



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

### STAFF REPORT BIG BUCK RIDGE PRELIMINARY PLAT LP-07-00040

TO: Kittitas County Hearing Examiner  
FROM: Kittitas County Community Development Services Staff  
RE: Big Buck Ridge Preliminary Performance Based Cluster Plat (LP-07-00040) **REVISED**  
**CONDITIONS OF APPROVAL**  
DATE: April 23, 2013

#### Suggested Conditions of Approval:

- 1) The project shall proceed in substantial conformance with the plans and application materials on file dated June 20, 2007 except as amended by the conditions herein.
- 2) A certificate of title of the property proposed to be platted shall be submitted with the final plat.
- 3) A note shall be placed on the final plat stating that any construction within areas of 33% or greater slope will require geotechnical engineering per IRC R403.7.7 and/or IRC 1805.3.1 or current adopted code.
- 4) The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
- 5) All current and future landowners must comply with the International Fire Code.
- 6) It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
- 7) Computer sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lots or any tract. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- 8) Individual onsite sewage systems will need to meet Kittitas County code requirements.
- 9) According to the Public Health Department, final plat approval will be conditioned upon:
  - a) written findings of adequacy of potable water supplies;
  - b) a well site inspection performed by KCPHD staff and the well drilled;
  - c) completion and submission of a Group B Public water system to the Washington State Department of Health (WSDOH);
  - d) a contract with an approved Kittitas County Satellite Management Agency;
  - e) the construction or bonding of all infrastructure including the well house and storage tanks;
  - f) issuance of a public water system ID number from WSDOH;
- 10) The Final Plat shall meet all requirements as listed in Chapter 16.20 of the Subdivision Code, as follows:
  - 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)

(a)

#### 16.20.040 Plat Drawing

- g) Section Data. All section, township, municipal and county lines lying within or adjacent to the subdivision;
- h) Tie Monuments. The location of all monuments or other evidence used as ties to establish the subdivision's boundaries;
- i) Plat Monuments. The location of all permanent control monuments found or established within the subdivision;
- j) Boundaries. The boundary of the subdivision, with complete bearings and lineal dimensions in heavier lines;
- k) Bearing and Distances. The length and bearings of all straight lines, the radii, arcs, and central angles of all curves;
- l) 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;
- m) Road Names. The location, width, centerline, and name or names or number of all streets within and adjoining the subdivision;
- n) 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;
- o) Lot Numbers. Numbers assigned to all lots and blocks within the subdivision;
- p) Adjacent Owners. Names of owners of land adjacent to the subdivision, and the names of any adjacent subdivisions;
- q) 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;
- r) 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;
- s) Contours. Contour lines are not shown on a final plat as required on the preliminary plat;
- t) Miscellaneous Items. North arrow, scale and legend of monuments to be shown on open area of sheets;
- u) Grid Coordinates. A tie shall be made and shown on the plat if plat is within one mile of any such monument.
- v) 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.
- w) Ditches. Location of existing ditches apparent or of record. (Ord. 2005-31, 2005)

11) Timing of Improvements: This application is subject to the Kittitas County Road Standards, dated 9/6/05. The following conditions apply and must be completed prior to the issuance of a building permit for any of the structures within this plat. A Performance Bond or acceptable financial guarantee may be used, in lieu of the required improvements, per the conditions outlined in the current Kittitas County Road Standards.

12) Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.

- 13) Stormwater: On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and approved by the County Engineer prior to final approval. The stormwater system construction shall be certified by a licensed engineer. The certification shall be included with the road certification and is required prior to the issuance of a building permit.
- 14) Grading Permit: A grading permit shall be required prior to beginning any site work. See KCC 14.05 for more information.
- 15) Second Access: A second access will be required as clarified by the Board of County Commissioners on April 2, 2007. The BOCC clarified KCRS 12.01.095(2) with the following requirements: 1) If the second access is restricted to emergency access only, it must meet or exceed the following requirements: 60' easement, 20' roadway width, BST/ACP surface, and a paved apron. Access restrictions such as gates or bollards must be approved by the Fire Marshal; 2) If the second access is to be used for ingress and egress, it must meet the same standards of the first access.
- a) Documentation of a legal easement across the route of the second access will be required prior to final approval. The second access must be constructed and certified by an engineer licensed in the State of Washington prior to issuance of a building permit.
- 16) Private Road Improvements: Access shall be constructed to meet or exceed the conditions of a **Low-Density** See current Kittitas County Road Standards, 9/6/05 edition.
- a) Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'..
  - b) Minimum centerline radius shall be 60'.
  - c) The surface requirement is for a minimum gravel surface depth of 6".
  - d) Maximum grade is 12%.
  - e) Stopping site distance, reference AASHTO.
  - f) Entering site distance, reference AASHTO.
  - g) Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - h) Any further subdivision or lots to be served by proposed access may result in further access requirements.
  - i) All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
  - j) All easements shall provide for AASHTO radius at the intersection with a county road.
  - k) A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
- 17) Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way or easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2009 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
- 18) Joint-Use Driveway: A joint-used 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.
  - d) Any further subdivision or lots to be served by proposed access may result in further access requirements.
- 19) 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 or 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.
- 20) Plat Notes: Plat notes shall reflect the following:
- a) 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 building permit for this plat.
  - b) Entire private road shall be inspected and certified by a civil engineer licensed in the State of Washington specifying that the road meets Kittitas County Road Standards as adopted September 6, 2005, prior to the issuance of a building permit. Any future subdivision or land use action will be reviewed under the most current road standards.
  - c) 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.
  - d) Maintenance of the access is the responsibility of the property owners who benefit from its use.
  - e) 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.
  - f) Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - g) 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 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.
- 21) Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):
- i) EXAMINED AND APPROVED
  - ii) This \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_.
  - iii) \_\_\_\_\_
  - iv) Kittitas County Engineer
- 22) Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
- 23) Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- 24) 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.

- 25) Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
- 26) Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.
- 27) A burn permit must be obtained from Ecology if the proponent plans to burn trees or debris from the property. Only natural, unprocessed vegetation may be burned in an outdoor fire.
- 28) Washington Administrative Code (WAC) 173-400-040 requires that reasonable precaution be taken to prevent dust from leaving the site. Also, dust is prohibited from interfering unreasonable with the use and enjoyment of property, causing health impacts, or damaging property or business.
- 29) A plat note discussing the spread of noxious weeds shall be shown on the plat and shall read: "Per RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeded of areas disturbed by development to preclude the proliferation of noxious weeds."
- 30) All applicable survey data and dedications shall be reflected pursuant to KCC 16.24: Survey Data-Dedications.
- 31) Both sheets shall reflect the Plat number: LP-07-00040.
- 32) An NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required for this project. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.
- 33) This NPDES Construction Stormwater General Permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.
- 34) No water right records associated with this property were found in the Central Regional Office. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.
  - a) On March 28, 2002 the Washington State Supreme Court ruled that the RCW 90.44.050 permit exemption does not apply where a developer of a residential subdivision proposes multiple wells to serve each lot in the development because in combination, the withdrawal will exceed the exemption criteria.
- 35) An internal looped trail shall be bonded for or constructed in conjunction with the plat infrastructure. It shall run parallel with, but in addition to, the entire length of the private road servicing the plat to the 10 foot easement depicted on the west lot line of lot 8; then north across the .41 acre open space tract where it will connect with the 10 foot trail easement along the north and west lot lines of lot 1 to the 1.50 acre open space tract; then north and east back to the private road easement. This active recreation trail shall be constructed of an approved hard surface to accommodate wheeled traffic and utilize standards in conformance with the ICC

A117.1-2009 manual for accessible and usable buildings and facilities.

- 36) Open space tracts shall be labeled with a unique identifier.
- 37) The face of the plat will depict accurate calculations for open space tracts which do not include areas covered by road easement or driveway, well head protection areas, utility right of way, critical area or region encumbered by other federal, state, or local jurisdiction (as per ordinance 2007-22).
- 38) The open space tracts shall be:
  - a) owned in a proportionate and un-severable manner as tenants in common by each lot owner; and
  - b) assessed, taxed, and foreclosed upon each building lot.
- 39) This property falls within the Wildland Urban Interface area classified as IR1. IR1 classification requires that all residences be provided with residential sprinkler systems. Additionally, the exterior building construction materials must be non-combustible, eaves and soffits must be enclosed, and defensible space must be provided around each structure a minimum of 150'.
- 40) Approved water storage of 15,000 gallons, with a private fire hydrant system shall be installed.
- 41) Water storage and hydrant spacing shall comply with the International Fire Code.
- 42) No fire apparatus access lane shall have a slope greater than 12%. A Variance Permit will be required for any slopes or grades greater than allowed by County Code.
- 43) "No Parking-Fire Lane" signs must be posted per Fire Marshal requirements on any cul-de-sacs.
- 44) All development, design and construction shall comply with Kittitas County Code, Kittitas County Zoning and the 2012 International Fire and Building Codes.
- 45) A separate permit is required for any private water storage or hydrant system. The tank and hydrant system shall be subject to plan review through the Fire Marshal's Office and shall be subject to an annual Operational Permit.
- 46) Based on comments received during the public comment period and other information submitted with this project permit application, A SEPA Mitigation Determination of Non-Significance (MDNS) was issued by Community Development Services on December 21, 2012. The following are the mitigation contained within the MDNS and shall be conditions of approval:

### **Water and Septic**

1. The proposed plat is located within the upper county as defined in WAC 173-539A-090; the proposed group B water system shall be developed in complete compliance with the regulations and requirements of WAC 173-539A. The development will need to:
  - a. Have well site inspections.
  - b. Complete and submit a Group B water system workbook.
  - c. Contract with a Satellite Management Agency.
  - d. Complete or bond for infrastructure.
  - e. Obtain WSDOH approval and identification number.
  - f. Construct well(s) in accordance with the provisions of WAC 173-160. Wells must be located 100 feet from any known, suspected, or potential source of contamination.
  - g. File a well report with the Department of Ecology within thirty (30) days after the completion of the well.

2. On-site sewage systems shall be constructed in accordance with requirements and regulations in Kittitas County Code (KCC) 13.04 at the time of application (6/20/2007).

### **Transportation**

3. KCC 12.12.010(6) requires private roads within the plat to be maintained by a legal entity made up of all benefitted property owners under the provisions of an acceptable and recorded Private Road Maintenance Agreement.
4. All parcels located within this project shall be required to join the existing Private Road Maintenance Agreement which is made up of all the benefitted property owners served by Deer Creek Road and other roadways within Section 23, Township 20 North, Range 15 East.

### **Stormwater**

5. Activities such as road widening, stump pulling and clearing grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.
6. On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented for review to Public Works prior to final approval. The stormwater system construction shall be certified by a licensed engineer. The certification shall be included with the road certification and is required prior to the issuance of a building permit. Stormwater plans shall be submitted in accordance with KCC 12.06 and 12.08.

### **Cultural Resources and Historic Preservation**

7. Should ground disturbing or other activities related to the proposed plat 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 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.

### **Light and Aesthetics**

8. A plat note shall be affixed which states: All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

### **Noise**

9. Development and construction practices during building of this project shall only occur between the hours of 7:00 am to 7:00 pm to minimize the effect of construction noise on nearby residential properties.