

Condition Compliance Doc.

SP-22-00002



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

"Building Partnerships – Building Communities"

CDS@CO.KITTTITAS.WA.US

17. The proposed short plat is consistent with KCC 16.32.050 as conditioned.

18. The proposed short plat is consistent with KCC Title 14 Building and Construction as conditioned.

19. The proposed short plat is consistent with KCC 12 Roads and Bridges as conditioned.

20. The proposed short plat is consistent with KCC 20 Fire and Life Safety as conditioned.

21. Kittitas County Public Health requires water mitigation under KCC 13.35.027 and KCC 13.35.020 prior to final approval of a short plat.

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APR 06 2026

Kittitas County CDS

IX. Conclusions

1. As conditioned, the proposal meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned the proposal is consistent with Kittitas County Code Title 16.32 Short Plat.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, Title 14 Building Code, Title 13 Water and Sewers, Title 12 Roads and Bridges, and Title 20 Fire and Life Safety.

X. Decision and Conditions of Approval

Kittitas County Community Development Services grants *preliminary approval* of the Haybrook Short Plat SP-22-00002 based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

Conditions of Approval:

1. Building

- A. All new construction must meet the International Building Code requirements.
- B. 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

Noted



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. Roads and Transportation

See SP map

- A. All access easements shall be shown on the face of the plat. A 60' Joint Access Easement serving lots 3 & 4 is shown on the Haybrook No. 2 SP-94-26. This easement is not referenced or shown on the preliminary short plat submittal.
- B. A recorded easement with a minimum width of 30' is required to serve all four lots. The 30' joint use driveway detailed on the preliminary submittal is not described as an easement. Please provide an easement for this access.

Noted

- C. 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.
- D. Road Standards: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15.
 - i. Driveways: The access off Look Road shall be constructed to the current joint-use driveway standard. A driveway shall serve no more than four tax parcels. If the access ever serves more than four tax parcels, additional road standards may be applied at that time
 - ii. New access easements shall be a minimum of 30' wide.
 - iii. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150'. If the length of the driveway is over 150', the minimum roadway width shall be 16' with 2' of clear zone on each side
 - iv. Maximum grade shall be 10%
 - v. Crushed surface depth per WSDOT standards
 - vi. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - vii. Any further subdivision or lots to be served by proposed access may result in further access requirements
- E. All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

See SP map

EXAMINED AND APPROVED
 This _____ day of _____, A.D., 20____.

 Kittitas County Engineer

Noted

- F. 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



G. 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.

H. Driveways and road within this plat will be required to meet the standards of the International Fire Code. Any access longer than 150' shall provide a fire apparatus turnaround that meets the minimum design standards of the International Fire Code Appendix D.

I. Mailboxes must be approved the U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

3. State and Federal

A. Applicant must meet all state and federal regulations.

4. Water/Sewer

A. The applicant shall demonstrate proof of water adequacy in conformance with KCC 13.35 prior to final plat approval.

B. In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:

1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
2. An adequate water right for the proposed new use; or
3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.

C. 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.

D. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.

E. A Group B water system must be installed and approved with a state ID# issued. A well site inspection must be performed by the Kittitas County Public Health Department prior to drilling the well. Mitigation water for the 4 proposed lots must be provided.

F. In accordance with Kittitas County Code 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must

Noted

See attached

Noted



be completed prior to final approval.

5. Plat Notes

A. 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.
- All development must comply with International Fire Code.
- 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.
- 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.
- 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.
- Any further subdivision or 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.
- A hydrant system, or other system as approved by the Fire Marshal, shall be installed and operational to support required fire flow before building permits are issued.
- The subject property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibrations, or odors). Individual sensitivities to those annoyances can vary from person to person.

See SP map



6. Survey

See attached

A. Please submit a Lot Closure Sheet with Final Plat

See attached

B. Title Report must be submitted with final plat.

C. The purpose of the survey shall be identified along with the application number (SP-22-00002) on the final plat (KCC 16.10.020(1))

D. The Basis of Bearing shall be identified on the map and/or in the notes (WAC: 332-130-050(1)(b)(iii))

E. Roadway ownership, ROW and surfacing shall be on the map

F. If elevations or contours are to be shown, then the map must meet Topo Standards per WAC: 332-130-145

G. The lot line label in the joint use driveway may become unclear due to crossing linework. Please make sure this is clear on the final plat

H. Please identify if the 40' joint use driveway is existing or herein created.

See SP map

7. Other

A. 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) prior to final plat recording.

B. The applicant shall provide evidence to CDS of project consistency with KRD General Subdivision Guidelines prior to final approval.

C. Should ground disturbing or other activities related to the proposed subdivision 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 Department of Archaeology and Historic Preservation (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.

D. Any Ground Water withdrawals over 5,000 gallons per days shall require authorization from the Department of Ecology.

Noted



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- 8. Both sheets of the final mylars shall reflect short plat number SP-22-00002 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.** A final plat file number will be assigned when CDS receives your final plat application. This file number will also be required on the face of the final plat.
- 9. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- 10. This preliminary approval will expire 5 years from the date of this determination if no extension is filed in accordance with KCC 16.32.090.

From these conclusions and findings, the proposed Short Plat is approved with the above conditions. Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1550 to Kittitas County. The appeal deadline for this project is April 21, 2022 at 5:00p.m. Appeals submitted on or before April 21, 2022 shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.

Responsible Official


Jeremiah Cromie

Title: Planner I

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7046

Date: April 7, 2022