



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

October 30, 2008

Joel & Lynn Thomas
PO Box 624
Easton, WA. 98925

RE: J. Thomas Short Plat (SP-08-00031)

Dear Mr. Thomas,

Kittitas County Community Development Services Department has determined that the J. Thomas Short Plat (SP-08-00031) 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-08-00031 and an accurate legal description shall be shown on the face of the final plat.
2. Current full year's taxes shall be paid for on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. All mitigations as set forth in the SEPA Mitigated Determination of Non-Significance (MDNS), issued on October 13, 2008, shall be conditions for the referenced Short Plat. **Please see the enclosed SEPA MDNS.**
4. **The following plat notes shall be recorded on the final mylar drawings:**
 - All development shall comply with the 2006 International Fire Code.
 - 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.
 - All groundwater withdrawals on the subject property shall be subject to the rules and regulations adopted and administered by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
 - Washington Administrative Code (WAC) 173-150 provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If the water supply in your area becomes limited, your use could be curtailed by those with senior water rights.
5. All lots shall share a single ground water withdrawal of no more than 5,000 gallons per day which may be accomplished by more than one well. This allows each lot 1,666 gallons per day maximum. No more than ½ acre of lawn and garden shall be irrigated from this ground water withdrawal.
6. Property owners shall be required to demonstrate by metering adherence to the single project withdrawal limitation of 5,000 gallons to be shared between the three lots. All new residential well connections shall be metered.
7. Per Kittitas County Environmental Health, soil logs need to be performed and water availability is required. Evidence of both shall be provided to Community Development Services prior to final approval.

8. All groundwater withdrawals on the subject property shall be subject to the rules and regulations adopted and administered by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
9. Washington Administrative Code (WAC) 173-150 provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If the water supply in your area becomes limited, your use could be curtailed by those with senior water rights.
10. Access: As shown on the preliminary plat, an individual access will be used to access Lot C-1, and a shared access will be used to access Lots C-2, C-3, and B. If access remains as shown, the access serving Lots C-2, C-3, and B shall be constructed as a high-density private road ending in a cul-de-sac and certified to meet the specifications shown below. If access points change, Public Works shall be permitted to re-review the short plat for access prior to final approval.
11. Access Spacing: Kachess Lake Road is classified as a rural minor collector with a speed limit of 35 mph. Accesses must meet the 150' spacing requirement.
12. 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.
13. Private Road Improvements: Access shall be constructed to meet or exceed the requirements of a High-Density Private Road that serves 3-14 tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. Surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade 8% flat, 12% rolling or mountainous.
 - 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 accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or 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 with a county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road.
14. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way 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.
15. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.

- b. The surface requirement is for a minimum gravel surface depth of 6”.
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8’ wide with gravel surface.
 - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
16. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
17. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
18. 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.
19. 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.
20. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
21. 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 J. Thomas Short Plat may be appealed to the Kittitas County Board of County Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after November 13, 2008. 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 November 13, 2008 at 5:00p.m.

Sincerely,

Kari Braniff
Staff Planner

CC: Encompass
Required parties (KCC 15A)

Enclosure: SEPA MDNS