



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

September 30, 2008

Douglas Gray (GSE)
P.O. Box 510
Yakima, WA 98907

RE: Shea Short Plat (SP-08-00038)

Dear Mr. Gray:

The Kittitas County Community Development Services Department has determined that the Shea Short Plat (SP-08-00038) 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-08-00038 and an accurate legal description shall be shown on the face of the final plat.
- 2) Full year's taxes shall be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
- 3) The septic system location and radius for the existing well shall be shown on the final mylars.
- 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.
 - 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 Shea Short Plat No. SP-08-00038 currently has 5000 gallons of water per day for all domestic uses from the exemption. Lot 1 and 2 of the Shea Short Plat are allowed no more than 2500 gallons per day per lot. No more than ½ acre of lawn and garden shall be irrigated from this ground water withdrawal. *Note: If distribution of the available water between parcels is different than listed above, specify the quantity of water in gallons per day by parcel on the final mylars.*
 - Metering will 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.
 - Per Kittitas County Code 16.18.060, only sprinkler or drip irrigation is allowed for lots 3 acres or less in size.
- 5) Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administered by the Washington State Department of Ecology. This includes the use of water for irrigation.
- 6) Per Kittitas County Environmental Health, soil logs need to be performed and proof of water availability is needed. Evidence of both shall be provided to Community Development Services prior to final approval.
- 7) This property is within the Cascade Irrigation District boundaries. Proof that all Cascade General Guidelines have been met for all newly created lots shall be provided to Community Development Services prior to final approval.
- 8) Access: Only one access shall be allowed to the Vantage Highway. An easement with a minimum width of 20' shall be shown across Lot 2 in the actual location of the proposed driveway. *The portion of Vantage Highway right of way that*

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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lies north of the fence shall not be used for the driveway to Lot 1.

- 9) 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.
- 10) 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.
- 11) Plat Notes: The "5." shall be moved up one line so that plat note number 5 begins with "An approved access permit..."
- 12) Vantage Highway: The reference to "State Highway No. 7" shall be removed from the final plat.
- 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: The addresses shall be clearly visible from both directions at the County Road for all properties. 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 Shea 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 October 14, 2008. 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 \$500 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by October 14, 2008 at 5:00p.m.

Sincerely,

Jeff Watson
Staff Planner

CC: Applicant
Required parties (KCC 15A)