for this development, not the responsibility of the Washington State Department of Transportation.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Younger Preliminary Plat with the following conditions:

1. Soil logs need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
2. Proof of potable water must be shown prior to final plat approval.
3. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
4. All applicants for subdivision utilizing wells shall have a note placed on the face of the final mylar that states: "Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."

5. WSDOT Access Permit: An updated access permit shall be required from the Washington State Department of Transportation. The permit shall be presented to Public Works prior to final approval.
6. Easements: The easement AFN and the radius of the cul-de-sac shall be shown on the plat drawing.
7. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
8. Private Road Improvements: Access shall be constructed to meet or exceed the requirements of a High-Density Private Road and serve no more than 14 tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
9. Access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
10. Minimum centerline radius will be 60'.
11. Surface requirement is for a minimum gravel surface depth of 6".
12. Maximum grade 8% flat, 12% rolling or mountainous.
13. Stopping site distance, reference AASHTO.
14. Entering site distance, reference AASHTO.
15. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
16. Any further subdivision or lots to be served by proposed access may result in further access requirements.
17. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
18. All easements shall provide for AASHTO radius at the intersection with a county road.
19. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road.
20. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.

21. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
22. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
23. The surface requirement is for a minimum gravel surface depth of 6".
24. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
25. Any further subdivision or lots to be served by proposed access may result in further access requirements.
26. Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.
27. The roadway shall be a minimum of 8' wide with gravel surface.
28. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
29. Any further subdivision or lots to be served by proposed access may result in further access requirements.
30. Plat Notes: Plat notes shall reflect the following:
 - a. Entire private road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the State of Washington specifying that the road meets current Kittitas County Road Standards prior to the issuance of building permit for this plat.
 - b. 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.
 - c. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - d. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - f. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.

31. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):
- i. EXAMINED AND APPROVED
 - ii. This ____ day of ____, A.D., 20 ____.
 - iii. _____
 - iv. Kittitas County Engineer
32. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
33. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
34. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
35. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
36. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
37. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.
38. Private roads shall meet the following conditions:
- a. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
 - b. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
 - c. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and

- d. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
 - e. Will not result in land locking of existing or proposed parcels, and
 - f. 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", and
 - g. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
39. The following note shall be placed on the face of the plat, short plat, or other development authorization:
"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."
40. The applicant shall contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
41. 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."
42. Final mylars shall be submitted in accordance to KCC 16.20: Final Plats. All applicable survey data and dedications shall be reflected pursuant to KCC 16.24: Survey Data-Dedications.
43. Both sheets shall reflect the plat number P-07-63.
44. Full year's taxes must be paid on map number 20-16-31020-0009.

NOW THEREFORE,

BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Younger Preliminary Plat (P-07-63) and the same hereby is, approved with the proposed development configuration (See Exhibit A).

DATED this 15th day of April, 2008 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

[Signature]

Mark McClain, Chairman

[Signature]

Alan A. Crankovich, Vice- Chairman

vacant

Commissioner



CLERK OF THE BOARD

[Signature]
Julie A Kjorsvik

APPROVED AS TO FORM:

[Signature]
Greg Zempel WSBA #19125