



## 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"

July 22<sup>nd</sup>, 2016

P. Daniel McElliott  
PO Box 502  
Ellensburg WA 98926

**RE: McElliott Agricultural Short Plat (SP-16-00009)**

Dear Applicant,

The Kittitas County Community Development Services Department has determined that the **McElliott Agricultural Short Plat (SP-16-00009)** 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-16-00002 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. 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).
3. The following plat notes shall be recorded on the final mylar drawings:
  - 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.
  - The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying 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).02
  - The parcels created by this short plat were done so under the provisions of Kittitas County Code 16.09 Agricultural Plats. Any future lot line adjustment or subdivision must be consistent with the terms, conditions, and intent of that section, and done so through the short plat amendment process provisioned for in Kittitas County Code 16.32.100.
  - All development must comply with International Fire Code.
  - Metering shall be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements.
  - All water proposed to be used must be obtained from a water budget neutral source and meet conditions of Kittitas County Code 13.35.

- 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.
  - 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 lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - 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 by 5 feet on each side of interior lot lines. Said easement may also be used for irrigation.
  - 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.
4. All Floodplain and wetlands shall be delineated on the face of the final mylar.
  5. 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.
  6. The addresses shall be posted at the front of the property and easily visible from the road to emergency responders.
  7. Any new structures or substantial development to existing structures will require compliance with the Wildland Urban Interface Code.
  8. All future development must comply with the International Fire Code.
  9. All driveways for any new lot must comply with Kittitas County Code, i.e., any driveway greater in length than 150 feet shall be no less than 16 feet in width.
  10. If the larger property is subdivided, all properties will be considered a single project according to the State Department of Health. The State Department of Health will expect the Department of Ecology and/or Kittitas County Health to view the actions as a single “project”, and require all drinking water to be provided by a Group A or B public water system.
  11. Please see the attached comments from Kittitas County Public Health.
  12. Please see the attached comments from Kittitas County Fire Marshall’s Office for plat notes and further issues that must be addressed prior to final approval.
  13. This property is within the boundaries of the Kittitas Reclamation District (KRD) and the parcel contains irrigable round. The applicant will need to comply with the requirements set forth in the KRD General Guidelines prior to approval from KRD and prior to final approval of the short plat.
  14. As per the Kittitas County Fire Department, if any creek or irrigation waterways are to be crossed by a bridge, it will need to be engineered and posted for 75,000 lb. capacity.

Approval of the McElliott Agricultural 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 August 5th, 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 August 5<sup>th</sup>, 2016 at 5:00p.m.**

Sincerely,

A handwritten signature in black ink, appearing to read "Dusty Pilkington". The signature is fluid and cursive, with a long horizontal stroke at the end.

Dusty Pilkington  
Staff Planner  
Kittitas County Community Development Services  
Ellensburg, WA, 98926