



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

August 8, 2014

Steve Willard
P.O. Box 1665
Woodinville WA 98072-2738

RE: Conditional Preliminary Approval – Willard Short Plat (SP-13-00006)

Dear Mr. Willard,

The Kittitas County Community Development Services Department has determined that the Willard Lot 2 Short Plat (SP-13-00006) 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-13-00006 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. A title report will need to be submitted to Kittitas County Community Development Services prior to final approval of this application to assure that all dedications and ownership criteria are met.

Plat Notes

4. The following plat notes shall be recorded on the final mylar drawings:
 - All development must comply with International Fire 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.
 - All new uses of groundwater will be required to mitigate.
 - 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 St bandards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.
 - Prospective purchasers of lots are urged to make inquiries at the Kittitas County Department of Public Works regarding road and access development requirements and permits.

Sewage & Water

5. A statement regarding the contemplated sewage disposal, water supply, and drainage improvements for the proposed subdivision shall be reflected on the final mylars.
6. All wells put to new use will be required to mitigate for Total Water Supply Available (TWSA) at the Parker gage on the main stem of the Yakima River.
7. Individual or Shared Water Systems: Applicants shall submit a well log(s) from a well located within the subdivision of land. If a well log does not exist, a four (4) hour well draw down test shall be provided prior to recommendation by KCPHD for final plat approval. If shared wells are proposed, a recorded shared well user's agreement is required for each proposed parcel. If the proposed subdivision does not have an existing well within the boundaries, a hydro-geological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells must be submitted prior to recommendation for final plat approval. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed hydro-

geologist.

8. Individual wells are required to have a 50 foot setback from neighboring property lines (KCC 17A.08.025). Please see the comments from Kittitas County Public Health Department for further information and requirements.
9. Per Kittitas County Environmental Health, proof of water availability is needed. Evidence shall be provided to Community Development Services prior to final approval.
10. Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.
11. Should ground disturbing or other activities related to the proposed short plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

Irrigation

12. This property may be within the boundaries of the KR D and may contain irrigable ground. The applicant will need to comply with the requirements set forth in the KR D General Guidelines prior to approval from KR D and prior to final approval of the short plat.

Roads & Transportation

13. Access: The applicant has received a road variance to allow both a residential and agricultural access onto the property. See RV-13-10 Willard II. Access must comply with IFC Appendix D at time of construction.
14. Joint- Use Driveway: A joint- use access shall serve no more than two tax parcels. See Kittitas County Road Standard, 9/6/2005 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 access.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
15. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
16. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
17. 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.
18. 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. The addresses shall be clearly visible from both directions at the County Road for all properties.
19. 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.

Historical/ Archeological

20. Should ground disturbing or other activities related to the proposed short plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

Fire & Life Safety

21. The driveway(s) for the new property must comply with Kittitas County Code, i.e. any driveway greater in length than 150' shall be no less than 16 feet in width.
22. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

General

23. Attached you will find comments from Kittitas County Environmental Health & Kittitas County Public Works. Please see those documents for required plat notes and information on issues needing completion before final approval of this short plat.
24. Please review KCC 16.12 (at http://www.co.kittitas.wa.us/boc/countycode/title16.asp#Chapter_16.12) to insure that all plat drawing requirements met.

Approval of the Willard Lot 2 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 August 22, 2014. 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 August 22, 2014 at 5:00p.m.

Sincerely,



Kaycee K Hathaway
Staff Planner