

**YELLOWSTONE TRAIL ESTATES PLAT (LP-09-00006)  
RESOLUTION NO. 2010-087  
COMPLIANCE DOCUMENT**

Item	REDUCED COMMENT	APPLICANT RESPONSE	STAFF REVIEW
1	Conditions imposed	SEE BELOW ON HOW THE APPLICANT COMPLIES	
2	Conformance with plans and applications filed 6/18/09	Developer agrees to conform	
3	Compliance with local, state and federal rules. Proper permits to be obtained.	Developer will comply and obtain all appropriate permits.	
4	Must comply with IFC	Agree to compliance with IFC, and will require the same. Will include as a rule in the CCR's.	
5	Confirm current taxes paid to Kittitas County for Final Plat Approval.	Developer has confirmed taxes are current.	
6	Certificate of Title to be submitted with Final Plat	Please refer to the attached Certificate of Title.	
7	Lot Closures	Please refer to the attached closures.	
8	Conditions Covenants and Restrictions	Developer will comply.	
9	Open Space Tracts	Developer will comply.	
10	Open Space Tract Ownership And Maintenance	See attached CCRs	
11	Timing of Improvements	Improvements will be completed or bonded prior to building permit.	
12	Private Road Certification	Offsite road certification will be submitted to KCPW for approval. Onsite road certification to the 9/6/05 standards will be completed after construction.	
13	Lot 24 Access	Lot 24 will be adjusted, using space from 25, 23, 22. The driveway will be widened to 20 feet. Please refer to amended plat map attached.	
14	Property Line Corrections	Developer will comply. Please refer to amended plat map attached.	
15	Yellowstone Road Cul-De-Sac	Developer will comply, as allowed by proximity to the wetlands.	
16	Private Road Improvements	Developer will comply with 9/6/05 standards, and in cooperation with KCPW. Please see attached amended plat map.	
17	Cul-De-Sac	Developer will comply in cooperation with the fire Marshall, and according to 2006 IFC.	

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18	Private Road Maintenance Agreement	Developer will comply, and include such conditions in the CCR's. Please see attached.	
19	Access Permit	Developer has applied for Access Permit.	
20	Addressing	Developer will work with KCPW for the issuance of individual addresses prior to a building permit.	
21	Advisory Note—Snow Removal on I-90	Advisory noted, and will be an advisory in the CCR's.	
22	No Direct Access To I-90	Noted and will be an advisory in the CCRs.	
23	Water and Sewer	Developer will comply, and receive verification of water service prior to Final Plat Approval.	
24	Plants and Animals	Developer will comply with the assistance of Encompass Engineering.	
25	Stormwater 1	Noted. Developer will comply with WSDOE requirements.	
26	Stormwater 2	Noted. Developer will comply.	
27	Burn Permit	A burn permit has been secured, and is in "dormant" status until at a time conducive to burning, and within allowed burn dates.	
28	Fugitive Dust Control Plan	Developer will comply. See enclosed for plan.	
29	Dust Control	Noted. Developer will use reasonable means to prevent any dust impact.	
30	Advisory Note--Noise	Noted. Developer will include such an advisory in the CCR's.	
31	Fire Marshall	Developer has made contact with the local Fire Chief, and will work in cooperation with the fire department.	
32	Compliance with Codes	Noted. Developer will comply with all applicable codes	
33	Fire Flow--Water	Noted. Developer will cooperate with Fire Chief and SPUD for hydrant placement.	
34	Water Supply	Developer will comply. Email from SPUD enclosed	
35	Hydrant Permit	Developer will comply.	
36	Fire Marshall Office Plans	Noted.	

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37	12% Slope	Noted. Developer will comply.	
38	WSDNR	Developer will work in cooperation with WSDNR and comply with requirements as parameters are met.	
39	SEPA	Satisfied.	
40	Final Mylars	Developer will comply.	
41	LP-09-00006	Noted. Developer will comply.	
42	Mitigation Plan	See enclosed for Wetland Mitigation Plan	
43	Wetland C Crossing	Developer will comply and is cooperating with said agencies.	
44	HPA	Developer will comply and is in process with F&W	
45	Stormwater Management Plan	Developer will comply	
46	Snow Removal Plan	Plan provided in Grading Permit application	
47	Proposed CCRs	Enclosed are draft CCR's	
48	Connection to sewer & water	Applicant is working with SPUD on plan approval and extension agreement	
49	SPUD performance bond	Applicant working with SPUD on need for bond	
50	SPUD connection fees	Noted, applicant will comply	
51	Lot 24 driveway and snow removal concerns	Applicant has modified the plat to address driveway concerns.	