



## 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"

April 25, 2016

Shirley A. Riste  
6620 S.R. 821  
Yakima WA 98901

### RE: Riste Short Plat (SP-15-00007)

Dear Ms. Riste,

The Kittitas County Community Development Services Department has determined that the Riste Short Plat (SP-15-00007) is a complete application and hereby grants **preliminary approval**; final approval shall be subject to the following conditions:

1. Both sheets of the final mylars shall reflect short plat number SP-15-00007 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant of all of the requirements related to Final Plats (KCC 16.20) and Survey Data and Dedications (KCC 16.24). The final plat must be submitted in full conformance with these chapters of Kittitas County Code; **non-compliant mylars will be rejected and returned to the applicant.**
2. Full year's taxes must be paid on all current tax parcel numbers as required by Washington State Law (RCWs 84.40.042 & 84.56.345).
3. The following plat notes shall be recorded on the final mylar drawings:
  - 1). All development must comply with International Fire Code.
  - 2). Maintenance of the access is the responsibility of the property owners who benefit from its use.
  - 3). 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.
  - 4). Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - 5). 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.
  - 6). 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.
  - 7). The placement of buildings and structures on or adjacent to ascending or descending slopes steeper than 1 unit vertical in 3 units horizontal (33.3-percent slope) shall conform to the building setback requirements of current adopted building codes (IRC Section R403.1.7 and IBC Section 1805.3.1). Alternate setbacks and clearances are permitted, subject to the approval of the building official. The building official is permitted to require an investigation and recommendation of a qualified engineer to demonstrate the requirements necessary to construct a building on or adjacent to ascending or descending slopes. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of slope material.

4. The subject property is adjacent to State Route 821(SR821). This segment of SR 821 is a Class 3 managed access highway with a posted speed limit of 45 miles per hour. There is an existing grandfathered approach at approximate MP 6.26 and a permitted approach at MP 6.20. According to the short plat, all access will be via the existing approach at MP 6.26. The approach at MP 6.26 will be for the newly created parcels, BLM access, and parcel# 534233. The proponent is required to remove the approach at MP 6.20. Proponent should also contact Mark Kaiser at 509-577-1668 to update the current access connection permit.
5. An access easement for Parcel "A" of the Riste Short Plat needs to be shown on the face of the short plat.
6. No driveway or road shall be constructed within five feet of the side yard boundary, unless the driveway or road is part of an easement shared with the neighboring property owner.
7. Driveways: A driveway shall serve no more than two tax parcels. See Kittitas County Road Standards, 12/15/15 edition.
  - a. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
  - b. Maximum grade shall be 15%.
  - c. Crushed surface depth per WSDOT standards.
  - d. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - e. Any further subdivision or lots to be served by proposed access may result in further access requirements.
8. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreement.
9. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
10. 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.
11. 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.
12. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
13. 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.
14. 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__. <hr/> Kittitas County Engineer
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15. Plat Approvals: All plats must show the acceptance signature of the County Health Officer. The acceptance block shall be as follows (per KCC 16.24.210):

<p>I hereby certify that the plat has been examined and conforms with current Kittitas County Code Chapter 13. Dated this ____ day of _____, A.D., 20__.</p> <p>_____ Kittitas County Health Officer</p>
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16. Proof of water adequacy includes a well log or 4 hour draw down test and a mitigation certificate for each proposed lot.
17. Site evaluations for Onsite Septic Systems must be completed at the frequency of one soil log per each 5 acres. (KCC 13.04.090 (l(f)).
18. All new uses of ground water shall require either:
- a. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
  - b. An adequate water right for the proposed new use; or
  - c. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. No new use to which this chapter is applicable shall be approved without one of these required submissions.
19. All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.
20. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.
21. All wells must meet the distance requirement of 50 feet from the property line as per Kittitas County Critical Areas Ordinance 17A.08.25, and KCC 13.20.040(5a). If existing wells do not meet setback requirements, the two adjoining parcels nearest the well must enter into a legal, shared well-users agreement.
22. A minimum of one soil log for each five acres shall be dug to a depth of seven feet. The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to ensure that suitable depth and type of soil is present on the property prior to final plat approval. Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, it is recommended that soil logs be conducted early in the plat planning process.
23. The Washington State Department of Archaeology and Historic Preservation (DAHP) has indicated that this site has a high potential for archaeological objects and resources. Should ground disturbing or other activities related to the proposed short plat or its subsequent development result in the inadvertent discovery of cultural or archaeological objects, work shall be stopped in the immediate area and contact be made with 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. DAHP recommends that a professional archaeological survey be conducted prior to any ground disturbing activities related to the proposed short plat or its subsequent development.

24. 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.
25. All future development must comply with International Fire Code (IFC) and appendices.
26. Parcel A and B of the Riste Short Plat may contain wetlands. The Final mylars shall reflect the location of these wetlands and a statement on the plat shall read as follows: "Future development of lots may require a study by a certified wetland biologist to determine wetland classification and for buffer requirements pursuant to KCC Critical Areas Code."
27. Parcel A and B of the Riste Short Plat may contain floodplain. The subject property contains areas designated on FEMA Flood Insurance Rate Map panel 5300950650B as having a 1 % or greater annual chance of flooding. Any development within these areas shall be subject to all applicable Federal, State, and County regulation. Kittitas County flood damage prevention code (KCC Chapter I 7 A.05; Ord. 93-18 by reference) requires any development within this area to obtain a permit. Flood insurance may be required for any structures on the subject properties.
28. County data indicates that portions of parcels A and B contain slopes of 33.3% or greater; the plat note shall be placed on the on the Riste short plat: The placement of buildings and structures on or adjacent to ascending or descending slopes steeper than 1 unit vertical in 3 units horizontal (33.3-percent slope) shall conform to the building setback requirements of current adopted building codes (IRC Section R403.1.7 and IBC Section 1805.3.1). Alternate setbacks and clearances are permitted, subject to the approval of the building official. The building official is permitted to require an investigation and recommendation of a qualified engineer to demonstrate the requirements necessary to construct a building on or adjacent to ascending or descending slopes. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of slope material.
29. A certificate of title/subdivision guarantee shall be submitted to Community Development Services in conjunction with the final mylars.

Approval of the Riste 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 May 8, 2016. 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. 5<sup>th</sup>, Room 108) by May 8, 2016 at 5:00p.m.**

Sincerely,



Jeff Watson  
Staff Planner

CC: Applicant  
Required parties (KCC 15A)