

7/16/2018

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Swauk Valley Conservation Plat File Number LP-17-00007 Compliance Document
Kittitas County CDS

Condition Compliance Document

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Preliminary Approval Condition(s)	Applicant Response	Staff Review
1. Future building on all lots shall be located a minimum of 100 feet landward of the OHWM of Swauk Creek tributaries within the subdivision.	As noted on drawings all future buildings will be a minimum of 100' from OHWM.	Stream Buffers on drawings respected by building envelopes
2. Swauk Creek tributaries shall be delineated on the final mylar and indicate the 100 foot vegetated buffer	As noted on drawings.	100' vegetated buffer shown
3. The 200' shoreline buffer from the OHWM of Swauk Creek shall be delineated on the final mylar.	As noted on drawings.	200 ft shoreline buffer shown
4. A 100' vegetated buffer and an additional 15' construction setback shall be observed from the OHWM of Swauk Creek . Within 200' of the Swauk Creek OHWM, development shall require a shoreline exemption if listed in SMP 7.3(2). All other development will require shoreline permitting pursuant to KCC 17B.	Noted. All buildings will be more than 115' from Swauk Creek.	Noted by applicant. Future development will require shoreline exemption or substatntial development permit as applicable.
5. Proof of water adequacy including a well log or 4 hour draw down test, and a mitigation certificate for each proposed lot shall be submitted to Kittitas County prior to final approval.	Well log and draw down is attached, see email from Holly Erdman 6-29-18 attached regarding water mitigation. Package at Public Works, require parcel number to record.	Water mitigation certificate needed?
6. A signed SMA (Satellite Management Agency) contract is needed for this system as it is a requirement of all Group B water systems pursuant to WAC 246-291 and shall be provided prior to final plat approval.	Executed copy attached.	Signed copy of contract submitted.
7. A copy of access approval/permit from WSDOT allowing for the change in use shall be provided prior to final plat approval.	Access connection permit, and accompanying email from WSDOT 3-26-16, attached.	Access permit submitted

<p>8. The private road and driveway easements shall be clearly depicted on the face of the plat in accordance with the driveway standards as shown in the Kittitas County Code 12: section 12.04.080 table 4-4 Private Road Minimum Design Standards</p>	<p>As noted on drawings.</p>	<p>BPA Access easement shown. Nothing clearly labeled as driveway easement. Might be OK?</p>
<p>9. This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15</p>	<p>All roads meet Private road standards or have variances from Public works.</p>	<p>Signed Road Variance submitted.</p>
<p>10. When a road extends more than 150' from the centerline of a County road or other publicly maintained road or serves more than three lots, a turnaround shall be provided. The turnaround may be a hammerhead for sac which is currently in place or (B.) roads serving four or less lots/units or for a improvement of existing road system land use development activity occurring prior to an existing road so no turn around to the end of the road. Cul-de-sac and hammerhead designs must conform to the specifications of the International Fire Code. A cul-de-sac shall have an easement diameter of at least 110 feet and a driving surface of at least 96 feet in diameter.</p>	<p>The previous Fire Marshall Josh Hink and Fire Chief DJ Evans have reviewed the building sites and stated that compliance could be met by (A.) cul-de-sac and required. Also the future contemplated Conservation Plat has a cul-de-sac and required. A road variance.</p>	
<p>11. A driveway shall serve no more than two tax parcels. See Kittitas County Road Standards, 12/15/15 edition.</p>	<p>Noted. Any driveways will serve only two parcels.</p>	<p>OK. One driveway serves eastern buiding lot and farmstead lot. Another serves building lots, third serves eastern building lot and nothern parcel not part of plat.</p>
<p>12. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):</p>	<p>Title block on Sheet 3 for County Engineer signature.</p>	<p>OK</p>
<p>13. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.</p>	<p>N/A - There are no pre-established or required as there is a single ownership.</p>	<p>N/A</p>
<p>14. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.</p>	<p>Noted. As indicated on drawings.</p>	<p>Surveyor Stamped to sign off on accuracy</p>
<p>15. 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</p>	<p>N/A - existing access.</p>	<p>OK</p>

<p>16. 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</p>	<p>Noted. Will obtain as soon as tax parcel numbers are provided.</p>	<p>Will be addressed at building permit stage.</p>
<p>17. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.</p>	<p>Done, as noted in #10.</p>	<p>OK</p>
<p>18. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.</p>	<p>We have contacted postmaster Nicki Whiley at the Ellensburg station in regards to mailbox placement.</p>	<p>OK</p>
<p>19. Fire and Life Safety Access will be fully</p>	<p>Done, as noted in #10.</p>	<p>OK</p>
<p>20. Addressing to buildings shall be clearly visible from both directions of travel.</p>	<p>Existing and future addressing visible at entry gate and at building,</p>	
<p>21. Construction shall meet WI-JI (Wildlife Urban Interface) standards.</p>	<p>Noted. Construction drawings comply.</p>	<p>OK will comply at building.</p>
<p>22. An archeological survey prepared by a qualified professional shall be conducted prior to final plat approval.</p>	<p>Attached. Also submitted to DAHP as a courtesy.</p>	<p>Survey covers buildable lots</p>
<p>23. 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).....</p>	<p>Noted. Will contact appropriate authorities if anything found.</p>	<p>To be fulfilled during building permit process.</p>
<p>24. The final plat shall include plat notes and appropriate covenants and restrictions ensuring that the open space tract will not be further developed or subdivided in the future.</p>	<p>Note 12 added to Sheet 3 of drawings identifyng open space restrictions on Lot 4.</p>	<p>Actually note 11 on the mylar.</p>

25. The applicant will place the open space tract of 130.72 acres in Open Space for perpetuity and will be designated on the final Mylar	Placement of Lot 4 (Open Space Tract) noted on Sheet 1 of drawings.	OK
26. The use of the open space area will be for passive and active recreational uses as allowed in KCC 16.09.	Noted on Sheet 1 of drawings.	OK
27. The following plat notes shall be recorded on the final mylar drawings:	All plat notes in 27. a-k are noted on the drawings or in notes on Sheet 3.	Items C and D are listed as separate conditions in Findings, shown as one on plat
28. Taxes must be paid in full on all parcels involved in this land use action as required by Washington State Law (RCWs 84.40.042 & 84.56.345), prior to final plat approval and recording.	See attached receipt for parent parcels 207734 and 717734. 2nd half taxes paid 7-5-18.	OK
29. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate	Drawings are signed by PE Dustin Conroy, Pioneer Survey.	Plat is stamped, but not signed. Different surveyor than listed, same firm.