



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

July 5th, 2017

RE: Papineau (Public Works) Short Plat (SP-17-00001)

Dear Mr. Papineau and Mr. Mark Cook,

Kittitas County Community Development Services has determined that the Papineau Short Plat (SP-17-00001) is compliant with the Comprehensive Plan and Kittitas County Code (KCC) and hereby grants preliminary approval.

CONDITIONS OF APPROVAL

The following conditions shall be met prior to final Short Plat Approval:

1. Both sheets of the final mylars shall reflect short plat number SP-17-00001 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 Short Plats (KCC16.32), 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. The current year's taxes must be paid in full on all tax parcels involved in this land use action as required by Washington State Law (RCWs 84.40.042 & 84.56.345).
4. The Papineau (Public Works) Short Plat (SP-17-00001) and all future development, construction, and improvements shall conform to all of the provisions and requirements of KCC Title 12. All provisions listed in the attached Public Works Comment Letter must be met prior to final plat approval, including transportation concurrency and floodplain permitting requirements.
5. The Papineau Short Plat (SP-17-00001) and all future development, construction, and improvements shall conform to all of the provisions and requirements of KCC Title 13. The Papineau Short Plat (SP-17-00001) and all future development, construction, and improvements shall conform to all of the provisions and requirements of KCC Title 20 and the International Fire Code (IFC).
6. National Wetland Inventory Maps show a Freshwater Emergent Wetland crossing both lots **which shall be depicted on the face of the final plat.** All development will comply with buffering and mitigation requirements pursuant to KCC 17A.04.
7. The Kittitas County GIS shows a Type 2 fish bearing stream traversing Lot 1 **which shall be depicted on the face of the final plat.** Any future development, construction, or improvements proposed will observe setback requirements pursuant to 17A.07.

REQUIRED PLAT NOTES

The following plat notes shall be recorded on the final mylar drawings.

1. All development must comply with International Fire Code.
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. 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 and formally adopted by the Kittitas County Board of County Commissioners.
4. Maintenance of the access is the responsibility of the property owners who benefit from its use.
5. 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.
6. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
7. 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 may also be used for irrigation.
8. Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with KCC Chapter 13.35.027 and Ecology regulations.
9. A potential wetland exists on both lots of the plat. Any future development, construction, or improvements which are proposed to occur within 25 feet of the potential wetland will require a wetland assessment by a certified wetland biologist to determine whether a wetland exists, if so what type it is, and any appropriate and buffers or mitigation measures pursuant to KCC 17A.04.
10. The Kittitas County GIS shows a Type 2 stream traversing lot 1; any future development, construction, or improvements which are proposed to occur within 40 feet of said stream will require a riparian assessment to determine appropriate buffers or mitigation measures.

SUPPLEMENTAL INFORMATION

The applicant and/or all future owners of any lot or lots within this subdivision should be cognizant of the following:

1. Kittitas County contains a substantial quantity of cultural and archaeological materials. Should ground disturbing or other activities related to the proposed short plat or its future development 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.
2. 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.
3. The State of Washington has an open range law (RCW 16.24.010.). The Papineau Short Plat is currently under a Stock Restricted Area designation. All livestock must be fenced in.

4. Landowners are responsible for controlling and preventing the spread of noxious weeds (RCW 17.10.140). Accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeded of areas disturbed by development to preclude the proliferation of noxious weeds.

This preliminary approval of the Papineau Short Plat (SP-17-00001) may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party with standing within 10 working days. In the absence of such an appeal it shall accordingly be eligible for final administrative approval. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed finalized until so filed. If you have any questions, please do not hesitate to contact our office.

Any aggrieved party with standing may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$1570 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by July 24th, 2017 at 5:00p.m.

Sincerely,



Dusty Pilkington
Staff Planner