

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

PRELIMINARY PLAT APPROVAL
HIGH VALLEY RANCHETTES PLAT AMENDMENT (P-07-57)

RESOLUTION

NO. 2008- 604

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, a Notice of Application was issued on November 28, 2007 and a public hearing was originally heard on December 18, 2007, continued to January 15, 2008, continued to February 19, 2008, continued to March 18, 2008 and continued to April 1, 2008 for deliberation, for the purpose of considering the High Valley Ranchettes Plat Amendment (P-07-57), of which the original plat was granted final approval on June 7, 2006. The High Valley Ranchettes Plat Amendment is described as follows:

High Valley Ranchettes Plat Amendment (P-07-57): Request by F. Steven Lathrop, authorized agent for D&H Ranch, Inc., SDL Properties, Inc., and L&D Land Corporation, landowners, for removal of condition #11, as stated on the original Resolution No. 2004-18, "The final plat approval is subject to no further division of platted parcels one through twenty-four."

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on December 18, 2007 to consider the High Valley Ranchettes Plat Amendment; 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 Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. F. Steven Lathrop, authorized agent for D&H Ranch, Inc., SDL Properties, Inc., and L&D Land Corporation, landowners, submitted an application for the High Valley Ranchettes Plat Amendment (P-07-57), which included a request to remove condition #11 from the original Resolution (No. 2004-18), "The final plat approval is subject to no further division of platted parcels one through twenty-four."
2. The subject properties are located west of Cove Road, north of Weaver Road, south of Robinson Canyon Road, Ellensburg, WA 98926, and is located in a portion of Section 36, T18N, R17E, WM, in Kittitas County.
3. The original development application, the High Valley Ranchettes Plat (P-03-10) included a preliminary plat for approximately 477 acres in the Agriculture-20 zone to be platted into 24 lots ranging in size from 8.16 acres to 25.43 acres.

4. Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on November 28, 2007 and that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
5. An Open Record Public Meeting was held on December 18, 2007 at 4:00pm to consider the matter. The meeting was continued to January 15, 2008; continued to February 19, 2008; continued to March 18, 2008 and concluded with deliberation on April 1, 2008.
6. The Director of Kittitas County Community Development Services has determined that this application is exempt from SEPA.
7. All conditions as listed in the original Resolution No. 2004-18 still apply **with the exception** of condition number 11, which has been removed via the High Valley Ranchettes Plat Amendment (P-07-57) and affirmed by the new Resolution herein.
8. An administrative site analysis was completed by the staff planner in compliance with Title 17A. There are no regulated critical areas within the area of the subject property.
9. Additional conditions are not necessary to protect the public's interest.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby removes condition #11 of the original approval and modifies the conditions for the Plat of High Valley Ranchettes to read as follows:

1. Cul-de-Sac Required from Galaxy Short Plat (SP-07-139): The following improvement was required as a condition of preliminary approval for the Galaxy Short Plat, which is lots 23 and 24 of the High Valley Ranchettes Plat. Silverton Road does not currently have a cul-de-sac. Current Kittitas County Road Standards requires permanent dead-end streets shall have a turn-around having an outside right of way easement diameter of at least 110' (55' radius) at the closed end. Adequate right-of-way shall be dedicated to provide for a cul-de-sac near the northwest corner of lot 23A. The applicant is required to construct a cul-de-sac at this location. The applicant shall contact the Department of Public Works to discuss the location of the cul-de-sac and the details of construction. Per current Kittitas County Road Standards 9/06/05 edition, the cul-de-sac shall have an asphalt surface of at least 96' in diameter. Cul-de-sac design, reference AASHTO. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
2. Timing of Improvements: The applicant shall be responsible for contacting the Department of Public Works prior to the beginning of construction of the cul-de-sac and shall follow current Kittitas County Road Standards, section(s) 12.08 and 12.09, regarding the construction of public roads, as well as all other applicable Kittitas County Road Standards.
3. Construction of Private Roads/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.

4. Cul-de-Sac: Permanent dead-end streets shall have a turn-around having an outside right-of-way diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards 9/6/05 edition.
 - a. Cul-de-sac design, reference AASHTO.
 - b. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements:
6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
7. Access Permit: 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.
8. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit.
9. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
10. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBU's) 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.
11. Private roads shall meet the following conditions:
 - a. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
 - b. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT<400) 2001, as now exists or hereafter amended, and
 - c. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the Public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
 - d. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
 - e. Will not result in land locking of existing or proposed parcels, and
 - f. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement," and
 - g. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of

which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and

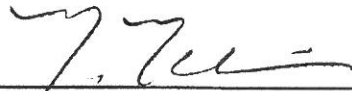
- h. The following note shall be placed on the face of the plat, short plat, or other development authorization: "*Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.*"

NOW THEREFORE,


BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as the High Valley Ranchettes Plat Amendment (P-07-57) hereby is approved allowing the removal of Condition No. 11 from Resolution No. 2004-18.

DATED this 15th day of April, 2008 at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS
KIT TITAS COUNTY, WASHINGTON**



Mark McClain, Chairman



Alan A. Crankovich, Vice- Chairman

Vacant

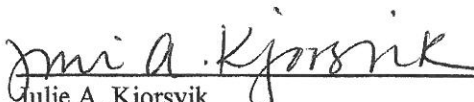
Commissioner

APPROVED AS TO FORM:

Greg Zempel WSBA #19125



**ATTEST:
CLERK OF THE BOARD**



Julie A. Kjorsvik