

Santa Short Plat, SP-19-00003, Condition Compliance Document

<u>Preliminary Approval Condition</u>	<u>Applicant Response</u>	<u>Staff Review</u>
1. Building A. All new construction must meet the International Building Code Requirements.	Noted	
2. Roads and Transportation A. Timing of Improvements: This application is subject to the latest version of the Kittitas County Road Standards, dated 12/15/15. 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 12.01150.	Noted	
B. The applicant shall meet all applicable conditions of any pre-established or require Private Road Maintenance Agreements.	Addressed with Public Works	
C. Access: The existing access easement for the Schmaus No. 4 Plat shall be constructed to joint use driveway standards to serve lots 1&2 of the Big Creek II Short Plat. Any additional lots accessing the easement may trigger additional county road standards at that time.	Addressed with Public Works	
D. Access Permit: A driveway shall serve no more than two tax parcels. See Kittitas County Road Standards, 12/15/15 Edition.	Noted	
i. New access easements shall be a minimum of 30' wide.	Noted	
ii. 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'.	Noted	
iii. Driveways over 150' in length require a fire apparatus turnaround which conform to the specifications of the International Fire Code.	Noted	
iv. Maximum grade shall be 10%.	Noted	
v. Crushed surface depth per WSDOT standards.	Noted	
vi. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.	Noted	
vii. Any further subdivision or lots to be served by proposed access may result in further access requirements.	Noted	
E. 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.	Noted	
F. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.	Noted	
G. Mailbox Placement: Mailboxes must be approved by the U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.	Noted	
3. State and Federal A. Applicant must meet all state and federal regulations.	Noted	
4. Fire & Life Safety A. Access shall be fully complaint with current IFC-Appendix D and Kittitas County Public Works Standards.	Noted	
B. Addressing to buildings shall be clearly visible from both directions of travel.	Noted	
C. Construction shall meet WUI standards.	Noted	
5. Historic and Cultural Preservation A. 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). 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	

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6. Irrigation A. The project is within the boundaries of the Kittitas Reclamation District and both parcels contain irrigable ground. The requirements set forth in the KRD General Guidelines shall be met prior to final short plat approval.	Condition met and approved per attached letter from KRD dated 9/23/2020	
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 regulation. 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.	Plat note added to sheet 3	
* 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 and formally adopted by the Kittitas County Board of County Commissioners.	Plat note added to sheet 3	
* All development must comply with International Fire Code.	Plat note added to sheet 3	
* Maintenance of the access is the responsibility of the property owners who benefit from its use.	Plat note added to sheet 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.	Plat note added to sheet 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 court of law.	Plat note added to sheet 3	
* Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.	Plat note added to sheet 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.	Plat note added to sheet 3	
* Signature blocks shall be constructed and worded in conformance with KCC Chapter 16.24.	Plat note added to sheet 3	
* No variances for setback encroachment shall be approved for any lots created by this short plat.	Plat note added to sheet 3	
8. Survey		
A. The vicinity map cannot be color or grayscale at final recording.	Revised as requested	
B. Dimensions located at the North portion of Lot 2 are obscured by hatching.	Revised as requested	
C. There will need to be an easement created for Lot 2 to access the shared Well location.	Revised as requested	
D. Per KCC: 16.12.110, Utility easements will need to be shown for the lines serving the shown electrical risers.	Revised as requested	
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.	Taxes have been paid	
10. Both sheets of the final mylars shall reflect short plat number SP-19-00003 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.	Added short plat number to all sheets	
11. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.	Lot closures provided in final application packet	
12. Prior to final short plat approval, the existing ADU located at 1091 Big Creek Road must be decommissioned and a Declaration of covenant must be filed pursuant to Kittitas County Building Division Requirements.	ADU is decommissioned	
13. There is a Tyle 1 Stream located on the property. Any proposed construction located within 200' of the Ordinary High Water Mark (OHWM) will require additional shoreline permitting.	Noted	