

## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

July 15, 2016

Ron and Deborah Mitchell  
P.O. Box 695  
Cle Elum WA 98922

### RE: Mitchell Short Plat (SP-16-00001)

Dear Mr. and Mrs. Mitchell,

Kittitas County Community Development Services has determined that the Mitchell Short Plat (SP-16-00001) is compliant with the Comprehensive Plan and Kittitas County Code (KCC) and hereby grants preliminary approval.

### CONDITIONS OF APPROVAL

#### **The following conditions shall be met prior to final Short Plat Approval:**

1. Both sheets of the final mylars shall reflect short plat number SP-16-00001 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 Short Plats (KCC16.32), 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. Environmental and statutory review may be required for all current and future development, construction, and improvements. The applicant and/or all future owners of any lot or lots within this subdivision are responsible for compliance with all applicable local, state, and federal rules, requirements, codes, and regulations. It is incumbent upon said applicants and future owners to investigate for, and obtain from the appropriate agency or their representative, all required permits, licenses, and approvals for any development, construction, and/or improvements that occur within the boundaries of this subdivision.
3. The current year's taxes must be paid in full on all tax parcels involved in this land use action as required by Washington State Law (RCWs 84.40.042 & 84.56.345).
4. The Mitchell Short Plat (SP-16-00001) and all future development, construction, and improvements shall conform to all of the provisions and requirements of KCC Title 12. Please see the attached comment letter from Kittitas County Public Works dated June 6, 2016 for specific requirements related to Title 12. Paved aprons are not required when the access connects to dirt or gravel roads (Condition 5-j).
5. The Mitchell Short Plat (SP-16-00001) and all future development, construction, and improvements shall conform to all of the provisions and requirements of KCC Title 13. Please see the attached comment letter from Kittitas County Public Health dated May 20, 2016 for specific requirements related to Title 13.
6. The Mitchell Short Plat (SP-16-00001) and all future development, construction, and improvements shall conform to all of the provisions and requirements of KCC Title 20 and the International Fire Code (IFC). Please see the attached comment letter from the Kittitas County Fire Marshal dated May 27, 2016 for specific requirements related to Title 20 and the IFC.



7. A potential wetland exists on lot 4D of the Mitchell Short Plat **which shall be depicted on the face of the final plat**. Any future development, construction, or improvements which are proposed to occur within 200 feet of said wetland will require a wetland assessment by a certified wetland biologist to determine whether a wetland exists, if so what type it is, and any appropriate and buffers or mitigation measures.
8. The Kittitas County GIS shows a Type 9 stream traversing lot 4B **which shall be depicted on the face of the final plat**. Any future development, construction, or improvements which are proposed to occur within 15 feet of said stream will require a riparian assessment to determine whether a stream exists, if so the type of stream, and any appropriate buffers or mitigation measures.

### **REQUIRED PLAT NOTES**

**The following plat notes shall be recorded on the final mylar drawings:**

1. Environmental and statutory review may be required for all current and future development, construction, and improvements. The applicant and/or all future owners of any lot or lots within this subdivision are responsible for compliance with all applicable local, state, and federal rules, requirements, codes, and regulations. It is incumbent upon said applicants and future owners to investigate for, and obtain from the appropriate agency or their representative, all required permits, licenses, and approvals for any development, construction, and/or improvements that occur within the boundaries of this subdivision.
2. All development must comply with International Fire Code.
3. The subject property is within or near designated natural resource land of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. (RCW 36.70A.060(1)) Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. (RCW 7.48.305)
4. 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 and formally adopted by the Kittitas County Board of County Commissioners.
5. Maintenance of the access is the responsibility of the property owners who benefit from its use.
6. 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.
7. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
8. 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 may also be used for irrigation.
9. Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.
10. A potential wetland exists on lot 4D of the Mitchell Short Plat. Any future development, construction, or improvements which are proposed to occur within 200 feet of said wetland will require a wetland assessment by a certified wetland biologist to determine whether a wetland exists, if so what type it is, and any appropriate and buffers or mitigation measures.
11. The Kittitas County GIS shows a Type 9 stream traversing lot 4B; any future development, construction, or improvements which are proposed to occur within 25 feet of said stream will require a riparian assessment to determine whether a stream exists, if so the type of stream, and any appropriate buffers or mitigation measures.
12. 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.

13. The Kittitas County GIS shows that a "deep-seated rotational" landslide occurred in part on the southern half of the Mitchell Short Plat at an undocumented time. Current and future property owners are encouraged to take proportionate precautions and conduct appropriate studies based on the magnitude of any proposed development.

#### **SUPPLEMENTAL INFORMATION**

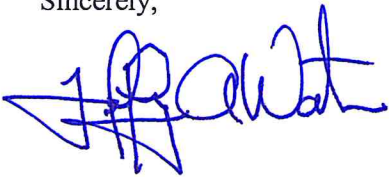
**The applicant and/or all future owners of any lot or lots within this subdivision should be cognizant of the following:**

1. Kittitas County contains a substantial quantity of cultural and archaeological materials. Should ground disturbing or other activities related to the proposed short plat or its future development 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.
2. Prospective purchasers of lots are urged to make inquiries at the Kittitas County Department of Public Works regarding road and access development requirements and permits.
3. The State of Washington has an open range law (RCW 16.24.010.). The Mitchell Short Plat is currently not under a Stock Restricted Area designation; all territory not so designated shall be range area, in which it shall be lawful to permit cattle, horses, mules, or donkeys to run at large.
4. Landowners are responsible for controlling and preventing the spread of noxious weeds (RCW 17.10.140). Accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds.

This preliminary approval of the Mitchell Short Plat (SP-16-00001) may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party with standing within 10 working days. In the absence of such an appeal it shall accordingly be eligible for final administrative approval. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed finalized until so filed. If you have any questions, please do not hesitate to contact our office.

**Any aggrieved party with standing may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$750 to the Kittitas County Board of Commissioners (205 W. 5<sup>th</sup>, Room 108) by July 29, 2016 at 5:00p.m.**

Sincerely,



Jeff Watson  
Staff Planner

CC: Traci Shallbetter (via email)  
Cruse and Associates (via email)  
Required parties (per KCC 15A; via email or USPS)