

Swauk Valley Ranch Short Plat (SP-25-00010)

Compliance Document

Preliminary Approval Condition(s)	Applicant Response	Staff Review
1. Building		
A. All new construction must meet the International Residential Code requirements.	Noted.	
B. 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.	Noted.	
2. Roads and Transportation		
A. This application is subject to the latest revision of the Kittitas County Road Standards, dated 2023. 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 12.01.150)	Noted. No performance guarantee required as no specific road improvements are required to be constructed under the plat conditions.	
B. An approved access permit shall 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.	Noted.	
C. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.	Noted.	
D. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.	Noted.	
E. New joint-use access easements shall be a minimum of 30' in width, new private road	Joint use access easements have been shown on final plat drawings.	

easements shall be a minimum of 50' in width.		
F. Driveways longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of the Appendix D in the International Fire Code.	Noted.	
G. 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.	Addresses have been coordinated with Rebecca Cruse, Kittitas County Public Works. Refer to attached address table and plan.	
H. Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).	Noted.	
3. State and Federal		
A. Applicant shall meet all state and federal regulations.	Noted.	
4. Open Space		
A. A covenant precluding further division of the open space lot in the Swauk Valley Ranch Short Plat shall be recorded with the County Auditor and a plat note shall reflect the recording number of the covenant.	Refer to attached DRAFT open space lot covenant. Final plat drawings will include recording number.	
5. The applicant will place the open space tract of 610.504 acres in Open Space for perpetuity, and the open space will be designated on the final Mylar.	Noted and reflected on final plans.	
B. The use of the open space area will be for passive and active recreational uses as allowed in KCC 16.09 and shall be appropriately maintained to control noxious weeds and fire hazards.	Noted.	
6. Water/Sewer		
A. The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates.	Noted.	
B. In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval: 1. A letter from a water purveyor stating that the purveyor has adequate water	Refer to attached Dept of Health letter and Water Systems for Group B Water System. Additional correspondence with Sara Vicker / Kittitas Reclamation District also attached.	

<p>rights and will provide the necessary water for the new use;</p> <ol style="list-style-type: none"> 2. An adequate water right for the proposed new use; or 3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. 		
<p>C. All applicants for land divisions shall also submit information on "proximate parcels" held in 'common ownership' as those terms are defined in WAC 173539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.</p>	<p>Noted on final plat drawings.</p>	
<p>D. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.</p>	<p>Noted.</p>	
<p>E. In accordance with Kittitas County Code 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed prior to final approval.</p>	<p>Soil logs have been completed for each proposed lot. Refer to Site Evaluation application / receipt.</p>	
<p>F. This application is subject to the latest revision of the Kittitas County Code 13 Water & Sewers.</p>	<p>Noted.</p>	
<p>7. Plat Notes</p>		
<p>A. The following plat notes shall be recorded on the final mylar drawings:</p> <ul style="list-style-type: none"> • 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. • All development shall comply with International Fire Code. • Maintenance of the access is the responsibility of the property owners who benefit from its use. 	<p>Noted on final plat drawings.</p>	

- 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.
- 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.
- 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.
- 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.
- Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- The subject property is within or near existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other 14 natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted right to farm provisions contained in the Section 17. 7 4 of the Kittitas County Zoning Code."
- This short plat was platted as a conservation plat pursuant to KCC 16.09. Conservation platting allows for an alternative method for land division while conserving resource lands and preserving rural character. Future subdivision shall not exceed the maximum density allowed in the Agriculture 20 zone of this entire short

<p>plat. Pursuant to KCC 16.09.040(6), development within the platted parcels shall respect the underlying density of the Agriculture 20 zone.</p> <ul style="list-style-type: none"> All open space shall contain appropriate covenants and restrictions to ensure the area will not be further subdivided in the future, the use of the open space for the purpose specified will continue in perpetuity, and the open space will be appropriately maintained to control noxious weeds and fire hazards. 		
<p>Lot Closures and Subdivision Guarantee will need to be provided for review prior to final approval.</p>	<p>Refer to plat drawings and Title Guarantee.</p>	
<p>8. Other</p>		
<p>A. Taxes shall 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.</p>	<p>Noted.</p>	
<p>B. 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) and the Confederated Tribes of the Colville Reservation. Work shall remain suspended until the findings are 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.</p>	<p>Noted.</p>	
<p>C. All sheets of the final mylars shall reflect short plat number SP-25-00010 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 mvlars will be rejected and returned to the applicant. A final plat file number will be assigned when CDS receives your final plat application. This file number</p>	<p>Noted and shown on final plat plans.</p>	

will also be required on the face of the final plat.		
D. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.	Noted.	
E. This preliminary approval will expire 5 years from the date of this determination if no extension is filed in accordance with KCC 16.32.090.	Noted.	