THORP LANDING LONG PLAT, CONDITIONS FOR FINAL APPROVAL	COMPLETED	NOTES	Staff Review
1. The project shall proceed in substantial conformance with the plans and application materials on file submitted on January 10, 2023 and transportation concurrency submitted May 15, 2023 except as amended by the conditions herein.	Yes	Applicant Has Complied	
Building			
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.	Yes	Applicant Has Complied	
3. 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.	Yes	Two SEPA reviews were completed on the subject property that is applicable to this plat. SE-22-00015 & LP-23-00001	
All structures will need to be permitted and built to the current Kittitas County adopted building codes at the time of construction.	Yes	Applicant Has Complied	
Roads & Transportation			
4. Road Standards: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/2015. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined in KCC 12.01.150.	Yes	Thorp Landing Lane, serving this plat, has been built, which includes road certifications, and approvals by KC Dept. of Public Works under Grading Permit GP-22-00008	
4.1 Roads & Driveways			
4.1.1 An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work in the county road right-of-way.	Yes	Access permit AC-21-00148 was approved and accepted for this project	
4.1.2 Private roads serving any of the lots within the development shall be inspected and certified by a licensed professional engineer for conformance with the 2015 Kittitas County Road Standards. This certification shall be completed prior to final plat approval or if a performance guarantee is used in lieu of the required improvements, the private road must be certified to comply with the minimum requirements of the International Fire Code prior to building permit issuance.	Yes	Thorp Landing Lane, serving this plat, has been built, which includes road certifications, and approvals by KC Dept. of Public Works under Grading Permit GP-22-00008	
4.1.3 Roads and Driveways longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of Appendix D in the International Fire Code.	Yes	The final plat map is reflective of meeting this requirement.	

4.1.4 Maintenance of driveway approaches shall be the			
responsibility of the owner whose property they serve. The			
county will not maintain access.			
	Yes	Noted	
4.1.5 Future access onto proposed lots may not be accessed			
off a county road if there is an alternative road to access from.			
	Yes	Noted	
4.1.6 Kittitas County will not accept private roads for		1	
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.	Yes	Applicant Has Complied	
4.1.7 Access is not guaranteed to any existing or created			
parcel on this application.	Yes	Noted	
4.1.8 Newly created lots shall access onto an internal road		Applicant has complied. All lots access onto	
system and not directly onto a County Road.		Thorp Landing Lane which accesses Thorp	
	Yes	Highway.	
4.1.9 All road construction within the public or private			
right-of-way shall be designed by or under the direct			
supervision of a civil engineer, licensed to practice in the State		Thorp Landing Lane, serving this plat, has	
of Washington. Please submit a road plan and profile drawings		been built, which includes road	
along with any associated drainage reports for a formal Civil		certifications, and approvals by KC Dept. of	
Review to Kittitas County Public Works (KCC 12.04.020)		Public Works under Grading Permit	
	Yes	GP-22-00008	
1			
5 Other			
5.1 If over 100 cubic yards of material are displaced during		The standing to a seminathic plat has	
construction, a grading permit shall be required. If over 500		Thorp Landing Lane, serving this plat, has	
cubic yards, an engineered grading permit shall be required. If		been built, which includes road	
the applicant plans on applying for final plat prior to building,		certifications, and approvals by KC Dept. of Public Works under Grading Permit	
a bond	V		
for construction shall be required	Yes	GP-22-00008	
0.00		Thorp Landing Lane, serving this plat, has been built, which includes road	
5.2 Prior to the final platting process, a Civil Review of the		certifications, and approvals by KC Dept. of	
plans will be required by Public Works. If the applicant is		Public Works under Grading Permit	
getting an engineered grading permit, the Civil Review will be	Vos	GP-22-00008	
included in the permit	Yes	GF-22-00008	
5.3 All plats must show the acceptance signature of the			
County Engineer. The acceptance block shall be as follows (per		n	
KCC 16.24.170):	Needed	Requested as part of this submission	
5.4 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.	Needed	Requested as part of this submission	
5.5 Mailboxes must be approved the U.S. Postal Service.			
Mailbox locations are site specific. Contact your local Post			
Office for location and design standards before beginning		1	
construction.	Yes	Mailbox has been approved by USPS	
		Thorp Landing Lane, serving this plat, has	
		been built, which includes road	
		certifications, and approvals by KC Dept. of	
5.6 All accesses and roads need to be compliant with the		Public Works under Grading Permit	
2018 IFC including Appendix D.	Yes	GP-22-00008	
6 Survey			
C. 4. Owner Fraince of Board and Surveyor of Board			
6.1 Owner, Engineer of Record, and Surveyor of Record	Yes	Applicant Has Complied	
shall be on final plat.	163	Appressit has complied	

6.2 A Title Report shall be submitted and the legal description			
on the Title Report shall match the legal description on the		A P III Complied	
final plat.	Yes	Applicant Has Complied	
6.3 Controlling corners shall be noted, and property corners			
set.	Yes	Applicant Has Complied	
6.4 The boundaries along the Type F stream shall be			
delineated	Yes	Applicant Has Complied	
6.5 A right-of-way or easement shall be shown for an			
approved irrigation water delivery system as approved by the			
Westside Irrigation Company.	Yes	Applicant Has Complied	
6.6 The plat must show the acceptance signature of the			
Westside Irrigation Company. The acceptance block shall be			
	Yes	Applicant Has Complied	
as follows (per KCC 16.18.035):	ies	Applicant rias complica	
6.7 Lot Closures shall be submitted. Computer sheets shall be			
submitted with the final plat showing the closure of plat			
boundaries, blocks, lots or any tract. It is the responsibility of			
the Professional Licensed Surveyor (PLS) to ensure the lot			
closures are correct and accurate.	Yes	Applicant Has Complied	
7 Water/Sewer			
7.1 In accordance with KCC 13.35.027, the applicant shall			
provide one of the following documents before final plat			
approval:			
7.1.1 A letter from a water purveyor stating that the purveyor		Applicant has received Water Budget	
has adequate water rights and will provide the necessary		Neutrality Determination from Kittitas	
	Yes	County Public Works under WBN-24-00002	
water for the new use.	103	Applicant has received Water Budget	
		Neutrality Determination from Kittitas	
	Ma.	County Public Works under WBN-24-00002	
7.1.2 An adequate water right for the proposed new use	Yes		
7.1.3 A certificate of water budget neutrality from the		Applicant has received Water Budget	
Department of Ecology or other adequate interest in water		Neutrality Determination from Kittitas	
rights from a water bank.	Yes	County Public Works under WBN-24-00002	
7.2 All applicants for land divisions shall also submit			
information on "proximate parcels" held in "common			
ownership" as those terms are defined in WAC 173-539A-030			
and otherwise demonstrate how the proposed new use will			
not violate RCW 90.44.050 as currently existing or hereafter			
amended.	Yes	Applicant Has Complied	
7.3 Failure to obtain mitigation before commencement of an			
activity requiring mitigation shall be a code violation subject			
to enforcement under Title 18 KCC.	Yes	Noted	
7.4 In accordance with KCC 13.04.090, a minimum of one soil			
log for each proposed lot where individual sewage disposal			
systems are contemplated must be completed and approved			
	Yes	Complete, see LP-23-00001 Soil Logs	
prior to final plat approval.	169	Complete, see Et 25 00001 son Eugs	
7.5 The existing Group B water system must be approved		The existing Group B water system has been	
and/or expanded to serve 2 lots of this plat prior to final plat	Voc		
approval.	Yes	approved to serve 2 lots of this plat	
7.6 The new proposed Group B water system must have a			
well drilled and a Group B water system approved to be able		Th	
to serve 8 connections with a public water system ID # issued		The new proposed Group B water system is	
prior to obtaining final plat signature.	Yes	complete per Health Department Letter	
7.7 If the proposed 10 lots are to be served a single water			
system, it shall be a Group A water system that is approved by			
the State Department of Health prior to final plat approval.	N/A	N/A	
7.8 Any Ground Water withdrawals over 5,000 gallons per			
day shall require authorization from the Department of			
Ecology.	N/A	N/A	
-			
8 Other			

Section   Sect				
Applicant has received a Certificace of the West Side Irrigation plan for the Thorp Landing Development (I.P.3-00001) conforms to the Irrigation plan for the Thorp Landing Development (I.P.3-00001) conforms to the Irrigation plan for the Thorp Landing Development (I.P.3-00001) conforms to the Irrigation plan for the Thorp Landing Development (I.P.3-00001) conforms to the Irrigation plan for the Thorp Landing Development (I.P.3-00001) conforms to the Irrigation plan for the Thorp Landing Development (I.P.3-00001) conforms to the Irrigation plan for the Thorp Landing Development (I.P.3-00001) conforms to the Irrigation plan for the Thorp Landing Development (I.P.3-00001) conforms to the Irrigation plan for the Thorp Landing Development (I.P.3-00001) conforms to the Irrigation plan for the West Side Irrigating Company.  Applicant Has Compiled  Applicant Has Com	8.1 Applicant must meet all state and federal regulations.	Yes		
8.2 An irrigation Water Delivery System as described in in KCC 18.10.93 shall be provided by the developer and approved by Westside Irrigating Company prior to final plat approved.  8.3 All stormwater shall be kept on site or require a Construction Stormwater parmit from the Department of Ecology  8.3 All stormwater shall be kept on site or require a Construction Stormwater parmit from the Department of Ecology  8.4 No trerspassing signs shall be put up on the boundary line of each is to that abuts with Washington State Parks land. A legal easement shall be required if wanting access to State Parks Land from this plat.  8.5 Taxes must be paid in full on all tax parcels involved in this land use action as required by Washington State taw (RCW 84.40.042 & 84.56.345) prior to final plat recording.  8.4 All states of the final plats. Engineers and Surveyors need to be cognition of the final plats and irrigation (RCC 16.24). The final plat must be submitted in bill conformance (RCC 16.24). The final plat must be submitted in bill conformance (RCC 16.24). The final plat must be submitted in bill conformance (RCC 16.24). The final plat must be submitted in bill conformance (RCC 16.24). The final plat must be submitted in bill conformance (RCC 16.24). The final plat must be submitted in bill conformance (RCC 16.24). The final plat must be submitted in bill conformance (RCC 16.24). The final plat must be submitted to the applicant, Afinal plat must be submitted with the Conformance of the population of the requirements related to the population. This file number will also be required on the face of the final plat supplication. This file number will also be required on the face of the final plat supplication. This file number will also be required on the face of the final plat supplication of the plate of the properties.  8.5 Critical Areas  8.5 Critical Areas  8.5 Critical Areas  8.5 Lift final surveys shall include denotation of the Type for the plate of the properties of the properties of the properties of the propert				
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	10 Plat Notes			
mylar drawings: Yes Applicant Has Complied	* '	Yes	Applicant Has Complied	

10.1.1 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,		1	
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.	Yes	Applicant Has Complied	
10.2 All development must comply with International Fire			
Code.	Yes	Applicant Has Complied	
10.3 An approved access permit will be required from the	163		
Department of Public Works prior to creating any new			
driveway access or performing work within the county road			
right-of-way.	Yes	Applicant Has Complied	
right-or-way.  10.4 Lots 5 & 6 shall not have access from Goodwin Road	1 2007	· · · · · · · · · · · · · · · · · · ·	
unless approved by Kittitas County Public Works.	Yes	Applicant Has Complied	
10.5 The approval of this division of land provides no	100	- delicent tree annih tree	
guarantee that use of water under the ground water			
exemption (RCW 90.44.050) for tliis plat or any portion thereof will not be subject to curtailment by the Department			
	Yes	Applicant Has Complied	
of Ecology or a court of law.	169	Applicant rids complied	
10.6 Metering is required for all new uses of domestic water			
for residential well connections and usage must be recorded			
in a manner consistent with Kittitas County Code Chapter	Yes	Applicant Has Complied	
13.35.027 and Ecology regulations.	162	Applicate rias complied	
10.7 Any further subdivision or lots to be served by proposed			
access may result in further access requirements. See Kittitas	Von	Applicant Has Complied	
County Road Standards.	Yes	Applicant has complied	
10.8 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	Was	Applicant Has Complied	
Board of County Commissioners.	Yes	Applicant has complied	
10.9 Maintenance of the access is the responsibility of the		Applicant Has Complied	
property owners who benefit from its use.	Yes	Applicant Has Complied	
10.10 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	Yes	Applicant Has Complied	
irrigation	(63	Per KCC14.04.010(4)(b)(ii)(4) All other	
		unincorporated areas outside of the above	
		where a proposed project does not meet the	
		criteria as established in Sections 1, 2 and 3	
		above shall not be required to provide fire	
		flow or automatic sprinklers for residential	
		development on lots that average more than	
		thirty-five thousand square feet in size, but	
		shall meet the International Wildland-Urban	
		Interface Code as adopted and amended by	
		Kittitas County except where said code	
40.44. All attributores on those lots shall be enrighted upless		requires automatic sprinklers and/or fire	
10.11 All structures on these lots shall be sprinkled unless	Yes	flows.	
otherwise waived by the Kittitas County Fire Marshal.	162	HOTES.	
10.12 In the event the requirement sprinklers in Condition			
10.11 are waived by the Kittitas County County Fire Marshal,		1	
all habitable structures shall have a 30' defensible		The state of the s	

10.13 The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration. (RCW 36.70A.060(1))  Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCP' 7.48.305)	Yes	Applicant Has Complied
10.14 All activities within the floodplain must be permitted through the floodplain development permit process and follow regulations within KCC 14.08.220.	Yes	Applicant Has Complied
10.15 All lots shall not allow flood irrigation.	Yes	See Westside Ditch approved Irrigation plan. Applicant has received a Certificate of The West Side Irrigating Company certifying the irrigation plan for the Thorp Landing Development (LP-23-00001) conforms to the irrigation water delivery requirements of the West Side Irrigating Company.

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