

Condition Compliance Document for SP-22-00005



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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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 Johnson-Duvall short plat (SP-22-00005), 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. *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. *Noted*
- C. All structures shall be subject to the Wildland Urban Interface Code (WUIC). *Noted*

2. Roads and Transportation

- 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. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. *Noted*
- C. New access easements shall be a minimum of 30' wide. 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'. *30' Esmnt on sheet 1*
- 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 *Noted*



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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
- viii. Roads proposed within the Urban Growth Area (UGA) shall conform and support the road system or grid, Transportation Plan and Comprehensive Plan of the City of Ellensburg
- ix. Roads Constructed in the UGA shall comply with the road standards of the affected City (Ellensburg) or Kittitas County Road Standards, whichever is more stringent. The City shall have the final approval of the road alignments, geometry, and construction requirements.

Noted

E. All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

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

 Kittitas County Engineer

On sheet 1 under Approvals

F. 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

G. Driveways and roads 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.

Noted

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

Noted

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.

Noted

J. Utilities constructed within the Urban Growth Area (UGA) shall comply with the

Noted



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requirements of the City of Ellensburg

- K. 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 in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080) and SEPA application. *Noted*
3. **State and Federal**
- A. Applicant must meet all state and federal regulations. *Noted*
4. **Water/Sewer**
- A. The applicant shall demonstrate proof of water adequacy in conformance with KCC 13.35 prior to final plat approval. *See attached Well Log*
- 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. *See attached Mitigation*
- 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. *None*
- D. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC. *See attached Mitigation*
- E. A shared well users agreement system must be completed prior to final plat approval and proof of physical availability of water for all new uses of water for proposed lots of this project shall be provided. *See attached*
- 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 be completed prior to final approval. *Completed*
5. **Plat Notes**
- A. The following plat notes shall be recorded on the final mylar drawings:



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- 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 4 Sheet 2*
- All development must comply with International Fire Code. *Note 9*
- Maintenance of the access is the responsibility of the property owners who benefit from its use. *Note 5*
- 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 6*
- 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 13*
- 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 12*
- Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. *Note 7*
- 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. *Note 2*
- A hydrant system, or other system as approved by the Fire Marshal, may be required to support required fire flow before building permits are issued. Please contact the Kittitas County Fire Marshal prior to building permit submittal. *Note 8*
- 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. *Note 10*
- The property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property. *Note 11*



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6. Survey

- A. Please submit a Lot Closure Sheet with Final Plat *See attached*
- B. Title Report must be submitted with final plat with matching legal descriptions for the plat. *See attached*
- C. The purpose of the survey shall be identified along with the application number (SP-22-00005) on the final plat (KCC 16.10.020(1)) *Noted on sheet 1*
- D. Property corners will need to be shown on the new division line *On sheet 1*
- E. Roadway ownership, ROW and surfacing shall be on the map *On Sheet 1*
- F. If elevations or contours are to be shown, then the map must meet Topo Standards per WAC: 332-130-145 *N/A*
- G. All easements shall be identified (KCC 16.20.040). Access easements and irrigation easements shall be shown on the plat map. *On Sheet 1*

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. *Noted*
- 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. *Noted*
- D. Both sheets of the final mylars shall reflect short plat number SP-22-00005 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 \$ description on sheet 1*



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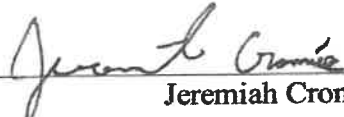
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- E. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate. Noted
- F. The plat shall be consistent with KCC Title 20, Fire and Life Safety Noted
- G. This preliminary approval will 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 March 23, 2023 at 5:00 p.m. Appeals submitted on or before March 23, 2023 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 II

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

Date: March 9, 2023