



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

"Building Partnerships – Building Communities"

January 16, 2015

Encompass
108 E 2nd St
Cle Elum WA 98922

RE: Sullivan Short Plat, SP-14-00005

Dear Mr. Nelson,

The Kittitas County Community Development Services Department has determined that the Sullivan Short Plat (SP-14-00003) 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-14-00003 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.

Plat Notes

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.
- Parking will not be permitted within WSDOT rights-of-way.
- Due to the small nature of these lots, LP- Gas propane tanks will not be allowed on the undeveloped lot, Lot A (15,369 ft²).
- Any new structures or substantial development to existing structures will require a WUI permit Per Kittitas County Code Title 20, 20.10 Wildland Urban interface Code.

Water & Sewage

4. 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.

5. 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.

6. Signed letter of agreement between the public water system and sewer system purveyors or officials and the land developer/owner granting the delivery of potable water and sewer to the entire development.

Irrigation

7. This property is not within the boundaries of an Irrigation District.

Road & Transportation

8. Confirmation from WSDOT that access to all proposed and existing lots has been attained.
9. 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.
10. 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 access.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
11. Private road maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road maintenance Agreements.
12. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
13. 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.
14. On the face of the plat designate a snow storage area for all lots associated with SP-14-00003.

Fire & Life Safety General

15. Any driveway greater than 150' in length shall be 16' in width. Driveways less than 150' shall be no less than 12' in width.
16. The address shall be posted at the front of the property and easily visible from the road to emergency responders.
17. Please review KCC 16.12 (at http://www.co.kittitas.wa.us/boc/countycode/title16.asp#Chapter_16.12) to insure that all plat drawing requirements are met.
18. The Sullivan Short Plat SP-14-00003 Sullivan must follow all sections of the Kittitas County Code.
19. Please review comments and all file documentation by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number.

Approval of the Sullivan 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, 2015. 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, 2015 at 5:00p.m.

Sincerely,


Kaycee K Hathaway
Staff Planner