



KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

May 6, 2014

Mr. & Mrs. Duncan
3112 239th Place SE
Sammamish, WA 98075

Cruse & Associates
217 E 4th Ave
Ellensburg WA 98926

Mr. & Mrs. Hansen
105 W 26th Ave
Ellensburg, WA 98926

RE: Hansen Short plat, (SP-13-00007)

Dear Mr. & Mrs. Duncan,

The Kittitas County Community Development Services Department has determined that the Hansen Short Plat (SP-13-00007) 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-13-00007 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. The following plat notes shall be recorded on the final mylar drawings:
 - All development must comply with International Fire Code (IFC) and appendices.
 - This short plat has exhausted the use of the one time split provision allowed per Kittitas County Code. No further one time splits are allowed for the subject parcels and subsequent parcels created via this short plat.
 - 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.
 - 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.
 - 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.
4. Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than 1/2 acre of lawn or noncommercial garden will require a permit from the Department of Ecology.
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. Applicants shall submit the necessary information to the Kittitas County Public Health Department (KCPHD) to prove that a sufficient adequate potable water supply exist as outlined in the Board of County Commissioners Resolution 2012-

027 and Kittitas County Code Title 13 prior to KCPHD being able to recommend final approval.

7. As required by WAC 246-272A-0320 (2) (c) prior to preliminary approval of a subdivision at least one soil log hole per proposed lot must be dug and inspected by the local health officer to determine if existing soil and lot size can allow for on-site sewage systems. Soil logs have been completed and approved per a September 20, 2013 email from Joe Gilbert of Kittitas County Environmental Health Department.
8. Individual wells are required to have a 50 foot setback from neighboring property lines (KCC 17A.08.025). Please contact the Kittitas County Public Health Department for further information and requirements at (509) 962-7515.
9. 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.
10. This property is within the boundaries of the KRD and may contain irrigable ground. The applicant will need to comply with the requirements set forth in the KRD General Guidelines prior to approval from KRD and prior to final approval of the short plat.
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.
12. The addresses shall be clearly visible from both directions at the County Road for all properties.
13. 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 are met.
14. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/2005. The following conditions apply and must be completed prior to the issuance of a building permit for any of the structures within this plat. A Performance Bond of acceptable financial guarantee may be used, in lieu of the required improvements, per the conditions outlined in the current Kittitas County Road Standards.
15. 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.
16. Easements: All access easements must be recorded and presented to Public Works prior to final approval. The minimum easement width for all easements serving this property is 60'.
17. Private Road Improvement: Access from Susan Road to the cul-de-sac shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/2005 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulder, 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 access.
 - h. Any further subdivision of lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development of roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements of 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.
18. 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.
 19. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
 20. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
 21. 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.
 22. 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.
 23. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
 24. 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.
 25. 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.

Approval of the Hansen 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 May 20, 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 May 20, 2014 at 5:00p.m.

Sincerely,



Kaycee K Hathaway
Staff Planner