

Davis SP-Condition Compliance Document

SP-22-00007

14. The proposed short plat is consistent with KCC 16.32.050 as conditioned.
15. The proposed short plat is consistent with KCC Title 14 Building and Construction as conditioned.
16. The proposed short plat is consistent with KCC 12 Roads and Bridges as conditioned.
17. The proposed short plat is consistent with KCC 20 Fire and Life Safety as conditioned.

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 Davis Short Plat SP-22-00007 based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

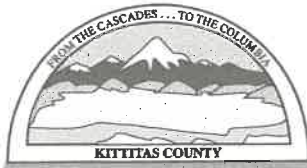
Conditions of Approval:

1. Building

- A. All new construction shall 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 for, and obtain from the appropriate agency or their representative, all required

Noted

Noted



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permits, licenses, and approvals for any development, construction, and/or improvements that occur within the boundaries of this subdivision.

Noted

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

*Approved
See attached
email.*

2. Roads and Transportation

- A. This application is subject to the latest revision of the Kittitas County Road Standards, dated 2015. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used in lieu of the required improvements, per the conditions outlined. (KCC 12.01.150)

Noted

- B. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 2015 edition.

Noted

- C. New access easements shall be a minimum of 30'. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.

Noted

- D. Driveways longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of the appendix D in the International Fire Code.

Noted

- E. Max grade shall be 10%.

Noted

- F. Crush surface depth per WSDOT Standards.

Noted

- G. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

Noted

- H. 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.

Noted

- I. 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.

Noted

- J. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

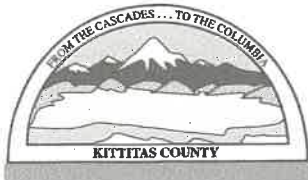
Noted

- K. 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.

Noted

- L. Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading

Noted



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in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). *Noted*

3. State and Federal

A. Applicant shall meet all state and federal regulations. *Noted*

4. New Small Lots Around Existing Residences

A. A covenant precluding further division of any lots in the Davis Short Plat while designated for agricultural use by the adopted Kittitas County Comprehensive Plan shall be recorded with the County Auditor and a plat note shall reflect the recording number of the covenant. *See note 18 Page 2*

B. A plat note of covenant precluding any further division of Lot B2 under KCC 16.12.040(1) shall be recorded with the County Auditor. *See note 18 Page 2*

5. Survey

A. Property corners for the new division shall be shown on the Final short plat. *Set \$ on map*

6. Flood

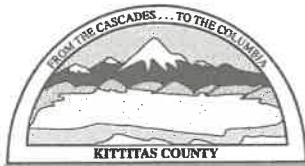
A portion of the subject property is located in the FEMA identified special flood hazard area (100-year floodplain) zone A. If possible, any future development should remain outside of the floodplain to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain shall be permitted through the floodplain development permit process and follow the regulations within KCC 14.08. *Noted*

In accordance with KCC Chapter 14.08.220, all subdivisions as well as new development shall:

1. Be consistent with the need to minimize flood damage.
2. Have public utilities and facilities such as sewer, gas, electrical, and systems located and constructed to minimize damage.
3. Have adequate drainage provided to reduce exposure to flood damage.
4. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments containing greater than 50 lots or 5 acres (whichever is lesser) and shall be included as part of the application and shall be noted on the final mylar. *Noted*
5. All subdivisions shall show on the face of both the preliminary and final plat, for either short or long plats, the boundary of the 100-year floodplain and floodway.

Since the flood zone on the parcel is zone A and base flood elevation (BFE) data is not currently available, KCC 14.08.220(4) is applicable and the BFE data shall be provided prior to final plat approval. Please contact the Floodplain Administrator at (509) 962-7523 for assistance.

Not required on map see attached email from PW



7. 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. *See note 9*
- All development shall comply with International Fire Code. *See note 10*
- Maintenance of the access is the responsibility of the property owners who benefit from its use. *See 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. *See note 7*
- 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. *See note 5*
- Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. *See note 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 by 5 feet on each side of interior lot lines. Said easement may also be used for irrigation. *See note 2*
- 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. *See note 4*
- The subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with County, State and federal laws are not subject to legal action as public nuisances. *See note 11*
- Pursuant to KCC 16.12.040 (1), further division of the parcels of the Davis Short Plat are restricted by covenant recorded at Instrument # _____. *See note 18*



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- 8. Taxes shall 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. *Paid see attached*
- 9. Both sheets of the final mylars shall reflect short plat number SP-22-00007 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant of all 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*
- 10. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate. *Noted*
- 11. 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. *Noted*

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 \$1670 to Kittitas County. The appeal deadline for this project is April 4, 2023 at 5:00p.m. Appeals submitted on or before April 4, 2023 shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.

Responsible Official

Chace Pedersen

Title: Planner I

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7637

Date: March 21, 2023