

MILLER-JERKE SHORT PLAT (SP-18-00001)  
CONDITION COMPLIANCE DOCUMENT

**RECEIVED**  
AUG 01 2019  
Kittitas Co. CDS

Conditions of Approval:

1. **Water/Sewer**
  - A. A well shall be drilled on lot #1 to prove water is available and water rights obtained for that lot.  
NOTARIZED SHARED WELL AGREEMENT HAS BEEN INCLUDED IN FINAL SUBMITTAL PACKAGE
2. **Building**
  - A. All new construction must meet the International Building Code requirements.  
NOTED
3. **Roads and Transportation**
  - A. Driveways are subject to the 12/15/15 Road Standards.  
NOTED
  - B. 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.  
OK - SEE SHORT PLAT NOTE 4 ON SHEET 2 OF 3.
  - C. The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.  
NOTED
4. **State and Federal**
  - A. Applicant must meet all state and federal regulations.  
NOTED
5. **Fire & Life Safety**
  - A. Access shall be fully compliant with current IFC-Appendix D.  
NOTED
  - B. Addressing to buildings shall be clearly visible from both directions of travel.  
NOTED
  - C. Construction shall meet WUI standards.  
NOTED
6. **Historic and Cultural Preservation**

- A. Should ground disturbing or other activities related to the proposed conditional use permit 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). Work shall remain suspended until the find is 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.

NOTED

7. Survey

- A. Lower Peoh Pt. Rd should include ownership and surfacing (EX (County R/W – Paved)).

DONE

- B. The distance tie to NE section corner should be shown.

DONE

- C. The boundaries of the exception East of the subject parcel should be delineated (distance of 10.59, 20.24 and 32.47).

DONE

- D. The boundary line between Lot 1 and 2 should show corners as set.

DONE

- E. Surveyors certificate shall be shown on the final submittal.

WILL BE SIGNED ON FINAL MYLAR

8. 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.

OK - SEE SHORT PLAT NOTE 9 ON SHEET 2 OF 3.

- Both sheets of the final mylars shall reflect short plat number SP-18-00001 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant of all of 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.**

OK

- All development must comply with International Fire Code.

OK - SEE SHORT PLAT NOTE 10 ON SHEET 2 OF 3.

- Metering shall be required on all new residential well connections and metering

results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements.

OK - SEE SHORT PLAT NOTE 6 ON SHEET 2 OF 3.

- All water proposed to be used must be obtained from a water budget neutral source and meet conditions of Kittitas County Code 13.35.  
OK - SEE SHORT PLAT NOTE 8 ON SHEET 2 OF 3.
- Maintenance of the access is the responsibility of the property owners who benefit from its use.  
OK - SEE SHORT PLAT NOTE 5 ON SHEET 2 OF 3.
- 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.  
OK - SEE SHORT PLAT NOTE 4 ON SHEET 2 OF 3.
- 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.  
OK - SEE SHORT PLAT NOTE 7 ON SHEET 2 OF 3.
- Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.  
OK - SEE SHORT PLAT NOTE 3 ON SHEET 2 OF 3.
- 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.  
OK - SEE SHORT PLAT NOTE 1 ON SHEET 2 OF 3.
- Signature blocks shall be constructed and worded in conformance with KCC Chapter 16.24.  
NOTED
- This short plat exists in an area with traffic noise. Due to its proximity to I-90 it should be expected that traffic noise may continue to grow into the future, and I-90 may need to be expanded to accommodate future growth. If the property owner is concerned with traffic noise affecting this property, it is their responsibility to dampen or deflect any traffic noise for it.  
OK - SEE SHORT PLAT NOTE 11 ON SHEET 2 OF 3.
- The subject property is adjacent to Interstate 90 (I-90), is a fully-controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to I-90; direct access is prohibited.  
OK - SEE SHORT PLAT NOTE 12 ON SHEET 2 OF 3.

9. Taxes must 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.

NOTED

10. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

CLOSURES WERE SUBMITTED WITH PRELIMINARY SUBMITTAL PACKAGE.

11. 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.

NOTED

- 12. 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.**

**NOTED**