



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

April 25, 2014

Mary Brain
906 ½ Vista Road
Ellensburg, WA 98926

RE: Brain Short Plat (SP-13-00010)

Dear Ms. Brain,

The Kittitas County Community Development Services Department has determined that the Brain Short Plat (SP-13-00010) 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-13-00010 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.
 - 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. A statement regarding the contemplated sewage disposal, water supply, and drainage improvements for the proposed subdivision shall be reflected on the final mylars.
5. This property is within the boundaries of the Cascade Irrigation District may contain irrigable ground. The applicant will need to comply with the requirements set forth in the CID General Guidelines prior to approval from CID and prior to final approval of the short plat.
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. 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
8. The addresses shall be clearly visible from both directions at the County Road for all properties.
9. All future development must comply with the International Fire Code.
10. 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.
11. 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.

12. Private Road 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.
13. Road Variance (RV-13-14- Brain): This project received a road variance to allow reduced standards for the access road serving the project. The following conditions apply:
 - i) The road shall be a minimum of 20' wide and have an all-weather surface.
 - ii) A turnaround shall be constructed in a location approved by the Fire Marshal.
 - iii) The road shall not be used for any future subdivision.
14. Access: Vantage Highway- The landowner has secured a 60' easement from the Vantage highway into the site. The driveway will access the Vantage Highway from the existing commercial access at 1601 Vantage Highway. If this access is used for the new lot instead of the driveway from Vista Road, the improvements required by RV-13-14 will not be required. The driveway from Vantage Highway must be constructed to meet the driveway standards in KCC 12. 12 and KCC 20. 02. Additional improvements will be required is the driveway receives use outside of this short plat of serves future development.
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.
19. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
20. 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 Brain 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 9, 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 9, 2014 at 5:00p.m.

Sincerely,



Kaycee K Hathaway
Staff Planner