

**Zipperer Short Plat - File Number SP-20-00005**  
**Condition Compliance Document**

<u>Approval Condition</u>	<u>Applicant Response</u>	<u>Staff Review</u>
<b>1. Building</b>		
A. All new construction must meet the International Building 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	
C. The applicants shall provide evidence to CDS of project consistency with KRD General Guidelines prior to final approval. 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). 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 possible.	Noted, See Letter from KRD.	
<b>2. Road</b>		
A. A private road certification is required prior to final approval of the short plat per Kittitas County Road Standards dated 12/15/15. Big Creek Road shall be improved to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels.	See Attached certification and supporting Docs.	
B. 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.	Noted	
C. The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.	Noted, See Attached Road Users agreement.	
<b>3. State and Federal</b>		
A. Applicant must meet all state and federal regulations.	Noted	
<b>4. Water/Sewer</b>		
A. The applicant shall demonstrate proof of water adequacy in conformance with KCC 13.35 prior to final plat approval.	See Attached email and supporting Docs	
B. 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.	See Attached supporting Docs	
<b>5. Plat Notes</b>		
A. The following plat notes shall be recorded on the final mylar drawing:		
* 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.	Note 2 on Sheet 2	
* All development must comply with International Fire Code.	Note 4 on Sheet 2	
* Maintenance of the access is the responsibility of the property owners who benefit from its use.	Note 5 on Sheet 2	
* 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.	Note 6 on Sheet 2	
* 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 court of law.	Note 9 on Sheet 2	
* 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.	Note 8 on Sheet 2	
* Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.	Note 7 on Sheet 2	

* 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.	Note 1 on Sheet 2	
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<b>6. Survey</b>		
A. Basis of bearing will need to be addressed.	Basis of bearing is addressed under Horizontal Datum on Sheet 1	
B. Note the distance the fence line encoraches into Lots 2 and 4.	Requested distances added	
C. Show Nelson Siding Road as a "60' wide county right-of-way-paved".	Requested verbiage added	
D. "Tick marks" to the angle point that is on the East side of Lot 2 would be useful to clarify where the angle occurs.	Requested tick marks added	
E. There is a requirement to show ties to ALL found corners. As I believe some of the corners may be included purely as visual reference, I do not feel this is required. As the Section is not entirely shown and delineated, it is likely that the found property corners were utilized as controlling evidence. A note explaining the survey monuments held (and those monuments tied) would be beneficial.	Note 8 on Sheet 1	
F. Typo in the existing leal description "inn".	Revised	
G. Some text obscured by crossing linework.	Crossing linework trimmed	

<b>7. Taxes must be paid in full on all tax parcels involved in this land use action as required by Washington State Law (RCWs 84.40.042 &amp; 84.56.345) prior to final plat recording.</b>	See Attached Receipt	
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<b>8. Both sheets of the final mylars shall reflect short plat number SP-20-00005 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant of all of the requirements related to the 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 plat.</b>	Noted - Final Short Plat is in full compliance	
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<b>9. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.</b>	Noted	
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<b>10. 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.</b>	Noted	
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## Kittitas Reclamation District

P.O. Box 276

Ellensburg, WA 98926

Phone: (509) 925-6158 Fax: (509) 925-7425

April 1, 2021

Mr. Justin Zipperer  
PO Box 971  
Cle Elum, WA 98922

Dear Mr. Zipperer:

This letter is in regards to the segregation of your property that lies within the boundaries of the Kittitas Reclamation District.

You have satisfactorily met all conditions set forth in the KRD General Guidelines for Subdivisions; therefore, your subdivision has been approved.

Thank you for taking the time in meeting our requirements. If I can be of further assistance, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Sara Vickers', written in black ink.

Sara Vickers  
Lands Clerk/RRA