

G. WE FARM CHECKLIST

NOTES FROM FINAL REVIEW JUNE 2013

16.20.020 Final plat general information.

- A. The final plat shall be drawn on polyester film in a neat and legible manner.
- B. The final plat shall be drawn to such a scale as to make a sheet eighteen inches by twenty-four inches. Should this size sheet unduly congest the drawing, the plat may be submitted on two or more sheets of the above dimensions. The perimeter of the subdivision shall be depicted with heavier lines than appear elsewhere on the plat. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of one inch on the sides. The scale shall be one (1) inch equals two hundred (200) feet, or greater, unless otherwise approved by the director.
- C. All lettering shall be printed with permanent ink.
- D. Each sheet of the final plat shall contain the subdivisions name at the top of the sheet in large letters followed underneath with the section, township, range, county and state. The space for recording the receiving number is in the upper right hand corner, sheet numbers at the bottom of the sheets.
- E. It shall show all courses and distances necessary to re-stake any portion of said plat.
- F. Required monuments shall be shown together with a legend of monuments on the face of each plat sheet. (Ord. 2005-31, 2005)

16.20.030 Certificate of title - Computer sheets.

The following items are to be submitted together with the final plat sheets:

HAS TITLE BEEN SUBMITTED
HAS THIS BEEN SUBMITTED

- A. Certificate of Title. A certificate of title of the property proposed to be platted shall be submitted with the plat for examination by the county engineer, said abstract to show fee simple title in the proponents of the plat unencumbered.
- B. Computer Sheets. Computer sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lots or any other area with no more error than one foot in five thousand feet, together with the acreage of each lot. (Ord. 2005-31, 2005)

16.20.040 Plat drawing.

The plat drawing shall contain all the following requirements:

DON'T THEY HAVE TO HAVE NAMES FOR ROADS TO BE FINAL? WE HAVE THE ROAD LABELS

- 1. Section Data. All section, township, municipal and county lines lying within or adjacent to the subdivision;
- 2. Tie Monuments. The location of all monuments or other evidence used as ties to establish the subdivision's boundaries;
- 3. Plat Monuments. The location of all permanent control monuments found or established within the subdivision;
- 4. Boundaries. The boundary of the subdivision, with complete bearings and lineal dimensions in heavier lines;
- 5. Bearing and Distances. The length and bearings of all straight lines, the radii, arcs, and central angles of all curves;
- 6. Lot Dimensions. The length of each lot line, together with bearings and other data necessary for the location of any lot line in the field;
- 7. Road Names. The location, width, centerline, and name or names or number of all streets within and adjoining the subdivision;
- 8. Easements. The location and width, shown with broken lines, and description of all easements. Easements may be described in the plat restrictions in lieu of being shown on the plat drawings;
- 9. Lot Numbers. Numbers assigned to all lots and blocks within the subdivision;
- 10. Adjacent Owners. Names of owners of land adjacent to the subdivision, and the names of any adjacent subdivisions;
- 11. Surrounding Area. All surrounding property shall be shown in dotted lines and letters with names of plats, roads, adjoining lots, canals, and etc., and if un-platted shall be so indicated;
- 12. Vicinity Maps. A vicinity map showing the boundary of the plat in relation to the surrounding area such as adjacent subdivisions, rivers, creeks, roads or highways, canals, etc. Minimum area shown would be the section or sections containing the platted area with a scale of approximately 4" = 1 mile;
- 13. Contours. Contour lines are not shown on a final plat as required on the preliminary plat;
- 14. Miscellaneous Items. North arrow, scale and legend of monuments to be shown on open area of sheets;

- ~~15.~~ Grid Coordinates. A tie shall be made and shown on the plat if plat is within one mile of any such monument.
- ~~16.~~ Well location. The drawings shall be marked with a "w" indicating location of the well and a broken line showing the one hundred foot radius around such.
- ~~17.~~ Ditches. Location of existing ditches apparent or of record. (Ord. 2005-31, 2005)

16.20.050 Dedications, easements, alleys.

No plat shall be approved unless adequate provision is made in the subdivision for such drainage ways, roads, alleys, easements, and other general purposes as may be required to protect the public health, safety, and welfare.

1. Dedications - Shown on Plat. All dedications of land shall be clearly and precisely indicated on the face of the plat in the order listed in Sections [16.24.070](#) through [16.24.140](#).
2. Protective Improvements. Protective improvements and easements to maintain such improvements shall be dedicated. (Ord. 2005-31, 2005)

16.20.060 Receipt of final plat.

The director shall be satisfied:

- ~~1.~~ That the final plat meets all standards established by state law and this title relating to final plats;
2. That the proposed final plat bears the certificates and statements of approval required by their title;
- Done?* 3. That a certificate of title report furnished by the subdivider confirms the title of the land in the proposed subdivision is vested in the name of the owners whose signatures appear on the plat's certificate;
- Bonditions met?* 4. That the facilities and improvements required to be provided by the subdivider have been completed, or, alternatively, that the subdivider will provide a bond in an amount and with sureties equal to the cost of improvements remaining to be completed securing to the county the construction and installation of the improvements within a fixed time set by the board, or, that the subdivider will provide evidence of financial stability and responsibility (financial statement) prepared by a certified public accountant together with a developer-buyer agreement placing responsibility for said improvements on the subdivider;
5. That protective covenants or other documents sufficiently inform the buyer as to proposed potable water supply, sewage disposal requirements, building requirements and irrigation water rights (if any part of the subdivision is within an irrigation district). (Ord. 2005-31, 2005)

WCC 16 19.030 REQUIRES FACES OPEN SPACE - 5 IS(A)
WATER SOURCE WHERE IS RES. A DESIGNATED ON PLAT

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

DESCRIPTION OF PROPOSAL: Game Farm Cluster Preliminary Plat for 27 building lots and one residual lot totaling approximately 74.53 acres in the Agriculture 3 Zone #P 05-07.

AUTHORIZED AGENT
Jeff Slothower
PO Box 1088
Ellensburg, WA. 98926

APPLICANT:
Laurin Mellergaard
751 Mellergaard Road
Ellensburg, WA 98926

LOCATION OF PROPOSAL: Located north of the Vantage Highway, south of Game Farm Road, west of Naneum Road and east of Wilson Creek Road, tax parcels # 18-19-32010-0008, 18-19-32010-0009, 18-19-32058-0001, 18-19-32058-0002 and 18-19-32058-0003 comprising part of the E ½ of Section 32, T. 18N. R 19E. W.M., in Kittitas County.

LEAD AGENCY: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with all mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project.

1. Identification and reduction of potential negative aesthetic impacts:

These mitigation measures include the following:

A. Dust and Emissions Reduction and Control

During construction, dust control measures shall include the use of water, calcium chloride (WSDOE approved) and clean gravel as appropriate and reasonable precautions shall be used to prevent fugitive dust from becoming airborne and the operator shall conduct construction activities to minimize emissions.

B. Potable Water

Due to the size of the proposed lots, the Game Farm Cluster Preliminary Plat will require a

public water system. Proof of a valid water right from the Department of Ecology to obtain a Group A water system will be required prior to final plat approval. The landowner/developer will be required to have an Engineer address this in the Group B workbook submitted for our review.

C. Irrigation Water

a. This property shall continue to use Kittitas Reclamation District surface water rights under an approved plan with the KRD.

b. Irrigation Water Delivery - Prior to final plat approval, Kittitas County Community Development Services (KCCDS) shall receive written confirmation of agreement between the Kittitas Reclamation District and the landowner/developer of an approved irrigation water delivery system.

Prior to final plat approval:

1. A Kittitas Reclamation District approved irrigation plan must be obtained and submitted to the plat public file within the Kittitas County. Irrigation water will need to comply with irrigation District requirements and flow shall continue through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.

2. In an effort to reduce light and glare associated with outdoor lighting, if the landowner/developer installs outdoor lighting, it shall be casted downward and/or shielded. Recorded covenants for the Game Farm Custer Plat shall include a requirement that homeowners installing outdoor lighting, which will be casted downward and/or shielded.

3. Sewage soil logs will be obtained from the area within the plat and retained and placed on file at Kittitas County Environmental Health. At a later date, additional site evaluations for individual lots will be obtained which will allow state licensed designers or PE s to utilize current technologies to treat the effluent from onsite sewage systems to provide appropriately needed groundwater protection.

Plat Notes:

14 a. All Parcels and/or future created parcels within this plat shall be limited to the private access easement shown on the face of this plat, no direct access will be granted off of the Game Farm Road. **Plat Note.**

15 b. Access to lots 1, 20 and 21 will be restricted to the interior access roads private easements only. No access from Game Farm Road will be allowed. (The current access to the single family dwelling will not be required to relocate due to this plat, however future development of this parcel (APN 18-19-32010-0002) will be restricted to the new internal road system and not allowed to directly access Game Farm Road. **Plat note.**

11 c. Entire Private Road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the State of Washington specifying that the road meets current Kittitas County Road Standards prior to the issuance of occupancy permit for this Short Plat. **Plat Note.**

11 d. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel. **Plat Note**

This mitigated DNS is issued under WAC 197-11-355(2). Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before 5:00 p.m., Wednesday, June 8, 2005.

RESPONSIBLE OFFICIAL:

Jan Sharar, Senior Planner

TITLE: **Staff Planner**

ADDRESS: **Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926**

DATE: **May 20, 2005**

Contact the Board of County Commissioners for more information on the appeal process.

**G:Jan/Plat/Game Farm
ClusterPlat/MDNS**

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

**PRELIMINARY PLAT APPROVAL
Game Farm Cluster Preliminary Plat (P- 05-07)**

RESOLUTION NO. 2005-99

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on June 27, 2005 for the purpose of considering a preliminary plat known as the Game Farm Cluster and described as follows:

Division of one approximately 74.53 acre parcel into a total of twenty seven (27) building lots submitted by Jeff Slothower, authorized agent for the landowner Laurin Møllergaard, landowner. APN # 18-19-32010-0008, 18-19-32010-0009, 18-19-32058-0001, 18-19-32058-0002 and 18-19-32058-0003.

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, the Planning Commission recommended approval of said proposed subdivision; and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on July 19, 2005 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. Jeff Slothower, authorized agent for the landowner Laurin Møllergaard, submitted a complete application to Community Development Services March 31, 2005.
2. The preliminary plat is located in the Agriculture 3 Zone where the intent is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly.
3. Lands within the Agriculture 3 Zone may be platted under the Cluster Subdivision provisions contained within the Kittitas County Zoning Code. The purpose and intent of this section is to concentrate residences in agricultural areas without undue removal of potential agricultural lands from production and enhance the retention of all types of open spaces by concentrating development and reducing the consumption of land devoted to housing.
4. The comprehensive plan designation of the property is rural. The Game Farm Cluster Preliminary Plat (P- 05-07) complies with and implements the Kittitas county comprehensive plan and specifically implements and carries out GPO 8.9, 8.11, 8.13, 8.46, 8.48 and 8.51.

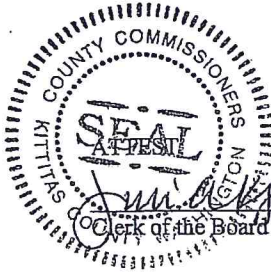
5. Because the Game Farm Cluster Preliminary Plat (P- 05-07) is in conformance with the applicable zoning code and the comprehensive plan it satisfies the requirements of KCC 16.12.040.
6. The development application included a preliminary plat depicting the division of one parcel into 27 approximately one (1) acre building lots for a total of 28 acres including roads. Based on the Cluster Subdivision formula, the original parcel is eligible for up to 29 lots, which represents a 20% density bonus to the 24 lots which could be created under the Agriculture 3 zoning.
7. The Community Development Services Department issued a Notice of Application pursuant to KCC 5A.03 on March 31, 2005. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
8. Community Development Services issued a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on May 20, 2005. Said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.
9. The MDNS required mitigations in the following categories for approval of the preliminary plat: dust and emissions reduction and control; potable water; irrigation water; and transportation.
10. Inclusion of plat notes for final approval require proof that a valid water right from the Department of Ecology has been obtained and that approval for a Group A water system through the Washington State Department of Health has been granted.
11. The open record hearing before the Planning Commission was held on June 27, 2005, to consider this matter and that testimony was taken from those persons present who wished to be heard. Due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision. There was testimony in support of the plat and there was testimony in opposition to the plat.
12. The Kittitas County Right to Farm Ordinance is in effect for this area. Those provisions will serve to help protect and harmonize any conflicts between neighboring agricultural uses and the residential uses arising as a result of the plat.
13. Prior to final plat approval, Kittitas County will require the roads to be built or be bonded for in compliance with Title 12 of the Kittitas County Code.
14. Roads proposed with in the plat satisfy the requirements of KCC 16.12.050 and Kittitas County Road Standards.
15. The lot configuration allows for development consistent with applicable county development and design standards which have been established to promote the public health, safety and general welfare of the county and its citizens.
16. Based on the evidence presented and the record the appropriate provisions have been made for the public health, safety, and general welfare and the public interest will be served by the subdivision.
17. Kittitas County plans under the Growth Management Act of Washington State. In compliance with the GMA, Kittitas County developed an innovative development tool known as the "Cluster Plat" under RCW 36.70A.177.

18. A closed record hearing before the Kittitas County Board of Commissioners was held on July 19, 2005 to consider this matter. Due notice of this public meeting has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.

NOW THEREFORE,

BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Game Farm Cluster Plat and the same hereby is, approved with the proposed development configuration and mitigation measures attached hereto.

DATED this 2nd day of August, 2005, at Ellensburg, Washington.



BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Perry D. Huston
Perry D. Huston, Chairman

David B. Bowen
David B. Bowen, Vice-Chairman

Alan Crankovich
Alan Crankovich, Commissioner

APPROVED AS TO FORM:

Gregory L. Zempel
Gregory L. Zempel
Prosecuting Attorney
WSBA #19125