



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

June 27, 2016

Mark and Darcy Wenger
4684 Nelson Siding Road
Cle Elum WA 98922

RE: Wenger Short Plat (SP-07-00007)

Dear Mr. & Mrs. Wenger,

The Kittitas County Community Development Services Department has determined that the Wenger Short Plat (SP-07-00007) is a complete application and hereby grants *conditional preliminary approval* subject to the following conditions:

- 1) Both sheets of the final mylars shall reflect short plat number SP-07-00007 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant of all 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.**
- 2) 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.
- 3) All water proposed to be used must be obtained from a water budget neutral source and meet conditions of KCC 13.35.
- 4) The current year's 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).
- 5) **The following plat notes shall be recorded on the final mylar drawings:**
 - a) All development must comply with International Fire Code.
 - b) All water proposed to be used must be obtained from a water budget neutral source and meet conditions of KCC 13.35.
 - c) 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 improvements that occur within the boundaries of this subdivision.
- 6) Should ground disturbing or other activities related to the proposed short 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.

7) Requirements submitted by Kittitas County Public Works:

- a) **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.
- b) **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 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.
- c) **Road Variance:** This short plat is subject to the conditions of Road Variance 14-09, which allows a reduced road and easement width but requires a revised agreement from USBR prior to final approval.
- d) **Final Plat:** The following items must be shown on the final plat:
 - i) 100-year floodplain
 - ii) Shoreline jurisdiction
 - iii) Big Creek
 - iv) KRD Lateral boundaries
 - v) Easement and driveway serving parcel 616536
- e) **Floodplain:** A building site must be designated outside of the 100-year floodplain. If any construction of residential or non-residential buildings takes place within the 100-year floodplain, Base Flood Elevations must be determined for the entire subdivision.
- f) **Private Road Improvements:** Within the plat, access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - i) 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'.
 - ii) Minimum centerline radius will be 60'.
 - iii) The surface requirement is for a minimum gravel surface depth of 6".
 - iv) Maximum grade is 12%.
 - v) Stopping site distance, reference AASHTO.
 - vi) Entering site distance, reference AASHTO.
 - vii) Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - viii) Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - ix) 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.
 - x) All easements shall provide for AASHTO radius at the intersection of county road.
 - xi) A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
- g) **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.

- h) Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - i) Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - ii) The surface requirement is for a minimum gravel surface depth of 6".
 - iii) Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - iv) Any further subdivision or lots to be served by proposed access may result in further access requirements.
- i) Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.
 - i) The roadway shall be a minimum of 8' wide with gravel surface.
 - ii) Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - iii) Any further subdivision or lots to be served by proposed access may result in further access requirements.
- j) Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
- k) Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- l) 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.
- m) 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.
- n) Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
- o) 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.

Approval of the Wenger Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after July 11, 2016. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

Appeals this determination pursuant to KCC 15A.07.010 may be made by submitting specific factual objections and a fee of \$780 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by July 12, 2016 at 5:00 p.m.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Watson', with a stylized, cursive script.

Jeff Watson
Staff Planner

CC: Applicant
Required parties (KCC 15A)