



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

January 23rd, 2017

Chris Cruse
Cruse and Associates
P.O. Box 959
Ellensburg WA 98926

RE: Double K Short Plat (SP-16-00005)

Dear Mr. Cruse,

The Kittitas County Community Development Services Department has determined that the Double K. Ranch Short Plat (SP-16-00005) 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-16-00005 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant of all of the requirements related to Final Plats (KCC 16.20) and Survey Data and Dedications (KCC 16.24). The final plat must be submitted in full conformance with these chapters of Kittitas County Code; **non-compliant mylars will be rejected and returned to the applicant.**
2. Environmental and statutory review may be required for all current and future development, construction, and improvements. The applicant and/or all future owners of any lot or lots within this subdivision are responsible for compliance with all applicable local, state, and federal rules, requirements, codes, and regulations. It is incumbent upon said applicants and future owners to investigate for, and obtain from the appropriate agency or their representative, all required permits, licenses, and approvals for any development, construction, and/or improvements that occur within the boundaries of this subdivision.
3. Full year's taxes must be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office as required by Washington State Law (RCW 84.40.042 & 84.56.345).
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 land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying 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](#)).
 - 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.
 - Metering shall 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.

- 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.
- Property owners shall be required to demonstrate by metering or other means compliance with the single project withdrawal limitation of 5,000 gallons to be shared between the two lots.
- Future development of lots may require a study by a certified wetland biologist to determine wetland classification and for buffer requirements pursuant to KCC Critical Areas Code.

Water

5. 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.
6. This property is within the Kittitas Reclamation District boundaries and contains irrigable ground. Proof that all general guidelines have been met for newly created lots shall be provided to Community Development Services prior to final approval.
7. 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.
8. 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.
9. The applicant shall provide one of the following to the satisfaction of the Public Health Department.
 - 1) A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use.
 - 2) An adequate water right for the new use; or
 - 3) A certificate of water budget neutrality from the Department of Ecology of other adequate interest in water rights for a water bank. No new use to which the chapter is applicable shall be approved without one of these required submissions.
10. The applicant shall submit information on “proximate parcels” held in “common ownership” as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.
11. One soil log shall be performed and information recorded for each lot within the proposed subdivision. Soil logs shall be in accordance with WAC 246.272A. Site evaluations for Onsite Septic Systems shall be completed at the frequency of one soil log per lot.
12. The final plat shall contain the county health officer signature block in accordance with KCC 16.24.210.
13. All wells shall meet the distance requirement of 50 feet from the property line, 50 feet from the septic tank and 100 feet from the drain field as per Kittitas County Critical Areas Ordinance 17A.08.25 and KCC Chapter 13. If existing wells do not meet the setback requirement from property lines, the two adjoining parcels nearest the well must enter into a legal, shared well user’s agreement.

Access

14. The addresses shall be clearly visible from both directions at the County Road for all properties.
15. A Transportation Concurrency Application must be submitted to Public Works.
16. Driveways shall serve no more than two parcels.
17. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150' or if the length of the driveway is more than 150'.
18. Maximum grade shall be 15%.
19. Crushed surface depth shall meet WSDOT standards.
20. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.
21. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Final Mylar

22. The final plat drawings shall be marked with a "w" indicating location of the well and a broken line showing the one hundred foot radius around such.
23. All Floodplains and wetlands shall be delineated on the face of the final mylar.
24. The name Badger Wasteway shall be changed to Badger Creek on the surveys to reflect the natural water course.
25. A critical areas buffer and setback shall be shown in the survey for Wippel Wasteway and Badger Creek.
26. The dashed lines adjacent to the West boundary of Section 5, within the 60' Access easement should be identified. It is assumed these lines represent a driveway, but that should be clarified.
27. The 60' easement adjacent to the West boundary of Section 5 shall be labeled as "Existing", "Herein Dedicated", or "Created via separate document". If the first of third option is used, the Auditor's File No. shall be included. It should be noted that the easement as shown does not connect to Badger Pocket Road with the full 60' width.
28. Any submittal which uses contours or elevations shall include a reference to the vertical datum used.
29. The following corrections shall be made to the legal description:

Paragraph 2, Line 5: Southeast corner thereof, and **thence** East...

Paragraph 2, Line 6: to the center section line; thence **North** 89-59...

General

30. A Hydraulic Project Approval (HPA) will be required from WDFW for any work that will use, divert, obstruct, or change the flow or bed of Badger Creek. Common projects that require an HPA in this area include irrigation diversions from the creeks, culverts or bridges over the creeks, or streambank repairs. Access for future development of Lot 2 may require new a new stream crossing of Badger Creek; an HPA will be required for such work. Any changes or repairs to the existing crossings may also need an HPA.

Additionally, future building sites should be located outside of the riparian areas for Wippel Wasteway and Badger Creek.

31. 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.
32. Please see the attached comments from Kittitas County Department of Public Works, Kittitas County Public Health, and the Washington Department of Fish and Wildlife for plat notes and further issues that must be addressed prior to final approval.

Approval of the Double K. Ranch 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 February 7th, 2017. 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 February 7th at 5:00p.m.

Sincerely,



Dusty Pilkington
Planner I
Kittitas County Community Development Services
dusty.pilkington@co.kittitas.wa.us
(509)-962-7079
CC: Applicant
Required parties (KCC 15A)