



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

October 1, 2008

Cruse & Associates
PO Box 959
Ellensburg, WA. 98926

Dear Mr. Cruse,

Kittitas County Community Development Services has determined that the Goebel Short Plat (SP-08-00030) 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-08-00030) 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 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.
 - 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.
 - The 4 lots shall share a single ground water withdrawal of no more than 5,000 gallons per day. No more than ½ acre of lawn and garden shall be irrigated from this groundwater withdrawal.
 - Per Kittitas County Code 16.18.060, only sprinkler or drip irrigation is allowed for lots 3 acres or less in size.
4. All new residential wells will be required to demonstrate by metering compliance with the project withdrawal limitation of 5,000 gallons to be shared between the 4 lots. Each lot shall be allotted 1,250 gallons per day.
5. 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.
6. 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.
7. This property is within the Kittitas Reclamation District. 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.
8. Per Kittitas County Environmental Health, soil logs need to be performed and a well log is needed for the existing well on lot D1. Evidence of both shall be provided to Community Development Services prior to final approval.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

9. 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.
10. Turnaround: A temporary hammerhead or cul-de-sac turnaround shall be constructed at the western lot boundary and shown on the final plat. The temporary cul-de-sac turnaround shall have an outside right-of-way easement diameter of at least 110 feet and when constructed, the driving surface shall be at least 96 feet in diameter. The temporary easement may be abandoned when the road is extended. Hammerheads and 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.
11. Private Road Improvements: Access from Upper Peoh Point Road to the turnaround shall be constructed as 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 intersection 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.
12. 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.

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.
13. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
14. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
15. 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.

16. 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.
17. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
18. Mailbox Placement: 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.

Approval of the Goebel 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, October 15, 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, October 15, 2008.

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

Sincerely,

Kari Braniff
Staff Planner

CC: Paul Goebel