

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

January 15, 2008

Terry Ostergaard
c/o ASPI
4727-A Evergreen Way
Everett, WA 98203

RE: Laco Farms Short Plat (SP-07-161)

Dear Mr. Ostergaard:

The Kittitas County Community Development Services Department has determined that the Laco Farms Short Plat (SP-07-161) is a complete application and hereby grants **conditional preliminary approval** subject to the following conditions:

1. Both sheets of the final mylars shall reflect short plat number SP-07-161 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid for 2007 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 the International Fire Code and its appendices.
 - Per Kittitas County Code 17.29.040, this short plat has exhausted the use of the one-time split provision allowed per Kittitas County Code. No further one time splits are allowed for the subject parcels and all subsequent parcels created via this short plat.
 - 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 performance in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted the right to farm provisions contained in Section 17.74 of the Kittitas County Zoning Code.
 - 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.
 - 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 reseeding areas disturbed by development to preclude the proliferation of noxious weeds.
 - 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.
 - Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - 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.
 - Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - This survey was performed using a Leitz-Sokkisha Total Station. The controlling monuments and property corners shown hereon were located, staked and checked from a closed field traverse in excess of XXX linear closure after azimuth adjustment.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

- According to the Kittitas Reclamation District (KRD), Lots 1 and 2 contain irrigable acreage.
 - Full payment of the annual KRD assessment is required regardless of the use or non-use of water by the owner.
 - The landowner must provide for the appointment of one water master for each turnout, who shall be responsible for ordering water for the entire property. The water master will be responsible for keeping water use records for each lot. The KRD will only be responsible for keeping records on the total water ordered at the KRD turnout.
 - The KRD operations and maintenance roads are for District use only. Residential and recreational use of said roads is prohibited.
 - The KRD is only responsible for delivery of water to the highest feasible point in each 160 acre unit or designated turnout. The KRD is not responsible for water delivery loss (seepage, evaporation, etc.) below the designated turnout.
 - Names and addresses of all abutting property owners shall be shown on the final mylars.
4. **One time split provision.** This property has exhausted its use of the one time split provision provided by KCC 17.29.040. No further division of this property will be allowed.
 5. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administered by the Washington State Department of Ecology. This includes the use of water for irrigation.
 6. This property is within the KRD boundaries. Proof that all KRD General Guidelines have been met for all newly created lots shall be provided to Community Development Services prior to final approval.
 7. Per Kittitas County Environmental Health soil logs need to be performed and water availability is needed. Proof of both shall be provided to Community Development Services prior to final approval.
 8. 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.
 9. **The following signature blocks shall be depicted on the final plat as follows:**

Kittitas County Public Works
 EXAMINED AND APPROVED
 This _____ day of _____, A.D., 20__.

 Kittitas County Engineer

Kittitas County Health Department
 Preliminary inspection indicated soil conditions may allow use of Septic tanks as a temporary means of sewage disposal for some But not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries at the County health department about issuance of septic tank permits For lots.

Dated this _____ day of _____ A.D., 200__

 Kittitas County Health Officer

Certificate of County Planning Director

I hereby certify that the Laco Farms Short Plat has been examined
By me and find that it conforms to the comprehensive plan of the
Kittitas County Planning Commission.

Dated this _____ day of _____ A.D., 200__

Kittitas County Planning Director

Certificate of Kittitas County Treasurer

I hereby certify that the taxes and assessments are paid for the
Preceding years and for this year in which the plat is now to be filed.
Parcel No. 18-20-32052-0004.

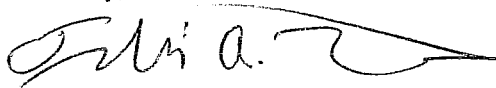
Dated this _____ day of _____ A.D., 200__

Kittitas County Treasurer

Approval of the Laco Farms 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 January 30, 2008. 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.

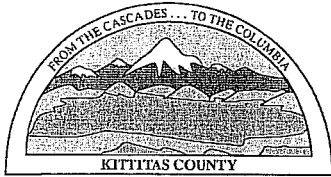
You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by January 30, 2008 at 5:00p.m.

Sincerely,



Trudie Pettit
Staff Planner

CC: Maynard Larson
Required parties (KCC 15A)



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Trudie Pettit, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: December 7, 2007

SUBJECT: Laco Farms Short Plat

Our department has reviewed the Short Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, based on the information provided. See below for conditions of preliminary approval:
- "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

The following shall be conditions of preliminary approval:

1. Vicinity Map: The vicinity map is inaccurate. Roads within the vicinity map shall be shown in their actual location. Vantage Highway shall not be shown as State Road No. 7.
2. Easement: Easement width and use shall be shown on the face of the plat.
3. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

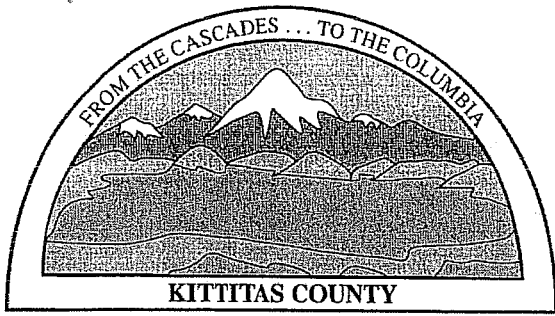
- a. The roadway shall be a minimum of 8' wide with gravel surface.
 - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
4. Plat Notes: Plat notes shall reflect the following:
- a. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - b. 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.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - d. 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.
5. 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):

EXAMINED AND APPROVED
This ____ day of _____, A.D., 20__.

Kittitas County Engineer

6. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
7. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
8. 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.
9. 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.

10. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
11. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.



PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 2
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 N. Ruby Street, Ste. 3
Ellensburg, WA 98926
Phone: (509) 962-7698
Fax: (509) 962-7052

November 1, 2007

Maynard M Larson
571 Fox Road
Ellensburg, WA 98926

Dear Mr. Larson,

We have received the proposed Laco Farms Short Plat, located in Section 32, Township 18N, Range 20E, off of Fox Road. We have also received the \$380.00 plat submission fee (receipt #054240).

For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272 -20501 and 246-272-09501 for septic and well setbacks.

For sewage disposal you have two options:

1. PUBLIC UTILITY SEWER

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2. ON SITE SEWAGE

Soil logs will 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.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies. Proof of potable water supply can be demonstrated four ways:

1. PUBLIC UTILITY WATER SUPPLY APPLICANTS - shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
2. GROUP WATER SYSTEMS: All Group Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. There is only one (1) SMA in Kittitas County. Their contact information is as follows:

Evergreen Valley Utilities
P.O Box 394
301 W. 1st
Cle Elum, WA 98922
(509) 674-9642

- A. GROUP "A" PUBLIC WELL - if you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, Washington State Department of Health (DOH) is the regulatory

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authority for approving Group A systems. We require written verification that DOH has approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

- B. GROUP "B" PUBLIC WELLS –Washington State Department of Health and Kittitas County Public Health Department share the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results.

**All Group B applications with *3-9 connections* should be submitted to Kittitas County Public Health Department.; all Group B applications *10-14 connections* should be submitted to Washington State Department of Health at the addresses provided below.

Kittitas County Public Health Department
Environmental Health Division
411 N. Ruby Street, Suite 3
Ellensburg, WA 98926
(509) 962-7698

Washington State Department of Health
1500 W. 4th, Suite 305
Spokane, WA 99204
(509) 456-2453
ATTN: Tom Justus, Regional Engineer

After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

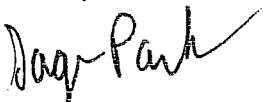
3. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars 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."

Once we have received and reviewed complete information, we will notify Community Development Services through our Environmental Health Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



Sage Park
Kittitas County Environmental Health Manager

cc: Community Development Services
Terry L Ostergaard (ASPI)

Trudie Pettit

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Tuesday, December 04, 2007 6:12 AM
To: Trudie Pettit
Subject: Verious Short Plat requirements

Good morning Trudie;

The following short plats fall within the KRD district boundaries and conditions set forth in the KRD General Guidelines must be met prior to approval:

Lund Short Plat	SP-07-132 (initial maps you sent weren't clear, section 34 out; section 35 in)
West Side Short Plat	SP-07-133 (initial maps you sent weren't clear, section 34 out; section 35 in)
Laco Farms Short Plat	SP-07-161
Corey Short Plat	SP-07-163
Guest Short Plat	SP-07-162

If you need additional information, please let me know.

Keli R. Bender
KRD Lands Clerk/RRA
(509) 925-6158