

**Kittitas County Community Development Services**  
**Condition Compliance Document**  
**Harmon Short Plat, SP-10-00007**

The Kittitas County Community Development Services Department has determined that the Harmon Short Plat, SP-10-00007 is a complete application and hereby grants ***conditional preliminary approval*** subject to the following conditions:

Preliminary Approval Condition(s)	Applicant Response	Staff Review
1. Both sheets of the final mylars shall reflect short plat number SP-10-00007 and an accurate legal description shall be shown on the face of the final plat.	SP number and legal description are on the face of of the final plat map	
2. Full year's taxes must be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.	See Tax Receipt	
3. The following plat notes shall be recorded on the final mylar drawings:	Notes are listed on the mylar	
a. All development must comply with International Fire Code.	# 12	
b. The subject property is within or near designated natural resource land of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. (RCW 36.70A.060(1)). Commercial natural resources activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. (RCW 7.48.305)	# 13	
c. Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within this land division.	# 10	

<p>d. 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. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.</p>	<p># 8</p>	
<p>4. This application proposes the utilization of individual wells which require the submittal of well logs or a hydro-geological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a professional engineer who practices in the field of hydrology or by a licensed hydro-geologist.</p>	<p>See letter dated Sept. 10, 2018. Public Health Approval of Harmon "Group B Water System" 4 connections</p>	
<p>5. Individual wells are required to have a 50 foot setback from neighboring property lines (KCC 17A.08.025).</p>	<p>See "Declaration of Covenant for Public Water Supplies"</p>	
<p>6. Should ground disturbing or other activities related to the proposed short plat 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 indicated 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.</p>	<p>Noted None found</p>	
<p>7. Per Kittitas County Environmental Health, soil logs need to be performed and proof of water availability is needed. Evidence of both shall be provided to Community Development Services prior to final approval.</p>	<p>See "Soil Log Evaluation for Land Subdivision" "Pump Test Data Sheet" "Certification of Inspection and Installation of Group B Public Water System" "Water Mitigation Certificate"</p>	

<p>8. The addresses shall be clearly visible from both directions at the County Road for all properties.</p>	<p>Noted</p>	
<p>9. The Fire Department access road shall be capable of supporting 75,000 lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus.</p>	<p>See "Encompass Road Certification"  III. Compliance with K.C. Private Road Standards  (d) Road Compaction  (b) Total Roadway Width  (f) Turnaround  Photograph 2. Vertical Clearance.</p>	
<p>10. <u>Please refer to the comments from Kittitas County Department of Public Works transmitted on July 12, 2010 for plat notes and further issues that must be addressed prior to final approval.</u></p>	<p>Compliance to the comments from K.C. Dept of Public Works is included and addressed.</p>	