



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 Colson Short Plat SP-20-00002 based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

Conditions of Approval:

1. Building

Noted

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

Noted

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 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.

Attached email

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

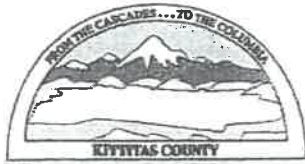
2. Roads and Transportation

Noted

A. 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.

Noted

B. The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.



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3. State and Federal

Noted

- A. Applicant must meet all state and federal regulations.

4. Water/Sewer

Noted

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

Noted

- B. 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 be completed prior to final approval.

5. Plat Notes

- A. The following plat notes shall be recorded on the final mylar drawings:

Note 18

- ✓ 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.

Note 8

- ✓ All development must comply with International Fire Code.

Note 5

- ✓ Maintenance of the access is the responsibility of the property owners who benefit from its use.

Note 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.

Note 16

- ✓ 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.

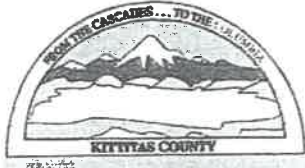
Note 15

- ✓ 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.

Note 7

- ✓ Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

All on sheet 4 of 4



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Note Z
Sheet 4

- 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.

6. Survey

On sheet 1

- A. Final plat must show the location of the identified type four stream

Sheet 4

- B. Address Signature blocks shall be constructed and worded in conformance with KCC Chapter 16.24.

Completed

- C. The division line between lots 1 and 2 shall be staked in the field.

Noted

- 7. 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.

Noted

- 8. Both sheets of the final mylars shall reflect short plat number SP-20-00002 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.

Noted

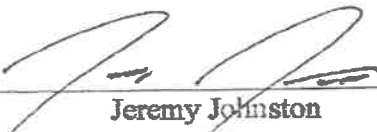
- 9. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

Noted

- 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 \$1540 to Kittitas County. The appeal deadline for this project is August 27, 2020 at 5:00p.m. Appeals submitted on or before August 27, 2020 shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.

Responsible Official



Jeremy Johnston

Title: Planner II

Address: Kittitas County Community Development Services