

RECEIVED
NOV 22 2024
Kittitas County CDS

9. SEPA review was not required. This project is exempt under WAC 197-11-800 (6)(d). The proposed short plat is consistent with KCC Title 15.

10. The proposed short plat is consistent with KCC Title 17A Critical Areas as conditioned.

11. The proposed short plat is consistent with KCC 17.22 UR – Urban Residential Zone as conditioned.

12. The proposed short plat is consistent with KCC 17.11 Urban Growth Areas as conditioned.

13. The proposed short plat is consistent with KCC 17.58 Airport Zone as conditioned.

14. The proposed short plat is consistent with KCC 16.32.050 as conditioned.

15. The proposed short plat is consistent with KCC Title 14 Building and Construction as conditioned.

16. The proposed short plat is consistent with KCC 12 Roads and Bridges as conditioned.

17. The proposed short plat is consistent with KCC 20 Fire and Life Safety as conditioned.

IX. Conclusions

1. As conditioned, the proposal meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned the proposal is consistent with Kittitas County Code Title 16.32 Short Plat.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, Title 14 Building Code, Title 13 Water and Sewers, Title 12 Roads and Bridges, and Title 20 Fire and Life Safety.

X. Decision and Conditions of Approval

Kittitas County Community Development Services grants *preliminary approval* of the Sparks Short Plat, SP-23-00009, based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

Conditions of Approval:

SP 23 - 00009

Compliance
DOCUMENT

1. Building

- A. All new construction must meet the International Residential Code requirements.
- B. Environmental and statutory review may be required for all current and future

LA
Notes

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.

- C. The developer will need to contact Kittitas PUD Engineering Department to obtain power requirements for the short plat.

2. Roads and Transportation

- 2.524
Notes
- A. This application is subject to the latest revision of the Kittitas County Road Standards, dated 2015. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used in lieu of the required improvements, per the conditions outlined. (KCC 12.01.150)
- B. 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.
- C. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- D. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 2015 edition.
- E. Th existing access easement shall be a minimum of 30' wide.
- F. New access easements shall be a minimum of 30'. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
- G. Driveways longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of the Appendix D in the International Fire Code.
- H. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.
- I. 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.
- J. Roads proposed within the Urban Growth Area (UGA) shall conform and support the road system or grid. Transportation Plan and Comprehensive Plan of the City of Ellensburg.
- K. Roads Constructed in the UGA shall comply with the road standards of the affected City

(Ellensburg) or Kittitas County Road Standards, whichever is more stringent. The City shall have the final approval of the road alignments, geometry, and construction requirements.

- Notes*
- L. Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).

Notes

3. State and Federal

- A. Applicant shall meet all state and federal regulations.

4. Water/ Sewer

- A. The applicant shall demonstrate proof of water adequacy in conformance with KCC 13.35 prior to final plat approval.
- B. In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:
 - 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 proposed new use; or
 - 3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.
- C. All applicants for land divisions shall also 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.
- D. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 13 KCC.
- E. A Group B water system must be installed and approved with a state ID# issued. A well site inspection must be performed by the Kittitas County Public Health Department prior to drilling the well. Mitigation water for the 4 proposed lots must be provided.
- F. In accordance with Kittitas County Code 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed prior to final approval.

Notes

5. Survey

- A. Interior property corners will need to be set and shown on the final Short Plat.
- B. Please include language showing the 30' Joint Use driveway Easement as either existing, herein dedicated, or created by separate document.
- C. Please include suitable information for the accurate retracement of the 30' wide

Joint Use Driveway Easement... particularly in the turnaround area.

6. Flood

- notes*
- A. Best available information indicates that this property is at flood risk and that upcoming flood mapping changes are expected to include this property within the 100-year floodplain. Kittitas County has submitted a Letter of Map Revision to FEMA that will revise the current 100-year floodplain of Whiskey Creek. At the time of final plat, the most current 100-year floodplain boundary must be included on the face of the plat per KCC 14.08.220.

7. Plat Notes

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

- 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.
- All development shall comply with International Fire Code
- 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.
- 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.
- 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 by 5 feet on each side of interior lot lines. Said easement may also be used for irrigation.
- Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.
- The property is located within the Airport Overlay Zoning District in which a variety

of airport aviation activities occur. Such airport aviation activities may impact the use of your property.

8. Other

- by WTA
10-28-24
CIP APPROVAL
Notes
- A. Taxes shall 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) prior to final plat recording.
 - B. The applicant shall provide evidence to CDS of project consistency with Cascade Irrigation General Subdivision Guidelines prior to final approval.
 - C. Should ground disturbing or other activities related to the proposed subdivision 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 Department of Archaeology and Historic Preservation (DAHP) and the Confederated Tribes of the Colville Reservation. Work shall remain suspended until the findings are 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.
 - D. Both sheets of the final mylars shall reflect short plat number SP-23-00009 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant of all 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. A final plat file number will be assigned when CDS receives your final plat application. This file number will also be required on the face of the final plat.
 - E. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
 - F. This preliminary approval will expire 5 years from the date of this determination if no extension is filed in accordance with KCC 16.32.090.

From these conclusions and findings, the proposed Short Plat is approved with the above conditions. Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1670 to Kittitas County. The appeal deadline for this project is December 29, 2023, at 5:00p.m. Appeals submitted on or before December 29, 2023, shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.

Responsible Official

Bradley Gasawski