



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

"Building Partnerships – Building Communities"

November 24, 2008

Cruse & Associates
PO Box 959
Ellensburg, WA. 98926

Dear Mr. Cruse,

Kittitas County Community Development Services has determined that the Galaxy Short Plat (SP-07-139) 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-07-139 and an accurate legal description shall be shown on the face of the final plat.
2. Full current year's taxes shall be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. The High Valley Ranchettes Plat Amendment, File P-07-57, as approved by the signing of Resolution 2008-64 on April 15, 2008, allows the subject property to utilize its one-time split as provided for in Kittitas County Code 17.29.040. There shall be no further division of the parent parcel or any subsequent lots created via this Short Plat.
4. The following plat notes shall be recorded on the final mylar drawings:
 - All development must comply with International Fire Code.
 - 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 performance in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted the right to farm provisions contained in Section 17.74 of the Kittitas County Zoning Code.
 - This project has exhausted its use of the one-time split provision allowed per Kittitas County Code 17.29.040. No further division of the property shall be allowed.
 - The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. 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.
5. The Galaxy Short Plat (SP-07-139) currently has a total of 5,000 gallons of water per day for all domestic and irrigation uses from the exemption. Each newly developed parcel will be allotted 1,250 gallons per day.
6. All new residential wells will be required to demonstrate by metering compliance with the single project withdrawal limitation of 5,000 gallons to be shared between the two lots.
7. All groundwater withdrawals on the subject property shall be subject to the rules and regulations adopted and administered by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
8. Washington Administrative Code (WAC) 173-150 provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If the water supply in your area becomes limited, your use could be curtailed by those with senior water rights.
9. This property is within the Kittitas Reclamation District boundaries. Proof that all Kittitas Reclamation District

General Guidelines have been met for all newly created lots shall be provided to Community Development Services prior to final approval.

10. Per Kittitas County Environmental Health, soil logs need to be performed and water availability information is needed. Evidence of both shall be provided to Community Development Services prior to final approval.
11. 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.
12. Road Name: Silverton Road shall be labeled and clearly shown on the plat.
13. Cul-de-Sac Construction and Right of Way: Per the conditions of the High Valley Ranchettes Plat Amendment P-07-57 and Resolution 2008-64, the applicant is required to construct a cul-de-sac at the end of Silverton Road and dedicate at least 110' diameter of right of way. Prior to final approval, the applicant shall consult with Public Works to determine the best location for the cul-de-sac and discuss details of construction.

The applicant shall be required to comply with KCRS 12.01.150 and bond for the improvements, and KCRS 12.08 and 12.09 for construction requirements.

14. Dedication: The following dedication shall be on the final plat:

KNOW ALL MEN BY THESE PRESENTS that _____ do hereby declare this plat and dedicate to the public forever all roads and ways hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of roads and ways hereon no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

15. Lot 23A, Lot 23B & Lot 22 Access: Lot 22 is also accessed from the 30' Easement. Until such time Lot 22 is accessed from a different easement, Lot 23A shall access from Galaxy Drive. If Lot 23A accesses from the 30' Easement, Low Density Private Road improvements will be required, including a cul-de-sac and additional easement.
16. Galaxy Drive Improvements: Galaxy Drive shall be constructed to meet or exceed the conditions of a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. 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'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - 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 intersections of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
17. 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 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.

18. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - 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.
19. Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.
 - a. The roadway shall be a minimum of 8' wide with gravel surface.
 - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
20. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
21. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
22. 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.
23. 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.
24. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
25. 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 a 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 locations 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."

Approval of the Galaxy 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 Wednesday, December 10, 2008. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed.

This determination may be appealed pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by 5:00 p.m. on Wednesday, December 10, 2008.

If you have any questions or need assistance, please contact our office at 509-962-7506.

Sincerely,



Kari Braniff
Staff Planner

CC: SDL Properties, Inc., Required Parties of Record (KCC 15A.06.010)