



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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“Building Partnerships – Building Communities”

January 7, 2016

Ron and Darcy Poulsen
3550 Tjossem Road
Ellensburg WA 98926

RE: Poulsen Short Plat (SP-15-00005)

Dear Mr. & Mrs. Poulsen,

The Kittitas County Community Development Services Department has determined that the Poulsen Short Plat (SP-15-00005) 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-15-00005 and an accurate legal description shall be shown on the face of the final plat. The final plat shall be submitted in full conformance with Kittitas County Code Chapter 16.20.
2. A subdivision guarantee (title report) no more than six months old must be submitted with the final mylars.
3. Full year's taxes must be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
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 designated natural resource land of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. (RCW 36.70A.060(1)) Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. (RCW 7.48.305)
 - Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - An approved access permit will 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.
 - Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.
5. This property is within the Ellensburg Water Irrigation District boundaries. Proof that all general guidelines have been met for newly created lots shall be provided to Community Development Services prior to final approval.
6. 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.

7. All development of the parcels created in the Poulsen Short Plat shall be in conformance with Kittitas County Code Title 13.
8. The addresses shall be clearly visible from both directions at the County Road for all properties.
9. The Fire Department access road shall be capable of supporting 75,000 lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus.
10. Please see the attached comments from Kittitas County Department of Public Works for plat notes and further issues that must be addressed prior to final approval.

Approval of the Poulsen 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 January 22, 2016. 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 \$1,200 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by January 22, 2016 at 5:00p.m.

Sincerely,



Jeff Watson
Staff Planner

CC: Applicant
Required parties (KCC 15A)