



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"

October 1, 2008

Terry Ostergaard
c/o A.S.P.I.
4727-A Evergreen Way
Everett, WA. 98203

Dear Mr. Ostergaard,

Kittitas County Community Development Services has determined that the DW Farms Short Plat (SP-08-00021) 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-08-00021 and an accurate legal description shall be shown on the face of the final plat.
2. Full current year's taxes shall be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. The following plat notes shall be recorded on the final mylar drawings:
 - All development must comply with International Fire Code.
 - The subject property is within or near existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other natural resource activities performance in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted the right to farm provisions contained in Section 17.74 of the Kittitas County Zoning Code.
 - This project has exhausted its use of the one-time split provision allowed per Kittitas County Code 17.29.040. No further division of the property shall be allowed.
 - 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.
4. The DW Farms Short Plat (SP-08-00021) currently has a total of 5,000 gallons of water per day for all domestic and irrigation uses from the exemption. Each newly developed parcel will be allotted 2,500 gallons per day.
5. All new residential wells will be required to demonstrate by metering compliance with the single project withdrawal limitation of 5,000 gallons to be shared between the two lots.
6. All groundwater withdrawals on the subject property shall be subject to the rules and regulations adopted and administered by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
7. Washington Administrative Code (WAC) 173-150 provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If the water supply in your area becomes limited, your use could be curtailed by those with senior water rights.
8. This property is within the Kittitas Reclamation District boundaries. Proof that all Kittitas Reclamation District General Guidelines have been met for all newly created lots shall be provided to Community Development Services

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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prior to final approval.

9. Per Kittitas County Environmental Health, soil logs need to be performed and water availability information is needed. Evidence of both shall be provided to Community Development Services prior to final approval.
10. Legal Description: The legal description shall be corrected to read "...as recorded January 7, 2005, in Book **30** of Surveys, Page 222..."
11. Easement 'R': The west boundary of the property is encumbered by Easement 'R' as recorded in Book 28 Page 231 and deeded to neighboring properties. The easement shall be shown on the final plat.
12. Access: Vantage Highway is classified as a Rural Minor Collector and has an access spacing requirement of 300'. If access to Lot 1 is proposed from Easement 'R' the road will need to be improved to the requirements of a High Density Private Road that serves 3-14 lots. Access may also be from the single-use or joint-use driveways. If the existing access is not used it shall be removed.
13. Existing Access: The existing access shall be shown on Sheet 1 of 2.
14. 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 accesses.Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.
 - a. The roadway shall be a minimum of 8' wide with gravel surface.
 - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
15. Plat Notes: Plat notes shall reflect the following:
 - a. Maintenance of the access is the responsibility of the property owners who benefit from its use.
16. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
17. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
18. 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.
19. 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.
20. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
21. 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.

Approval of the DW Farms 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 Wednesday, October 15, 2008. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed.

This determination may be appealed 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 5:00 p.m. on Wednesday, October 15, 2008.

If you have any questions or need assistance, please contact our office at 509-962-7506.

Sincerely,

Kari Braniff
Staff Planner

CC: Donald & Toni Colby