

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	
<b>Building</b>			
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	
<b>Roads &amp; Transportation</b>			
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	
<b>4.1 Roads &amp; Driveways</b>			
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 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 system and not directly onto a County Road.	Yes	Applicant has complied. All lots access onto Thorp Landing Lane which accesses Thorp 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 of Washington. Please submit a road plan and profile drawings along with any associated drainage reports for a formal Civil Review to Kittitas County Public Works (KCC 12.04.020)	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	
<b>5 Other</b>			
5.1 If over 100 cubic yards of material are displaced during construction, a grading permit shall be required. If over 500 cubic yards, an engineered grading permit shall be required. If the applicant plans on applying for final plat prior to building, a bond for construction shall be required	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	
5.2 Prior to the final platting process, a Civil Review of the plans will be required by Public Works. If the applicant is getting an engineered grading permit, the Civil Review will be included in the permit	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	
5.3 All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per 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 construction.	Yes	Mailbox has been approved by USPS	
5.6 All accesses and roads need to be compliant with the 2018 IFC including Appendix D.	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	
<b>6 Survey</b>			
6.1 Owner, Engineer of Record, and Surveyor of Record shall be on final plat.	Yes	Applicant 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 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 as follows (per KCC 16.18.035):	Yes	Applicant Has Complied	
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	
<b>7 Water/Sewer</b>			
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 has adequate water rights and will provide the necessary water for the new use.	Yes	Applicant has received Water Budget Neutrality Determination from Kittitas County Public Works under WBN-24-00002	
7.1.2 An adequate water right for the proposed new use	Yes	Applicant has received Water Budget Neutrality Determination from Kittitas County Public Works under WBN-24-00002	
7.1.3 A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.	Yes	Applicant has received Water Budget Neutrality Determination from Kittitas 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 prior to final plat approval.	Yes	Complete, see LP-23-00001 Soil Logs	
7.5 The existing Group B water system must be approved and/or expanded to serve 2 lots of this plat prior to final plat approval.	Yes	The existing Group B water system has been 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 to serve 8 connections with a public water system ID # issued prior to obtaining final plat signature.	Yes	The new proposed Group B water system is 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	
<b>8 Other</b>			

8.1 Applicant must meet all state and federal regulations.	Yes	Noted	
8.2 An Irrigation Water Delivery System as described in in KCC 16.18.030 shall be provided by the developer and approved by Westside Irrigating Company prior to final plat approval.	Yes	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.	
8.3 All stormwater shall be kept on site or require a Construction Stormwater permit from the Department of Ecology	Yes	Applicant Has Complied	
8.4 No trespassing signs shall be put up on the boundary line of each lot that abuts with Washington State Parks land. A legal easement shall be required if wanting access to State Parks Land from this plat.	Yes	Applicant Has Complied	
8.5 Taxes must be paid in full on all tax parcels involved in this land use action as required by Washington State Law (RCW 84.40.042 & 84.56.345) prior to final plat recording	Yes	Applicant Has Complied	
8.6 All sheets of the final mylars shall reflect plat number LP-23-00001 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant 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. A final plat number will be assigned when CDS receives your final plat application. This file number will also be required on the face of the final plat.	Yes	Complete	
8.7 There shall be no flood irrigating of the properties.	Yes	Applicant Has Complied. See Westside Ditch 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.	
8.8 Critical Areas	Yes	Critical Areas Report on file at the County	
8.8.1 All final surveys shall include denotation of the Type F Stream and its 100' buffer.	Yes	Applicant Has Complied	
8.8.2 All final surveys shall include denotation of boundary of the 100-year floodplain.	Yes	Applicant Has Complied	
9 Cultural Resources			
9.1 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), Yakama Nation, and Colville Tribe. 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	Yes	Noted	
10 Plat Notes			
10.1 The following plat notes shall be recorded on the final mylar drawings:	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, 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 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	
10.4 Lots 5 & 6 shall not have access from Goodwin Road unless approved by Kittitas County Public Works.	Yes	Applicant Has Complied	
10.5 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.	Yes	Applicant Has 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 13.35.027 and Ecology regulations.	Yes	Applicant Has Complied	
10.7 Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas 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 Board of County Commissioners.	Yes	Applicant Has Complied	
10.9 Maintenance of the access is the responsibility of the 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 irrigation.	Yes	Applicant Has Complied	
10.11 All structures on these lots shall be sprinkled unless otherwise waived by the Kittitas County Fire Marshal.	Yes	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 requires automatic sprinklers and/or fire flows.	
10.12 In the event the requirement sprinklers in Condition 10.11 are waived by the Kittitas County Fire Marshal, all habitable structures shall have a 30' defensible space around them in accordance with 2018 IWWIC 603.2	Yes	Applicant Has Complied	

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.	