



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Kaycee Hathaway, Community Development Services

FROM: Christina Wollman, Planner III *CW*

DATE: December 5, 2014

SUBJECT: Sullivan Short Plat SP-14-00003

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**The following shall be conditions of preliminary approval:**

1. Access: Access to this property is from SR 906. Comments from WSDOT require the applicant to contact Mark Kaiser to update the existing access permit. The access permit must be approved prior to final approval of the short plat.
2. Access Easement: Current road standards require a minimum 20' width driveway easement. A minimum of 30' is recommended in order to provide snow storage during the winter season.
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.
4. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
5. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
6. 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.