

SPF-19-00004



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

FINAL SHORT PLAT OR PLAT APPLICATION

Please type or print clearly in ink. Attach additional sheets as necessary. The following items must be attached to the application packet at intake or the application will not be accepted. Pursuant to RCW 58.17.140 "Final plats and short plats shall be approved, disapproved, or returned to the applicant within thirty days from the date of filing thereof, unless the applicant consents to an extension of such time period;" therefore Kittitas County must have all of the required attachments to accept the final plat/short plat for review to meet the required timeframes. For plats that require the Board of County Commissioners (BOCC) signature, all documents must be uploaded for consideration approximately one (1) week in advance of the BOCC Agenda Session Meeting. This leaves three (3) weeks from the date of applicant submittal for County Staff to review and sign the plat.

REQUIRED ATTACHMENTS

Handwritten initials and checkmarks next to the attachment list.

One paper copy of Final Short Plat/Plat drawings meeting all final drawing requirements (reference KCC Title 16 Subdivision Code for plat drawing requirements) and RCW Title 58 along with WAC 332-130.

- May be submitted on polyester film, however please note these may need to be reprinted based on staff review (this is not required for initial review)

Project Condition Compliance Document that responds in writing as to how each condition of preliminary approval has been met, including supporting documentation as necessary (Example Attached).

If this is a plat associated with a Planned Unit Development, the Final Development Plan must be approved through Resolution by the BOCC prior to submittal for final plat/short plat review.

Recent Title Report, within 90 days of final plat submittal.

Lot Line Closures

Proof of water sufficient to meet Kittitas County Department of Environmental Health requirements.

Any other items specifically required by conditions of preliminary approval.

APPLICATION FEES:

Table with 2 columns: Amount and Description. Rows include fees for KCCDS, Environmental Health, and Public Works, totaling \$2,165.00.

or

Table with 2 columns: Amount and Description. Rows include fees for KCCDS, Environmental Health, and Public Works, totaling \$2,345.00.

FOR STAFF USE ONLY

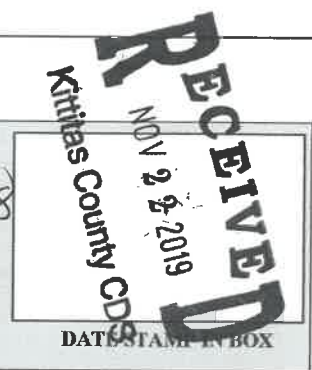
Application Received By (CDS Staff Signature):

Handwritten signature 'HB' in the application received by field.

DATE: 11-22-19

RECEIPT #: CD19-03208

Planner Intake Signature (required for submittal):



COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 05-01-2019

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Kevin Keno
Mailing Address: 10160 Lyons Rd.
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: ~~968-4762~~ (541) 279-1095
Email Address: kenokevin@gmail.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Chris Cruse
Mailing Address: PO Box 959
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 962-8242
Email Address: cruseandassoc@kvalley.com

4. Street address of property:

Address: 10160 Lyons Rd.
City/State/ZIP: Ellensburg, WA 98926

5. Type of Plat: (Check One):

Short Plat Plat

6. Tax parcel number(s): 495134

7. Project File Number: SP-18-00006

8. Preliminary Approval Date: Jan 24, 2019

9. Preliminary Approval Resolution Number (does not apply to short plats): _____

10. Final Development Plan Resolution Number (only if this applies): _____

11. Development Agreement Ordinance Number (only if this applies): _____

AUTHORIZATION

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

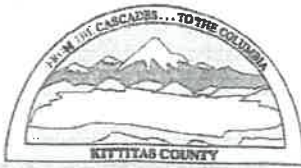
X _____

Signature of Land Owner of Record
(Required for application submittal):

Date:

X _____

11/20/2019



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18. The proposed agricultural short plat is consistent with KCC 12 as conditioned.
19. The proposed agricultural short plat is consistent with KCC 20 as conditioned.
20. Kittitas County Public Health requires water mitigation under KCC 13.35.027 and KCC 13.35.020 prior to final approval of a short plat.

IX. Conclusions

1. As conditioned, the proposal meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned the proposal is consistent with Kittitas County Code Title 16.32 Short Plat Requirements and 16.09 Cluster Platting, Conservation and Agricultural Platting.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, Title 14.04 Building Code, 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 Keno Agricultural Short Plat SP-18-00006 based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

Conditions of Approval:

1. Water/Sewer

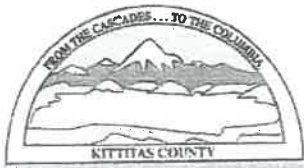
- A. A well shall be drilled on lot #1 to prove water is available and water rights obtained for that lot. *Completed*

2. Building

- A. All new construction must meet the International Building Code requirements. *Noted*

3. 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 & Completed*
- B. The applicant shall meet all applicable conditions of any pre-established or required Private



Road Maintenance Agreements. *Noted*

C. 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, 12/15/15 edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit.

Noted & Completed

D. Access from Lyons Road shall be constructed to meet or exceed the requirements of a High-Density Private Road that serves 3-14 tax parcels. See Table 4-4, Kittitas County Road Standards, 12/15/15 edition.

Access is Certified

1. New access easements shall be a minimum of 60' wide. Existing access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
2. Minimum centerline radius will be 60'.
3. Surface requirement is for a gravel surface per WSDOT Standard Specifications.
4. Maximum grade is 10%.
5. Stopping site distance, reference AASHTO.
6. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
7. Any further subdivision or lots to be served by proposed access may result in further access requirements.
8. 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.
9. All easements shall provide for AASHTO radius at the intersection with a county road.
10. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road.

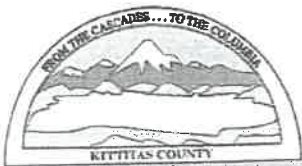
E. When a road extends more than 150' from the centerline of a County road or other publicly maintained road or serves more than three lots, a turnaround shall be provided. The turnaround shall be a cul-de-sac for roads serving five or more lots/units. The turnaround may be a hammerhead for roads serving four or less lots/units or for a land use development activity occurring prior to the end of the road. Cul-de-sac and hammerhead designs must conform to the specifications of the International Fire Code. A cul-de-sac shall have an easement diameter of at least 110 feet and a driving surface of at least 96 feet in diameter.

Noted & approved.

F. A driveway shall serve no more than two tax parcels. See Kittitas County Road Standards, 12/15/15 edition.

Noted

1. 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'.

2. Maximum grade shall be 15%.
3. Crushed surface depth per WSDOT standards.
4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
5. Any further subdivision or lots to be served by proposed access may result in further access requirements.

G. 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*

H. Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction. *Noted*

I. All KRD General Guidelines must be met prior to final approval. The applicant shall submit proof of this when applying for final approval. *Noted*

4. State and Federal

A. Applicant must meet all state and federal regulations. *Noted*

5. Fire & Life Safety

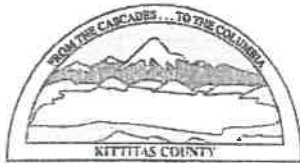
A. Access shall be fully compliant with current IFC-Appendix D. *Noted*

B. Addressing to buildings shall be clearly visible from both directions of travel. *Noted*

C. Construction shall meet WUI standards. *Noted*

6. Historic and Cultural Preservation

A. 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*



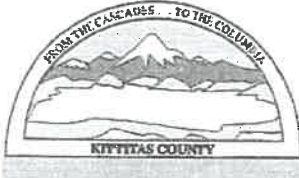
7. Open Space

- A. The final plat shall include plat notes and appropriate covenants and restrictions ensuring that the open space tract will not be further developed or subdivided in the future. *Note 15 on Pg 2*
- B. The applicant will place the open space tract of 69.84 acres in Open Space for perpetuity and will be designated as such on the final mylar. *Labeled*
- C. The use of open area will be for passive and active recreational/agricultural uses as allowed in KCC 16.09. *Noted.*

8. Plat Notes

A. The following plat notes shall be recorded on the final mylar drawings:

- 16 • 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 16 on Pg 2*
- 15 • The parcels created by this short plat were done so under the provisions of Kittitas County Code 16.09 Agricultural Plats. Any future lot line adjustments or subdivisions must be consistent with the terms, conditions, and intent of that chapter and done so through the short plat amendment process provisioned for in Kittitas County Code 16.32.100. The agricultural open space dedicated shall remain in open space in perpetuity and shall not be further subdivided. *Note 15 on Pg 2*
- 8 • The subject property is within or near existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted right to farm provisions contained in the Section 17.74 of the Kittitas County Zoning Code." *Note 8 on Pg 2*
- 7 • All development must comply with International Fire Code. *Note 7 on Pg 2*
- 17 • Metering shall be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements. *Note 17 on Pg 2*



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- 4 • Maintenance of the access is the responsibility of the property owners who benefit from its use. *Note 4 on plat*
- 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 5 on plat*
- 18 • 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 18 on plat*
- 6 • Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. *Note 6 on plat*
- 2 • 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 on plat*
- Signature blocks shall be constructed and worded in conformance with KCC Chapter 16.24. *Noted \$ on plat*
9. 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. *Paid*
10. Both sheets of the final mylars shall reflect short plat number SP-18-00006 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. *Noted*
11. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate. *Noted*
12. A type 9 stream is present on the parcel. Any activities proposed within 40 feet of this stream will require CDS review. *Noted*

From these conclusions and findings, the proposed Agricultural 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 \$1,400 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. The appeal deadline for this project is February 7, 2019 at 5:00p.m.

Example

Condition Compliance Document

(Below is an example of a condition compliance document created in Microsoft Excel. It is the applicant's responsibility to create this document for submittal. This document should list all conditions placed on the project during preliminary approval and any other stages of project processing such as through a development agreement or final development plan. The goal of this document is for the applicant to demonstrate to staff that the project has met all requirements necessary to obtain final plat approval.)

"Project Name and File Number" Compliance Document

Preliminary Approval Condition(s)	Applicant Response	Staff Review
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 Conty Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds."	Plat note has been added to Sheet 2 of the provided final plat drawings.	
It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.	Noted, Lot line closures included with this submittal.	
The second access shall be shown on the face of the plat.	See final plat drawings.	
The subdivision shall be served by an approved Group B Water System.	Group B Water System approval letter and water mitigation certificates included with this submittal.	
Construction activities shall comply with KCC 9.45 (Noise). Construction hours shall be from 7:00 am to 7:00 pm.	Noted	
All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.	Noted	
Wetland and wildlife study will be required, prior to final approval, establishing the appropriate buffers regarding sensitive areas as determined by the consultant.	Wetland and wildlife study included with this submittal.	
One hundred foot buffers will be established along the creek and shown on the final mylars.	One hundred foot buffers have been established and shown on Sheet 1 of the final plat drawings.	
<i>continue listing conditions</i>	<i>continue response to conditions</i>	