

KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

June 11, 2007

Chris Cruse, Authorized Agent
Cruse & Associates
PO Box 959
Ellensburg, WA 98926

RE: Johnson Short Plat, File Number SP-07-59

Dear Mr. Cruse,

Kittitas County Community Development Services has determined that the Johnson 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-07-59**.
2. All conditions set forth in the KRD General Guidelines for subdivisions will need to be met prior to final approval.
3. Refer to Kittitas County Code Title 16 for requirements for final plat submittal. Final mylars shall be submitted per KCC 16.20: Final Plats.
4. All development of the subject parcels shall be in accordance with the requirements of the road variance developed for this project by Kittitas County Public Works.
5. The final mylars shall contain the following plat note:
 - "All development must comply with IFC fire code."
6. 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 Johnson 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 Monday June 25, 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.

You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$200 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by June 25, 2007 at 5:00p.m.

Sincerely,

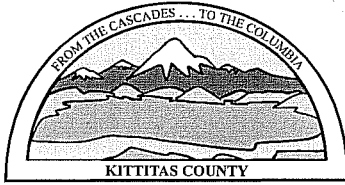
Mike Elkins
Staff Planner

Cc: Required parties (KCC 15A)

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
JUN 05 2007
KITTTAS COUNTY
CDS

MEMORANDUM

TO: Mike Elkins, Staff Planner, Community Development Services
FROM: Randy Carbary, Planner II *rc*
DATE: June 5, 2007
SUBJECT: Johnson Short Plat

Our department has reviewed the 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.

The following shall be conditions of preliminary approval:

1. Private Road: The applicant has applied for and received approval for a variance request from the 60' easement requirement as identified in the current Kittitas County Road Standards for low-density private roads. However, several other applications for short plats have been submitted since this variance request was approved. The proposed subdivisions brings the average lot size below 5.0 acres and requires the private road (Iron Mountain Road) to be improved to a High-Density Private Road serving 15 to 40 lots, which requires a minimum of 22' wide ACP or BST road with 1' gravel shoulders. The following are conditions of the variance request and shall be applied as conditions of this short plat:

It shall be the applicant's responsibility to secure a continuous and common 60' wide ingress and egress easement for the remainder of Iron Mountain Road that serves the subject property. The 60' wide easement shall be required from the point at which the existing 30' easement, cross the section line, east, into section 2, then from that point, south, to a point at which it serves parcel 19-15-02010-0007, as required by Fire Code and current Kittitas County Road Standards, the applicant shall improve the existing road to a minimum of 22' wide ACP or BST road with 1' gravel shoulders,. This is the minimum requirement for a High Density road providing access for 15 to 40(+) parcels that average less than 5.0 acres in size.

The submittal of a development application by the applicant, for a (4) lot short plat requires a Private Road Certification by a Professional Engineer documenting that the required improvements are made in accordance with current Kittitas County Road Standards. This variance applies to this application only. Any further subdivision of the properties served by this access shall be subject to the applicable conditions of the International Fire Code and current Kittitas County Road Standards:

2. Access Easement: The proposed access easement for Iron Mountain Road shall meet or exceed the 60' width requirement for a high-density road prior to the issuance of a building permit for any of the structures within the proposed plat.
3. 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. Private Road Improvements: The proposed access easement for Iron Mountain Road shall be constructed as a High-Density Private Road and serve no more than 40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be improved to a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
 - b. Minimum centerline radius shall be 60'.
 - c. Surface requirement BST/ACP.
 - d. Maximum grade is 8% flat, or 12% rolling or mountainous.
 - 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.
5. Cul-de-Sac: 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. See

Kittitas County Road Standards, 9/6/05 edition. The location of the cul-de-sac shall be shown on the final mylar.

- a. Cul-de-sac design, reference AASHTO.
 - b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
6. Access to Lot 3 Private Road Improvements: The proposed access to lot 3 shall meet or exceed the high-density road requirements as shown below. Access shall be constructed as a High-Density Private Road and serve no more than 14 tax parcels prior to the issuance of a building permit for any of the structures within the proposed short plat. Any further subdivision or lots to be served by proposed access may result in further access requirements.
- a. 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'.
 - b. Minimum centerline radius will be 60'.
 - c. Surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade 8% flat, 12% rolling or mountainous.
 - 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 County Road.
7. Access to lots 1 and 2 Joint-Access Driveway: Access to lots 1 and 2 shall be via the access easement X, as shown on the face of the plat. The joint-use access shall serve no more than two tax parcels.
- 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.

8. Access: 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 Pays Road right of way.
9. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
10. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
11. 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.
12. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for emergency response.
13. 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

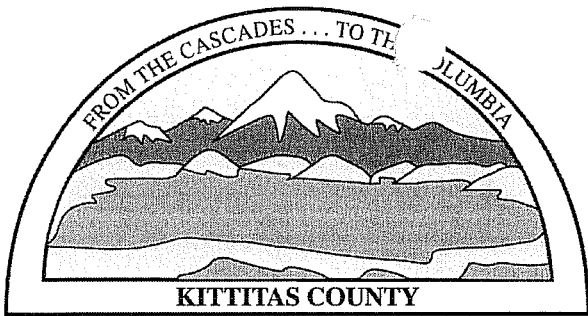
Private roads shall meet the following conditions:

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/

Administration

Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926

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

May 30, 2007

Mike Elkins, Staff Planner
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA. 98926

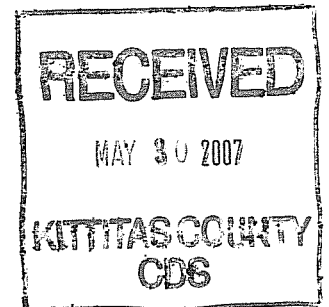
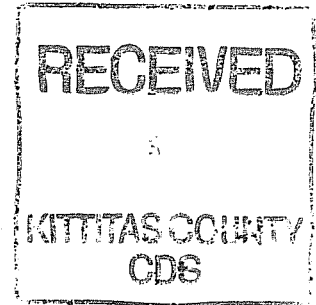
RE: Johnson Short Plat (SP-07-59)

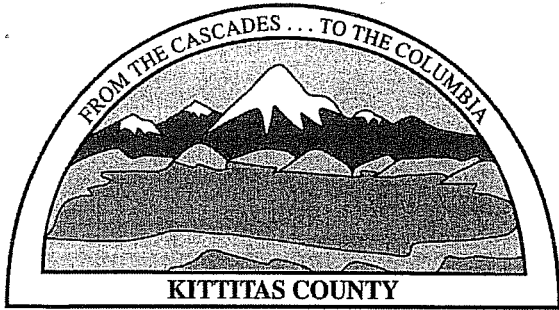
Dear Mr. Elkins,

Thank you for the opportunity to comment on the above referenced project. Water availability is needed and the soil logs need to be done. Thank you for your time.

Sincerely,

Holly Duncan
Environmental Health Specialist





PUBLIC HEALTH DEPARTMENT

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

April 20, 2007

Cruse & Associates
217 E. 4th Avenue
Ellensburg, WA 98926

Dear Mr. Cruse,

We have received the proposed Johnson Short Plat, located in Sections 1 & 2, Township 19N, Range 15E, off of Iron Mountain Road. We have also received the \$376.88 plat submission fee (receipt #050656).

For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272-20501 and 246-272-09501 for septic and well setbacks.

For sewage disposal you have two options:

1. PUBLIC UTILITY SEWER

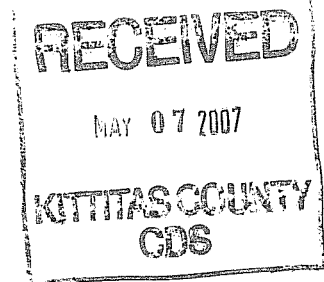
Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

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 the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does 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, Washington State Department of Health (DOH) is the regulatory authority for approving Group A systems. We require written verification that DOH has approved the system prior to final plat approval (see contact information below). 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.

3. GROUP "B" PUBLIC WELLS – As of January 11, 2007, Washington State Department of Health is the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes 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; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results. After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

Washington State Department of Health
1500 W. 4th, Suite 305
Spokane, WA 99204
(509) 456-2453
ATTN: Tom Justus, Regional Engineer

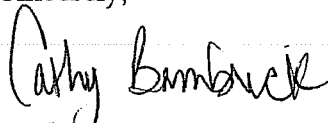
4. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field 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 Environmental Health Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



Cathy Bambrick
Kittitas County Environmental Health Manager

cc: Community Development Services
Robert Johnson