

Brown Road Long Plat Conditions For Final Approval	COMPLETED	NOTES	STAFF REVIEW
Building			
<p>A. All new construction must meet the International Residential Code requirements.</p> <p>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.</p>	Yes	Applicant will comply	
Roads and Transportation			
<p>A. This application is subject to the latest revision of the Kittitas County Road Standards. 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)</p> <p>B. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards.</p> <p>C. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</p> <p>D. New access easements shall be a minimum of 30'. 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'.</p> <p>E. 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.</p> <p>F. Max grade shall be 10%.</p> <p>G. Crush surface depth per WSDOT Standards.</p> <p>H. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.</p> <p>I. 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. Access is not guaranteed to any existing or created parcel on this application.</p> <p>J. 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.</p> <p>K. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.</p> <p>L. 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.</p> <p>M. 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 designer (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).</p>	Yes	Applicant will comply	
	Yes	Noted	
	Yes	Applicant has complied	
	Yes	Applicant will comply if applicable	
	Yes	Not applicable	
	Yes	Applicant has complied	
	Yes	Noted	
	Yes	Applicant will comply	
	Yes	Applicant will comply	
	Yes	Applicant will comply	
	Yes	Applicant has complied	
	Yes	Applicant will comply	
State and Federal			
A. Applicant shall meet all state and federal regulations.	Yes	Applicant has complied	
B. An NPDES Construction Stormwater Permit may be required if there is a potential for stormwater discharge from a construction site with disturbed ground. Ground disturbance includes all utility placements and building or upgrading roads. A permit and a stormwater plan are required prior to beginning ground-breaking activities.	Yes	Applicant has complied	
Plat Notes			
A. The following plat notes shall be recorded on the final mylar drawings:			



i. 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 compiled	
ii. All development shall comply with International Fire Code.	Yes	Applicant has compiled	
iii. Maintenance of the access is the responsibility of the property owners who benefit from its use.	Yes	Applicant has compiled	
iv. 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 compiled	
v. 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 compiled	
vi. 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 compiled	
vii. 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 compiled	
viii. 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 compiled	
ix. The subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with County, State and federal laws are not subject to legal action as public nuisances.	Yes	Applicant has compiled	
x. A signature box for West Side Irrigation District shall be included by the Professional Licensed Surveyor (PLS) on the final mylars and shall be signed by an authorized representative of West Side Irrigation prior to obtaining signatures from various Kittitas County department officials.	Yes	Applicant has compiled	
Other			
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.	Yes	Applicant has compiled	
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 (DAHHP) 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.	Yes	Noted	
C. The following survey corrections/notes shall be reflected prior to final short plat approval:			
i. Survey shall meet WAC 332-130-145 topographic elements.	Yes	Applicant has compiled	
ii. Survey shall show encroachment distances of existing building(s) into Brown Road Right-of-Way.	Yes	Applicant has compiled	
iii. Shall show all structures on parcel, and/or provide a statement if structures have been demolished.	Yes	Applicant has compiled	
iv. Adjacent lots 2, 4, and 7 shall include reference to the recorded survey.	Yes	Applicant has compiled	
v. The 60-foot access easement shall include reference to recording number of the creation documents.	Yes	Applicant has compiled	
D. Both sheets of the final mylars shall reflect short plat number SP-25-00009 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. A final plat file 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	Applicant has compiled	
E. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.	Yes	Applicant has compiled	
F. 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.	Yes	Applicant has compiled	
G. 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. Prior to final plat approval and recording, the following conditions shall be met: In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval —	Yes	Applicant has received Water Budget Neutrality Determination from Kittitas County Public Works under WM-25-00071	

<p>i. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;</p>	<p>Yes</p>	<p>Applicant has received Water Budget Neutrality Determination from Kittitas County Public Works under WM-25-00071</p>	
<p>ii. An adequate water right for the proposed new use; or</p>	<p>Yes</p>	<p>Applicant has received Water Budget Neutrality Determination from Kittitas County Public Works under WM-25-00071</p>	
<p>iii. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</p>	<p>Yes</p>	<p>Applicant has received Water Budget Neutrality Determination from Kittitas County Public Works under WM-25-00071</p>	
<p>H. 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. 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>Yes</p>	<p>Applicant has completed</p>	
<p>I. The applicant must have a site evaluated by Public Health on lots without existing permitted on-site sewage before the Final Plat submittal.</p>	<p>Yes</p>	<p>Complete, see OE-25-00194 Site Evaluation Inspection Results</p>	
<p>J. There shall be a water supply protection zone that has at least a 100-foot radius for each existing or proposed well site.</p>	<p>Yes</p>	<p>Applicant has completed</p>	
<p>K. Where subdivisions with nonpublic wells are proposed the configuration of each lot line should allow a supply protection zone to fit within the lot lines or a restrictive covenant shall be recorded to each property that is sited partially or completely within the water supply protection zone.</p>	<p>Yes</p>	<p>Applicant has completed</p>	
<p>L. The existing residence is located within the public right-of-way and is considered nonconforming according to KCC 17.18. Nonconforming residential structures shall not be remodeled or expanded in a manner that increases non-conformity, unless it qualifies for a one-time expansion up to 10% of the existing building area.</p>	<p>Yes</p>	<p>Noted</p>	
<p>M. The applicant shall record a covenant precluding further division of the subject lot while designated for agricultural use by the adopted Kittitas County Comprehensive Plan maintaining the minimum adjustment necessary to accommodate the proposed use.</p>	<p>Yes</p>	<p>Applicant has completed, see recorded Covenant</p>	