

**NELSON VIEW PLAT (LP-24-00002)
COMPLIANCE DOCUMENT**

DATE OF COMMENT	NAME/AGENCY	REDUCED COMMENT	APPLICANT RESPONSE	COUNTY RESPONSE
JULY 24, 2024	CONDITIONS OF APPROVAL FROM FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION AND CONDITIONS OF APPROVAL – ANDREW KOTTAMP, HEARING EXAMINER & CHACE PEDERSEN, CDS	<p>1. BUILDING</p> <p>1.1 THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL RULES AND REGULATIONS, AND MUST OBTAIN ALL APPROPRIATE PERMITS AND APPROVALS.</p> <p>1.2 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>	Noted	
		<p>1.3 ALL STRUCTURES SHALL COMPLY WITH CURRENT KITITAS COUNTY ADOPTED BUILDING CODES AT THE TIME OF CONSTRUCTION.</p> <p>2. ROADS AND TRANSPORTATION</p> <p>2.1 ROAD STANDARDS: THIS APPLICATION IS SUBJECT TO THE LATEST REVISION OF THE KC ROAD STANDARDS. A PERFORMANCE GUARANTEE MAY BE USED, IN LIEU OF THE REQUIRED IMPROVEMENTS, PER THE CONDITIONS OUTLINED IN KCC 12.01.150.</p> <p>2.1.1 ROADS & DRIVEWAYS: 2.1.1.1 AN APPROVED ACCESS PERMIT SHALL BE REQUIRED FROM THE DEPT. OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK IN THE COUNTY ROAD RIGHT-OF-WAY.</p>	Noted	
		Existing Esm't S of Survey recorded in Book 37, Page 7 has been certified. Driveway into plat has been built to current driveway standards.		
		Noted		

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		2.1.1.3 ANY FURTHER SUBDIVISIONS OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.	A note to this effect has been added as Plat Note 2 on the plat drawing.	
		2.1.1.4 A ROAD NAME APPLICATION IS REQUIRED FOR THE ROAD SERVING THE JOINT-USE DRIVEWAY TO LOTS 1-3.	New road name has been added. (Darling Way)	
		2.1.1.5 EASEMENT MUST SHOW A FIRE APPARATUS TURNAROUND AT TERMINATION OR WITHIN 150 FEET ON SHARED RESIDENTIAL DRIVEWAY.	Fire apparatus turnarounds have been added.	
		2.1.1.6 ALL SHARED RESIDENTIAL DRIVEWAYS SHALL HAVE A MAINTENANCE AGREEMENT RECORDED WITH THE FINAL PLAT APPROVAL THAT SPECIFIES CONSISTENT MAINTENANCE IN ACCORDANCE WITH THE APPROVED PLAT/PLANS.	See enclosed subdivision guarantee for CC&Rs.	
		2.1.2 OTHER 2.1.2.1 EXCEPT AS EXEMPTED IN 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. AN APPLICATION FOR GRADING IN EXCESS OF FIVE HUNDRED (500) CUBIC YARDS SHALL BE ACCOMPANIED BY AN ENGINEERED GRADING PLAN.	Grading permit was given and closed due to completion of construction.	

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		4.1.3 A CERTIFICATE OF WATER BUDGET NEUTRALITY FROM THE DEPARTMENT OF ECOLOGY OR OTHER ADEQUATE INTEREST IN WATER RIGHTS FROM A WATER BANK.	Four water rights are already owned and the one remaining has been purchased and the application paperwork has been submitted to Public Works.	
		4.2 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.	N/A	
		4.3 FAILURE TO OBTAIN MITIGATION BEFORE COMMENCEMENT OF AN ACTIVITY REQUIRING MITIGATION SHALL BE A CODE VIOLATION SUBJECT TO ENFORCEMENT UNDER TITLE 18 KCC.	Noted	
		4.4 ANY GROUND WATER WITHDRAWALS OVER 5,000 GALLONS PER DAY SHALL REQUIRE AUTHORIZATION FROM THE DEPARTMENT OF ECOLOGY.	Noted	
		4.5 WELL LOGS SHALL BE PROVIDED PRIOR TO FINAL PLAT.	See enclosed well logs	

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		<p>6. OTHER</p> <p>6.1 APPLICANT MUST MEET ALL STATE AND FEDERAL REGULATIONS.</p> <p>6.2 ALL CONDITIONS OF THE SEPA MDNS (SE-23-00009 NELSON VIEW) ISSUED ON JUNE 29, 2023, SHALL BE MET.</p> <p>6.3 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.</p>	Applicant will comply	
		Noted and complied.		
		Applicant shall comply prior to recording of plat.		

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		7. PLAT NOTES 7.1 THE FOLLOWING PLAT NOTES SHALL BE RECORDED ON THE FINAL MYLAR DRAWINGS: 7.1.1 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. 7.1.2 ALL DEVELOPMENT MUST COMPLY WITH THE INTERNATIONAL FIRE CODE.	Note has been added as Note 11 in the Plat Notes on Sheet 2	
			Note has been added as Note 12 in the Plat Notes on Sheet 2	

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		7.1.4 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.	Note has been added as Note 8 in the Plat Notes on Sheet 2	
		7.1.5 METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.	Note has been added as Note 7 in the Plat Notes on Sheet 2	
		7.1.6 ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.	Note has been added as Note 2 in the Plat Notes on Sheet 2	
		7.1.7 KITITAS 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 KITITAS COUNTY BOARD OF COUNTY COMMISSIONERS.	Note has been added as Note 10 in the Plat Notes on Sheet 2	
		8. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.	Note has been added as Note 8 in the Plat Notes on Sheet 2	

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