

## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

Fax (509) 962-7682

May 7, 2007

Land Lloyd Development, Inc.  
PO Box 3889  
Federal Way, WA 98063

**RE: 6L SHORT PLAT, File #SP-07-40**

Dear Mr. Lloyd:

Kittitas County Community Development Services has determined that the 6L Short Plat is a complete application and hereby grants **conditional** preliminary approval subject to the following conditions:

1. Both sheets of the final mylar shall reflect the short plat number SP-07-40.
2. Refer to Kittitas County Code Title 16 for requirements for final plat submittal. Final mylars shall be submitted per KCC 16.20: Final Plats.
3. Pursuant to Kittitas County Code 17.74.060A, a Plat Note regarding the Right To Farm Ordinance is required. The note shall read as follows: "The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration. (RCW 36.70A.060(1)) Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCW 7.48.305).
4. All future development must comply with International Fire Code (IFC) and appendices.
5. Names and addresses of all abutting property owners shall be on the final mylar.
6. A vicinity map showing the boundary lines of all adjacent subdivisions shall be on the final mylar.
7. Attached you will find comments from the Kittitas County Department of Public Works, and Kittitas County Environmental Health. **Please see those documents for required plat notes and information on issues needing completion before final approval of this short plat.**

Approval of the 6L Short Plat may be appealed to the County Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after May 21, 2007. 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.

Sincerely,

Mary Rill  
Staff Planner  
(509) 962-7506

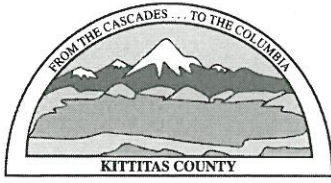
CC Required parties (KCC 15A)

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



**KITTITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

RECEIVED  
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KITTTITAS COUNTY  
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**MEMORANDUM**

TO: Mary Rill, Staff Planner, Community Development Services  
FROM: Randy Carbary, Planner II *RC*  
DATE: May 2, 2007  
SUBJECT: 6L Short Plat

Our department has reviewed the Short Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, based on the information provided. See below for conditions of preliminary approval:
- "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

1. Second Access: The proposed access for this subdivision now serves more than 40 lots. Current Kittitas County Road Standards 12.01.095 requires: *At least two ingress-egress routes which are interconnected are required for all roads serving more than 40 lots. A second access shall be required.*

The applicant should be notified that an application was received by the county on 4/12/07 for (3) Performance Based Cluster Plats; Tamarack Ridge, Meadow Springs and Starlite Estates. These plats are proposing a road system that would provide a second access to the internal road system that, ultimately, serves the 6L Short Plat property.

The applicant should be aware that the second access road is required to be constructed to current Kittitas County Road Standards or bonded prior to the issuance of a Building Permit for any of the residences within the 6L Short Plat.

2. Timing of Improvements: This application was received by our department on 8/29/06; therefore, it is subject to the latest revision of the Kittitas County Road Standards, as adopted 9/6/05. The following conditions apply and must be constructed or bonded prior to the issuance of a Building Permit for any of the residences within this short 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.

3. Access to Lots 1 thru 3: It appears that lots 1, 2 and 3 may be accessed via Stone Ridge Drive, the 60' access and utility easement, described in AFN 491488 or they may be accessed via the newly proposed 60' access and utility easement that runs along the south edge of these lots. Since this newly proposed easement appears to be serving other lots, as well, the total number of lots served by the easement and average lot sizes are considered when applying Road Standards. According to current Kittitas County Road Standards, all applicable current Kittitas County Road Standards shall be met prior to the issuance of a Building Permit for any of the residence within this short plat.
4. Additional Lots to be Served: The proposed 60' access and utility easement that runs along the south edge of lots 1, 2 and 3 appears to serve other lots, as well. Current Kittitas County Road Standards requires a High Density Private Road to serve these lots. (See current requirements for High Density Private Road shown below). The applicant or their representative should contact our department to discuss future development plans and the number of potential lots served by this access so we can determine the appropriate access requirements.
5. 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. Kittitas County Public Works shall require this Road Certification to be completed, prior to the issuance of a Building Permit for any of the residence within the proposed plat.
6. Stone Ridge Drive Private Road Improvements: Stone Ridge Drive shall meet or exceed the High-Density Private Road Standard. The following are the specific conditions for this requirement:
  - a. The roadway width shall be 22', with 1' shoulders = 24' total width. Access easement(s) shall be a minimum of 60'.
  - b. All easements shall provide for AASHTO radius at the intersection with a County Road.
  - c. Minimum centerline radius shall be 60'.
  - d. Surface requirement BST/ACP.
  - e. Maximum grade is 8% flat, or 12% rolling or mountainous.
  - f. Stopping site distance, reference AASHTO.
  - g. Entering site distance, reference AASHTO.
  - h. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - i. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - j. All roads located within this development and/or providing access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.

7. Proposed 60' Access and Utility Easement: The newly proposed 60' access and utility easement that runs along the south edge of lots 1, 2, and 3 shall be constructed as a High-Density Private Road and serve no more than 14 tax parcels. (Per current Kittitas County Road Standards). In addition, a temporary cul-de-sac shall be required near the southwest corner of lot 1. (See current requirements for cul-de-sac shown below).
  - a. Access Easements shall be improved to a minimum of 40'. The roadway width shall be 20', with 1' shoulders = 22' total width.
  - b. All easements shall provide for AASHTO radius at the intersection with a County Road.
  - c. Minimum centerline radius will be 60'.
  - d. Surface requirement 6" gravel surface.
  - e. Maximum Grade 8% flat, 12% rolling or mountainous.
  - f. Stopping Site Distance, reference AASHTO.
  - g. Entering Site Distance, reference AASHTO.
  - h. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - i. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - j. All roads located within this development and/or providing access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.
8. Required on Final Plat: The Final Plat submittal shall meet all requirements listed in section 16.20 of the Subdivision Code; including content, format, etc. This pertains to the following items:
  - a. Adjacent Property Owners: The adjacent property owners and surrounding properties shall be on the face of the final short plat. (K.C.C.16.20.040, 10, Plat drawing, Adjacent Owners).
  - b. 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 unplatted shall be so indicated. (K.C.C.16.20.040, 11, Plat drawing, Surrounding Area).
9. Access Permit: 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.
10. Cul-de-sacs: A temporary cul-de-sac shall be required near the southwest corner of lot 1. 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. See Kittitas County Road Standards, 9/6/05 edition.

- a. Cul-de-sac design, reference AASHTO.
  - b. Contact Fire Marshall regarding any additional cul-de-sac requirements.
11. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
  12. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
  13. 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.
  14. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
  15. 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.

Current Kittitas County Road Standards, as adopted 9/6/05.

*Chapter 12 – PRIVATE ROADS*

12.12.010 General

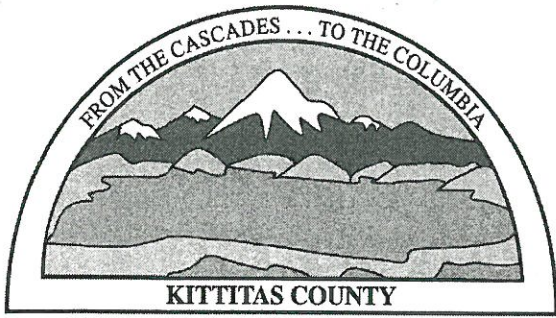
Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. 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
3. 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
4. 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

5. Will not result in land locking of existing or proposed parcels, and
6. 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
7. 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
8. 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."

Please let me know if you have any questions or need further information.



# PUBLIC HEALTH DEPARTMENT

[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

**Administration**  
**Community Health Services**  
**Health Promotion Services**  
507 N. Nanum Street, Ste 102  
Ellensburg, WA 98926  
Phone: (509) 962-7515  
Fax: (509) 962-7581

**Environmental Health**  
411 N. Ruby Street, Ste. 3  
Ellensburg, WA 98926  
Phone: (509) 962-7698  
Fax: (509) 962-7052

March 30, 2007

Encompass Engineering & Surveying  
108 E. 2<sup>nd</sup> Street  
Cle Elum, WA 98922

**RECEIVED**

APR 06 2007

**KITTTITAS COUNTY  
CDS**

Dear Mr. Nelson,

We have received the proposed 6L Short Plat, located in Section 2, Township 19N, Range 14E, off of Westside Road. We have also received the \$376.88 plat submission fee (receipt #050318).

For plat approval both sewage and water availability must be satisfactorily addressed.

For sewage disposal you have two options:

1. **PUBLIC UTILITY SEWER**

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2. **ON SITE SEWAGE**

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies proof of potable water supply can be demonstrated four ways:

1. **PUBLIC UTILITY WATER SUPPLY APPLICANTS** – shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
2. **GROUP "A" PUBLIC WELL** – if you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, the Washington State Department of Health is the

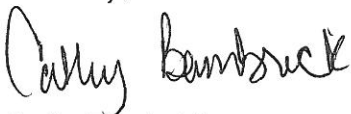
3. regulatory authority for approving Group A systems. Mr. Tom Justus is the Regional Engineer for Kittitas County. His office is located in Spokane, Washington. His number is: (509) 456-2453. We will require written verification that DOH has approved the system prior to final plat approval. If you have not secured a water right for potable use you must contact the Washington State Department of Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.
4. GROUP "B" PUBLIC WELLS – the Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries, all infrastructure completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement.
5. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

*"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."*

Once we have received and reviewed complete information, we will notify Community Development Services through our EH Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



Cathy Bambrick  
Kittitas County Environmental Health Director

cc: Community Development Services  
cc: Land Lloyd Development, Inc