

Evergreen Ridge P.U.D. Parcel A,
Division 1

Kittitas County CDS



Ord. 2001-17, Conditions

Applicant Response

Staff Review

<p>Cond. #1. Prior to final plat approval the applicant must meet all requirements for access, off of Highway 903, by the Washington State Department of Transportation.</p>	<p>Applicant has met this condition and completed construction of the intersestion access from SR 903 onto Rock Rose Drive. See WSDOT Permit letter.</p>	
<p>Cond. #2. Prior to final plat approval the applicant must meet all requirements by the Kittitas County Fire Marshall regarding fire protection.</p>	<p>Applicant has met this conditions with fire hydrants and required fire flow. This condition is also met through The WA State Dept. of Health approval of the Evergreen Valley Water system design and water plan, which requires fire flow design.</p>	
<p>Cond. #3. Prior to final plat approval the applicant must meet all requirements by the Kittitas County Department of Public Works regarding road standards.</p>	<p>The condition has been met as Rock Rose Drive and Paintbrush Lane are already built and approved by Kittitas County as Private Roads. Furthermore per the vested roads standards that apply to this project the Road that will serve this proposed short plat will be built or bonded prior to occupancy permit being granted.</p>	

<p>Cond. #4. Prior to final plat approval the applicant must provide proof of potable water and meet all wastewater requirements of the Kittitas County Environmental Health Department.</p>	<p>This conditions has been met. The Evergreen Valley Group A water system currently serves this proposal and all other lands that have been subdivided within the Evergreen Ridge Planned Unit Development. Water and Sewer documents attached.</p>	
<p>Cond. #5. Evergreen Ridge will include within its Restrictive Covenants, a requirement for all individual lots to connect to a regional sewer system when such a system is approved, designed, funded, and built. Until Evergreen Ridge is included within such regional sewer system, lots may be developed with septic systems as approved by the Kittitas County Health Department with said approval beign based on the state and county regulations.</p>	<p>As with all other Divisions that have been approved under the Evergreen Ridge PUD, the regional sewer system statement is included in all associated CC&R's See the primary cc&r document attached, specifically Page 10, Section 6.7</p>	
<p>Cond. #6. All existing encroachment shall be addressed to the satisfaction of all parties prior to final plat approval.</p>	<p>All encroachments have been addressed through the appropriate quit claim deeds, which were submitted for the Evergreen Ridge Final Development Plan Approval process. See Attached documents.</p>	
<p>Res. 2017-072 Additional Note:</p>		

<p>Note #3. "The identified open space tracts shall be proportionately owned by tenants in common, and retained by each adjoining home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation"</p>	<p>The applicant has met this condition as there are no open space tracts identified. There is an existing privately owned activity center that provides recreational activity to it's members who pay into this facility.</p>	
<p>Additional Items: Resolutino 2017-072, Ordinance 2006-26, & Ordinance 2001-17</p>	<p>See attached documents.</p>	