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 Kittitas Co. CDS

A.	RELEVANT CODE SECTIONS	ANALYSIS	KC FDP FINDING Per FDP apprvl	Large Lot Plat response
	<p>Final Development Plan (KCC 17.36.040 Existing at the time of application)</p> <p>Following approval of the preliminary development plan by the county and before lot sales or building construction commences, the developer (owner) shall submit a final development plan for approval by the board of county commissioners which shall include all of the following:</p>			
A.1	<p>A staging plan describing the timing or sequence of construction for all the elements of the plan. Subdivision lot sales may precede other elements of the development upon final plat approval</p>	<p>Condition is addressed in Exhibit 2. The staging plan proposes a 20 year build out plan to accommodate delays outside of the applicant's control.</p>	<p>Satisfied</p>	<p>Satisfied</p>
A.2	<p>A map or maps of the site drawn at a scale no smaller than one hundred feet to one inch showing the following:</p>	<p>Exhibit 3, 4, and 5 submitted:</p>		
	<p>i. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions;</p>	<p>i- Site plan (exhibit 3) demonstrates basic road layout and access to Highway 97, including emergency access. The applicant states that road places, site grading, road improvements and drainage will be submitted at the final platting stage. Utilities and septic are stated as privately owned with setbacks indicated in exhibit 5.</p>	<p>i. Satisfied</p>	<p>i. Satisfied, as the large Lot subdivisions is served off of existing county roads. Engineering plans, grading, improvements, drainage and public utilities will be address at the higher density final platting stage.</p>

<p>ii. Arrangement of all buildings which shall be identified by type;</p>	<p>ii- Exhibits 3 demonstrate the locations of all buildings and their associated use. Residential sites do not indicate specific types (SF, MF, condo, etc.) 65 residential units have been approved with 65 residential lots allotted despite type.</p>	<p>ii. Satisfied: Identified as single family residential</p>	<p>ii. Satisfied: Identified as single family residential</p>
<p>iii. Preliminary building plans including floor plans and exterior design and/or elevation views;</p>	<p>iii- The applicant states that the Dunford PUD will adopt by reference the preliminary building plans from Swank Creek and Evergreen Ridge PUDs. Single family residence plans exist on file with other approved final development plans (RZ-01-00010 Evergreen Ridge & RZ-06-00027 Ranch on Swank Creek), and it is unnecessary for applicant to provide sample plans of condominiums.</p>	<p>iii. Satisfied</p>	<p>iii. Satisfied</p>
<p>iv. Location and number of off-street parking areas including type and estimated cost of surfacing;</p>	<p>iv- The staging plan (exhibit 2) describes \$.75 per square foot. 1.5 parking spots per parcel. 2 parking spots per barn. 4 spots minimum for the Homestead area. 4 spots minimum for the Community Building.</p>	<p>iv. Satisfied</p>	<p>iv. Satisfied</p>

<p>v. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans.</p>	<p>v- The applicant states that specific maintenance plans and road/driveway plans will be submitted at final plat stage. The applicant states in exhibit 2 that they estimate \$1.95 per square foot surfacing/road maintenance plans.</p>	<p>v. Satisfied</p>	<p>v. Satisfied</p>
<p>vi. The location and total area of common open spaces;</p>	<p>vi- The open space area is approximately 185 acres. The applicant states that open space will be held in ownership by the Ranch on Swank LLC. Plat notes will be required to express that the open space areas conditioned by resolution 2010-013 (22) meet the intention of that condition.</p>	<p>vi. Satisfied</p>	<p>vi. Satisfied</p>
<p>vii. Proposed location of fire protection facilities;</p>	<p>vii- Conditions of RZ-07-08 require a fire hydrant. The applicant's responses are inconsistent between A-vii, B-42, B-51. Charity required.</p>	<p>vii. Satisfied; per fire marshal</p>	<p>vii. Satisfied; per fire marshal</p>
<p>viii. Proposed storm drainage plan;</p>	<p>viii- Exhibits 3 and 4 provide a conceptual layout of the stormwater management plan. The applicant states they will work with the Department of Ecology on a stormwater plan once approved. Stormwater plan will be submitted at final</p>	<p>viii. Satisfied</p>	<p>viii. Satisfied</p>

A.3	<p>Certification from state and local health authorities that water and sewer systems are available to accommodate the development;</p>	<p>The applicant states that the first 9 parcels will be under group B water system. Upon approval of FDP, domestic water plans will be engineered and reviewed for approval by WA Dept of Health and Kittitas County Public Health. The Hidden Valley Water Group A System will be utilized for development beyond the first 9 parcels. Kittitas County Public Health Verified that applications for expansion of water rights have been filed with DOH</p>	<p>Satisfied for development plan stage: Proof of water and sewer system availability will be required for final plat.</p>	<p>Satisfied for development plan stage: Further Proof of water and sewer system availability will be required at the higher density final platting stage. Water is served by the approved Hidden Valley Group A Water System & service areas, along with associated/additional water right transfers (CS4-01475CTCL@3).</p>
A.4	<p>Provisions to assure permanence and maintenance of common open spaces;</p>	<p>The applicant states that all common open spaces will remain in the ownership of the Ranch on Swauk Creek LLC ownership. This will need to be expressed as a plat note for final plat.</p>	<p>Satisfied: Note 4 on the Final Development Map expresses Ranch on Swauk Creek Ownership</p>	<p>Satisfied: Note 4 on the Final Development Map expresses Ranch on Swauk Creek Ownership</p>
A.5	<p>Statement of intent including estimated cost for landscaping and restoration of natural areas deposited by construction including tree planting.</p>	<p>All utilities when practical will be placed within the road ROW's. An estimated cost of \$5 per lineal foot of developed road is anticipated for restoration of areas distributed construction activities. (statement appears to be cut off) More information will be required</p>	<p>Satisfied: Updated narrative provided with landscape estimate.</p>	<p>Satisfied: Updated narrative provided with landscape estimate.</p>

	<p>“Great care will be taken by the Dunford PUD in regards to the construction of the roads and infrastructure. Where practical all utilities will be placed within the road right of way. The applicant is estimating a cost of \$5 per lineal foot of developed road for restoration of areas distributed during construction and general landscaping activities.”</p>			
B.	<p>PRELIMINARY APPROVAL CONDITIONS (Res. No. 2010-013)</p>	ANALYSIS	FINDING	Large Lot Plat response
B.1				

	<p>On-site stormwater management that conforms to the specifications of the Stormwater Management Manual for Eastern Washington (2004) is required of this development. A conceptual stormwater plan was submitted with the preliminary development plan showing potential locations for stormwater systems. Structures of stormwater systems shall not be placed within identified wetlands or in areas where cultural resources are known to exist. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The final stormwater system design and locations shall be presented to Public Works and approved by the County Engineer prior to final approval. The stormwater system construction shall be certified by a licensed engineer. The certification shall be included with the road certification and is required prior to the issuance of a building permit. Road and site construction shall not begin prior to stormwater system design approval.</p>	<p>Conceptual layout provided in exhibits 3 and 4 appear to meet the requirements in relation to location restriction (ie no wetland or cultural resource areas). The applicant states that they will work with the appropriate authorities upon approval to meet the standards required. Detailed plan will be submitted at final</p>	<p>Satisfied</p>	<p>Stormwater under the large lot plat will be served by the existing road side ditches off of Bettas orad and Hwy 97 as this Large Lot subdivision is to only create 4 lots vesting the Planned unit Development which allows for the true density to be consolidated and developed.</p>
B.2	<p>Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.</p>	<p>Exhibits 3 and 4 outline 4 storm water retention areas throughout the project area to contain runoff. Detailed plans will be submitted at final</p>	<p>Satisfied</p>	<p>Stormwater under the large lot plat will be served by the existing road side ditches off of Bettas orad and Hwy 97 as this Large Lot subdivision is to only create 4 lots vesting the Planned unit Development which allows for the true density to be consolidated and developed.</p>
B.3				

B.4	<p>Wetland Areas and Buffers and Stream: Wetlands A, B, C, and D, and Stream A and their associated buffers shall be shown on the face of the final development plat and on the final development plan.</p>	<p>Exhibits 3 and 4 demonstrate the locations of the four wetlands noted. Stream A is described in the critical areas report (exhibit 7) as running north through Wetlands A and B, but is not indicated on the site plans submitted. Final plat and development plan will require locations and any associated buffers to wetlands and streams.</p>	<p>Satisfied: Stream A travels through the center of B and A. Buffers for both wetlands are displayed on the final development map, which exceed the stream A buffer requirement.</p>	<p>Satisfied: Stream A travels through the center of B and A. Buffers for both wetlands are displayed on the final development map, which exceed the stream A buffer requirement. This is satisfied further with the placement of all wetlands and streams on the Large Lot Subdivision Plat map.</p>
B.5	<p>Wetlands B, C, and D: Wetlands B, C, and D, and associated buffer areas of at least 20 feet (KCC 17A.04.020), shall be located within Open Space tracts.</p>	<p>Associated buffer areas of at least 20 feet shall be located within Open Space tracts within the Dunford PUD. See attached critical areas report (exhibit 7).</p>	<p>Satisfied</p>	<p>Satisfied: This is satisfied further with the placement of all wetlands and streams on the Large Lot Subdivision Plat map.</p>

<p>B.6</p>	<p>Wetland A: Wetland A is located near the proposed access road from US 97. The applicant has indicated that road construction may result in wetland impacts. Kittitas County requires, to the extent practical, a zero net loss of wetlands (KCC 17A.04.015). In the event that disturbance to Wetland A cannot be avoided: a) disturbed areas shall be replaced at a ratio of 1.5 to 1, in accordance with KCC 17A.04.050; b) remaining undisturbed areas of Wetland A and its buffer shall be placed in an Open Space tract; and c) prior to ground disturbance, a Wetland Mitigation Plan, showing areas of wetland disturbance and creation shall be submitted to Community Development Services for review and approval in consultation with Washington State Departments of Ecology and Fish and Wildlife. Prior to final development plan approval, all necessary wetland replacement and features shall be constructed according to the Wetland Mitigation Plan.</p>	<p>Exhibit 7 (critical areas report) states a general recommended buffer of 20 feet for Wetland A. Wetland A, according to exhibits 3 and 4, does not rest in the open space area indicated with blue hatch as required. The applicant indicated that road construction could impact wetland areas. No documentation of potential impacts or Wetland Mitigation Plan was submitted. The applicant expressed that this will be submitted for final platting.</p>	<p>Satisfied:</p>	<p>Satisfied: This is satisfied further with the placement of all wetlands and streams on the Large Lot Subdivision Plat map. This Large Lot subdivision is to only create 4 lots vesting the Planned unit Development which allows for the true density to be consolidated and developed, at which time the intersection will be designed considering location in relationship to the wetlands and whether or not a wetland mitigation plan is needed.</p>
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B.7	<p><u>Future Residential Lot Configuration</u>: Future residential lot configuration shall be designed to minimize indirect impacts to wetlands. Indirect impacts would include changes in quantity or quality of ground or surface water flows feeding the wetlands, noise or light glare at night, removal or corridors used by wildlife to access the wetlands, and stormwater influences.</p>	<p>The applicant states that "Dunford Planned Unit Development will design the residential lots in accordance to not impact identified wetlands." This will need to be demonstrated through the Wetland Mitigation Plan before final platting. A Wetland Mitigation Plan must be submitted at final plat.</p>	<p>Satisfied</p>	<p>Satisfied: This is satisfied further with the placement of all wetlands and streams on the Large Lot Subdivision Plat map. This Large Lot subdivision is to only create 4 lots vesting the Planned unit Development which allows for the true density to be consolidated and developed, at which time the intersection will be designed considering location in relationship to the wetlands and whether or not a wetland mitigation plan is needed.</p>
B.8	<p>The three archaeological sites located during the course of the Reiss-Landreau Research cultural resources survey (known as the Zuke Spring Site, the Zuke Farmstead, and the Betas Road Homestead) have the potential for eligibility to the National Register of Historic places, and shall be avoided in all work plans, or be evaluated for significance, and mitigated appropriately prior to construction.</p>	<p>The three archaeological sites are identified within a black hatch area in exhibits 3 and 4 in an area of approximately 6.8 acres. This area overlaps Wetlands A and B along its western border. The applicant indicates a minimum of 4 parking spots within the outlined area with no additional construction proposed. This black hatch area should overlay the blue hatch designation indicating ownership of the Ranch on Swank Creek LLC.</p>	<p>Satisfied: All historical/archeological sites are expressed in open space and will not be part of any development.</p>	<p>Satisfied: All historical/archeological sites are expressed in open space and will not be part of any development.</p>

	The Department of Archaeology and Historic Preservation identified the McCallum family cemetery as being within parcel 20-17-3400-0006. The text on the back of one of the grave markers reads, "This cemetery consists of one acre deeded forever." A one acre Open Space tract containing the historic cemetery shall be placed on the final development plan. Historic cemeteries are protected from damage under Washington law.	Exhibits 3 and 4 indicate a 1 acre tract to accommodate this requirement. The tract is placed within the yellow hatch area, which does not appear to be included in the open space reserved for ownership by the Ranch on Swank Creek LLC (indicated by the blue hatch area on exhibits 3 and 4)	Satisfied: All historical/archeological sites are expressed in open space and will not be part of any development.	Satisfied: All historical/archeological sites are expressed in open space and will not be part of any development.
B.10	If human or unknown remains area discovered at any time during project construction, a professional archaeologist shall be called, and work shall stop until the material is evaluated. Upon inadvertent discovery of human or unknown remains: a. The appropriate authorities such as the county sheriff and coroner shall be contacted immediately as is required when human remains are discovered; b. The State of Washington DAHP and local tribal groups, if the burials are deemed Native American, shall be called for consultation; c. Arrangements shall be made as quickly as possible to identify the affected area, so that work can continue in other areas of the project. It is anticipated that delays will only impinge on the areas agreed to by the consulting parties; and	The applicant agrees to provide any contractor with requirements a through d of this section to ensure the appropriate steps are followed upon inadvertent discovery of cultural resources or human or unknown remains.	Satisfied	Satisfied
				There is no construction at this time.
				There is no construction at this time.
				There is no construction at this time.
				There is no construction at this time.

	d. Should human remains be located, decisions about protection and/or evaluation should be made with the appropriate authorities. This procedure should be adequate to allow for minimal project delays. However, if human remains are located, contingencies, such as an alteration in project design, may be necessary.			There is no construction at this time.
B.11	Because of the traffic impact this development will have to the intersection of US 97 and Betas Road, the developer will be required to rebuild the intersection to provide for left turn channelization, when the condition is warranted. Design of this intersection shall be made in consultation with WSDOT.	Applicant will provide documentation prior to platting as to when WSDOT will require traffic revision/ channelization. Documentation will be required from WSDOT prior to final plat.	Satisfied	This Large Lot subdivision is to only create 4 lots vesting the Planned unit Development which allows for the true density to be consolidated and developed, at which time the intersection will be designed considering the higher approved density, therefore providing that information at that time.
B.12	All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties and shall be directed away from US 97.	The applicant agrees that all outdoor lighting associated with residential development will be directed downward to minimize potential impact to surrounding properties. The applicant has agreed to comply with this requirement during the building phase.	Satisfied	Satisfied

B.13	Development and construction practices for this project shall only occur between the hours of 7:00am to 7:00pm to minimize the effect of construction noise on nearby residential properties.	Dunford Planned Unit Development will condition construction hours to occur between 8 am to 7pm. The applicant has agreed to comply with this requirement during the building phase.	Satisfied	Satisfied
B.14	The project shall proceed in substantial conformance with the plans and application materials which were deemed complete on February 26, 2009 except as amended by the conditions herein.	Dunford PUD states that they will meet this condition. In Progress	Satisfied	Satisfied
B.15	The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.	Dunford PUD states that they will meet this condition. In Progress	Satisfied	Satisfied
B.16	All current and future landowners must comply with the International Fire Code and its Appendices.	Dunford PUD states that they will meet this condition. In Progress	Satisfied	Satisfied
B.17	It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.	This will be required prior to final platting.	Satisfied	Satisfied

	A plat note discussing the spread of noxious weeds shall be shown on the plat and shall read: "Per RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds."	Dunford PUD states that they will meet this condition. This will be required for final plat.	Satisfied	Satisfied
B.18				
B.19	Final mylars shall be submitted in accordance to KCC 16.20: Final Plats. All applicable survey data and dedications shall be reflected pursuant to KCC 16.24: Survey Data-Dedications.	Dunford PUD states that they will meet this condition. This will be required for final plat.	Satisfied	Satisfied for the Large Lot Subdivision.
B.20	Both sheets on the Large Lot Subdivision mylars shall reflect the Plat number: LL-08-02.	Dunford PUD states that they will meet this condition. This will be required for final plat.	Satisfied	Satisfied
B.21	Conditions, Covenants, and Restrictions: Prior to final development plan approval, a copy of the proposed final Conditions, Covenants, and Restrictions shall be submitted to Community Development Services for review and approval.	The applicant provided a copy of the proposed CC&R's proposed for this project in exhibit 9. These were borrowed from previous projects and did not include mention of Dunford PUD. The applicant will need to submit a version of the proposed CC&R's that explicitly notes the Dunford PUD as the applicable development.	Satisfied: CC&R's submitted under a different name originally. March Submission added a notarized agreement to adopt Ranch on Swauk Creek CC&R's.	Satisfied: CC&R's submitted under a different name originally. March Submission added a notarized agreement to adopt Ranch on Swauk Creek CC&R's.

B.22	<p><u>Open Space Tracts:</u> Prior to final development plan approval, all open space areas, including habitat protection and archaeological areas, shall be labeled as individual tracts. Tracts shall not be further subdivided or altered. These tracts shall be labeled “Open Space.” Open space tracts shall be reserved for: habitat protection; cultural resource protection; continued agricultural use; passive recreation; and stormwater facilities, subject to the approved Stormwater Management Plan. All open space tracts shall be identified on the face of the final plan and on the final development plan.</p>	<p>Dunford Planned Unit Development will identify and label the open space tracts appropriately and in phases consistent with other approved planned unit developments. Wetland areas associated with the open space area will be identified. Archaeological areas are identified within the report on file with Kititas County. There will be no identifications of these archaeological areas on the open space maps due to the possibility of looting and other circumstances.</p>	<p>Satisfied:</p>	<p>Satisfied:</p>
B.23	<p><u>Open Space Tract Ownership and Maintenance:</u> Open space tracts shall be jointly owned and maintained by the developer, legally responsible owner, homeowner’s association or other legal entity made up of all benefited property owners.</p>	<p>Exhibits 3 and 4 indicate 2 primary areas of open space, one indicated in blue hatch and the other in yellow hatch. The applicant states that the difference between the two areas is that the blue hatch area is the area that will be directly owned and maintained by the Ranch on Swank LLC in perpetuity. As indicated in sections B6 and B12 of this matrix, some issues arise related to conditions with this distinction. These issues will need to be addressed before final platting.</p>	<p>Satisfied: Note 4 of Final Development Plan map</p>	<p>Satisfied: Note 4 of Final Development Plan map</p>

B.24	<p>Note the current Kittitas County Road Standards, as adopted 9/6/05:</p>	<p>The requirements of a-h will be reviewed and complied with prior to final plat approval.</p>	<p>Satisfied:</p>	<p>Satisfied: This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density. This Large Lot subdivision is served by Bettas Road and Hwy 97 accessing all four lots.</p>
	<p>12.12.010 General: Private roads shall meet the following conditions:</p>			<p>There is no construction at this time.</p>
	<p>a. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and</p>			<p>There is no construction at this time.</p>
	<p>b. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and</p>			<p>There is no construction at this time.</p>
	<p>c. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and</p>			<p>There is no construction at this time.</p>

<p>d. Permanently established by an easement recorded with the Kititas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and</p>			<p>There is no construction at this time.</p>
<p>e. Will not result in land locking of existing or proposed parcels, and</p>			<p>There is no construction at this time.</p>
<p>f. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and</p>			<p>There is no construction at this time.</p>
<p>g. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kititas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and</p>			<p>There is no construction at this time.</p>
<p>h. The following note shall be placed on the face of the plat, short plat, or other development authorization:</p>			<p>There is no construction at this time.</p>
<p><i>"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. This requirement will include the hard surface paving of any street</i> The applicant did not submit documentation regarding this requirement at this stage. <i>or road surfaced originally with gravel."</i></p>			

B.25	Private road design and second access requirements to serve future development shall be determined by the number of lots and/or units served as determined by the County Engineer.	This will be reviewed prior to final plat approval.	Satisfied	Satisfied: This is the first phase of the larger approved planned unit development that will require a more in depth review. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density. This Large Lot subdivision is served by Bettas Road and Hwy 97 accessing all four lots.
B.26	<u>Joint-Use Driveway</u> : A joint-use access shall serve no more than two tax parcels. See Kittitas County	This will be reviewed prior to final plat approval.	Satisfied	Satisfied: This is the first phase of the larger approved planned unit development that will require a more in depth review. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density. This Large Lot subdivision is served by Bettas Road and Hwy 97 accessing all four lots.

	Road Standards, 9/6/05 edition.			There is no construction at this time.
	a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.			There is no construction at this time.
	b. The surface requirement is for a minimum gravel surface depth of 6".			There is no construction at this time.
	c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.			There is no construction at this time.
	d. Any further subdivision or lots to be served by proposed access may result in further access requirements.			There is no construction at this time.
B.27	<u>Single-Use Driveway</u> : A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.	This will be reviewed prior to final plat approval.	Satisfied	Satisfied: This is the first phase of the larger approved planned unit development that will require a more in depth review. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density. This Large Lot subdivision is served by Bettas Road and Hwy 97 accessing all four lots.
	a. The roadway shall be a minimum of 8' wide with gravel surface.			There is no construction at this time.

	<p>b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</p> <p>c. Any further subdivision or lots to be served by proposed access may result in further access requirements.</p>			<p>There is no construction at this time.</p>
				<p>There is no construction at this time.</p>
				<p>There is no construction at this time.</p>
B.28	<p><u>Private Road Maintenance Agreement</u>: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements</p>	<p>This will be reviewed prior to final plat approval.</p>	<p>Satisfied</p>	<p>Satisfied: This is the first phase of the larger approved planned unit development that will require a more in depth review. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density. This Large Lot subdivision is served by Bettas Road and Hwy 97 accessing all four lots.</p>

B.29	<p>Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.</p>	<p>The applicant did not submit documentation regarding this requirement at this stage. This will be reviewed prior to final plat approval.</p>	<p>Satisfied</p>	<p>Satisfied: This is the first phase of the larger approved planned unit development that will require a more in depth review. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density. This Large Lot subdivision is served by Bettas Road and Hwy 97 accessing all four lots.</p>
B.30	<p>Access Permit: 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.</p>	<p>The applicant did not submit documentation regarding this requirement at this stage. This will be reviewed prior to final plat approval.</p>	<p>Satisfied</p>	<p>Satisfied: This is the first phase of the larger approved planned unit development that will require a more in depth review. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density. This Large Lot subdivision is served by Bettas Road and Hwy 97 accessing all four lots.</p>

B.31	<p><u>Addressing:</u> 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>The applicant did not submit documentation regarding this requirement at this stage. This will be reviewed prior to final plat approval.</p>	<p>Satisfied</p>	<p>This will be satisfied as soon as the actual structures are being built therefore satisfying this requirement at a more realistic time.</p>
B.32	<p><u>Mailbox Placement:</u> The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction. BPA Easement: The subject property contains a BPA easement with power lines and associated minimum buffers. If proposed PUD will include improvements made within the BPA easement, i.e. a road, then a Land Use Application from the BPA must be submitted to and approved by the BPA. This application can be found on the BPA website at The applicant did not submit documentation regarding this requirement at this stage. www.transmission.bpa.gov/LanCom/Real_Property.cfm. Please note that the current application fee is \$250, and the review process typically takes 8-10 weeks. Upon review and approval of the application, BPA will issue a Land Use Agreement which will be provided to the Applicant and the County.</p>	<p>This will be reviewed prior to final plat approval.</p>	<p>Satisfied</p>	<p>Satisfied: This should not apply to this first phase (large lot subdivision of 4 lots) that is further vesting the Dunford Planned Unit Development. This will be required at the next stage of any platting of the actual approved density with the Dunford Planned Unit Development Ordinance.</p>

B.33	<p><u>Plat Note Statement:</u> The final recorded large lot plat and development plan shall include the following statement as a note:</p> <p><i>The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. 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.</i></p>		Satisfied: Noted on Site Map	
B.34	<p>The Public Health Department's recommendation for final approval shall be conditioned upon the developer/owner of the PUD providing proof of water availability. For final approval, the public water system application shall be submitted, reviewed and approved by the State of Washington, Department of Health which includes final issuance of the water system ID number. If expansion of an existing public water system is proposed, documentation of the approval from Washington State Department of Health shall be submitted to the Kittitas County Health Department (KCPHD).</p>	<p>KCC Public Health acknowledges a water right held by the applicant (Hidden Valley Guest Ranch Water System). Applications have been submitted to DOH to expand this system. Proof of water availability will be required prior to final plat approval.</p>	Satisfied	Satisfied: double check on this.
B.35	<p>The final plat map and development plan shall show the location of any applicable well head protection zone(s) before final approval can be recommended by KCPHD.</p>	<p>Dunford PUD states that they will meet this condition. This will be required prior to final plat approval.</p>	Satisfied	Satisfied, as there are no wells located on this Large Lot Subdivision.

	<p>Prior to final approval, if applicable, documentation from the State of Washington, Department of Ecology must be provided verifying the ownership of the water right and a determination of water budget neutrality, this must include: the location, the quantity of water, the transfer of the water right (wholly or by quantity) by ownership and/or location, and a determination of capacity to how many residences and/or lots that can be served by the transfer of such a water right.</p>	<p>Dunford PUD states that they will meet this condition. No documentation of this provided. This will be required prior to final plat approval.</p>	<p>Satisfied</p>	<p>Satisfied, as this is outside of the Upper County Rule requiring Water budget Neutral determinations. This project is operating under a an existing/approved Group A water system and associated water and other domestic approved water rights.</p>
B.37	<p><u>Septic Availability</u> Requirements: Provision of satisfactory sewage disposal can be provided</p>	<p>Dunford PUD states that they will meet this condition. The submitted staging plan describes some combination of community and individual septic systems. This will be required and reviewed prior to final plat approval.</p>	<p>Satisfied</p>	<p>Satisfied</p>
	<p>through several different ways depending on the source and the quantity of waste disposal proposed.</p>			<p>Satisfied</p>
	<p>If on-site sewage systems are proposed for the plat and minimum lot sizes are satisfied:</p>			<p>Satisfied</p>
	<p>Soil logs must be performed prior to the Public Health Department recommending approval of the final plat application. Once the soil logs are conducted and approved by KCPHD, the requirement</p>			<p>Satisfied</p>
	<p>for septic availability will have been satisfied.</p>			<p>Satisfied</p>

<p>If the application indicates that residence(s) will be connected to a public sewer system: KCPHD will need a signed letter from the sewer district stating that the proposed project's connection(s) will be allowed before recommending approval.</p>			<p>Satisfied</p>
<p>If the application proposes a large onsite sewage system (LOSS) (greater than 3500 gallons per day) or a larger system: Approval from the licensing agency must be provided to KCPHD before final approval will be recommended.</p>			<p>Satisfied</p>
<p><u>Note from the Public Health Department regarding Vesting:</u>Each phase of the proposed project shall be subject to the requirement in place at the time of platting. Review of each subsequent phase shall be considered a separate plat application. Subsequent plat applications, development plan revisions, and/or phases are not considered to be a vested application by KCPHD.</p>			<p>Satisfied</p>
<p>B.38 Soil logs need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.</p>	<p>Dunford Planned Unit Development agrees to the above statements under Septic Availability Requirements by submitting soil logs prior to any subsequent divisions being platted. The applicant describes a plan for individual or community OSS systems under private ownership. No record of soil logs were provided at this stage. This will be required and reviewed prior to final plat approval.</p>	<p>Satisfied</p>	<p>Satisfied as this pertains to the subsequent divisions that is approved under the Dunford PUD Ord. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density.</p>

	An NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge more than one acre of disturbed ground. This permit requires that the SEPA checklist fully from a construction site with disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.	The applicant states that they will obtain a construction stormwater permit from the Washington State Department of Ecology prior to any final platting. This will be required prior to final plat approval.	Satisfied	Satisfied as this pertains to the subsequent divisions that is approved under the Dunford PUD Ord. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density.
B.40	This NPDES Construction Stormwater General Permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.	The applicant states that they will apply and gain approval of Stormwater Pollution Prevention Plan prior to start of construction. This will be required prior to final plat approval.	Satisfied	Satisfied as this pertains to the subsequent divisions that is approved under the Dunford PUD Ord. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density.
B.41	Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. Also, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts, or damaging property or business.	The applicant states that Dunford Planned Unit Development is in agreement to this.	Satisfied	Satisfied

B.42	An approved private fire hydrant system shall be installed. The hydrant system shall be subject to plan review through the Fire Marshal's Office and shall be subject to an annual Operational Permit.	Fire Marshal approves submitted materials at this stage. Future permits will require additional Fire Marshal review.	Satisfied: Fire Marshal approved	Satisfied as this pertains to the subseqent divisions that is approved under the Dunford PUD Ord. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density.
B.43	Water storage and hydrant spacing shall comply with the International Fire Code.	Fire Marshal approves submitted materials at this stage. Future permits will require additional Fire Marshal review.	Satisfied: per Fire Marshal	Satisfied as this pertains to the subseqent divisions that is approved under the Dunford PUD Ord. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density.
B.44	The minimum flow requirements for the residential structures shall be no less than 1,000 gallons per minute.	Fire Marshal approves submitted materials at this stage. Future permits will require additional Fire Marshal review. Documentation of this condition must be met prior to final plat approval.	Satisfied	Satisfied as this pertains to the subseqent divisions that is approved under the Dunford PUD Ord. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density.

B.45	The minimum road width shall not be less than 26' in width.	The applicant states that the Dunford Planned Unit Development is in agreement to this unless circumstances warranted otherwise. This will be required for and reviewed prior to final plat approval. The condition requires road width to be no less than 26' in width, the applicant with have to work with Public Works in the case this is not achievable and go through the necessary permitting requirements at that time.	Satisfied	Satisfied as this pertains to the subsequent divisions that is approved under the Dunford PUD Ord. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density.
B.46	A minimum of two fire apparatus access roads are required. The two access roads shall be not less than ½ the length of the maximum diagonal dimension of the property, measured in a straight line between accesses.	Fire Marshal approves submitted materials at this stage. Future permits will require additional Fire Marshal review.	Satisfied: Fire Marshal approved with emergency access.	Satisfied as this pertains to the subsequent divisions that is approved under the Dunford PUD Ord. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density.

B.47	If the Fire Marshal determines that Section D107 of the International Fire Code applies, the Fire Marshal shall determine whether or not any of the exceptions of D107.01 apply to this project.	Fire Marshal approves submitted materials at this stage. Future permits will require additional Fire Marshal review.	Satisfied: Fire Marshal approved	Satisfied as this pertains to the subsequent divisions that is approved under the Dunford PUD Ord. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density.
B.48	No fire apparatus access lane shall have a slope greater than 12%.	The applicant did not provide any documentation on this requirement. More information will be needed. This will be required for and reviewed prior to final plat approval.	Satisfied	Satisfied as this pertains to the subsequent divisions that is approved under the Dunford PUD Ord. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density.
B.49	"No Parking—Fire Lane" signs must be posted per Fire Marshal requirements.	This will be required prior to final plat approval.	Satisfied	Satisfied as this pertains to the subsequent divisions that is approved under the Dunford PUD Ord. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density.

B.50	All cul-de-sacs must have a minimum turning radius of no less than 50'. The signs mentioned above shall be posted on all cul-de-sacs.	This will be required and reviewed prior to final plat approval.	Satisfied	Satisfied as this pertains to the subsequent divisions that is approved under the Dunford PUD Ord. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density.	
B.51	Construction documents for the proposed fire apparatus access, fire lanes and hydraulic calculations for the hydrant system shall be submitted to the Fire Marshal's Office for review prior to construction.	Dunford Planned Unit Development is in agreement with this. Furthermore hydraulic calculations and hydrant systems will be designed pursuant to the Washington State Department of Health Group A water system requirements, as the State is the permitting authority. With regards to fire apparatus access, and fire lanes these will be part of the road design. All of the aforementioned will be submitted to the Fire Marshall for review. This will be required for and reviewed prior to final plat approval.	Satisfied	Satisfied as this pertains to the subsequent divisions that is approved under the Dunford PUD Ord. This Large Lot Subdivision exercise is to further vest the the Dunford Planned Unit Development which will allow for the further development of the actual approved density.	
B.52	All development, design and construction shall comply with Kittitas County Code, Kittitas County Zoning and the 2006 International Fire & Building Codes.	Dunford Planned Unit Development is in agreement to this.	Satisfied	Satisfied	

B.53	Review of the final project submittals may include further requirements.	Dunford Planned Unit Development is in agreement to this.	Satisfied	Satisfied
B.54	Due to the remote nature, topography and number of proposed lots in this area, the properties fall under the Wild-Land Urban Interface Code requirements. All new structures shall comply with the Wild-Land Urban Interface Code requirements for defensible space, fire flow and ignition resistant construction materials.	Dunford Planned Unit Development is in agreement to this.	Satisfied	Satisfied
B.55	The following mitigation conditions from the SEPA Mitigated Determination of Non-Significance shall be noted on the face of the final development plan and included in the Covenants, Conditions, and Restrictions (CC&Rs) document recorded with the final development plan: a. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties. b. All wetlands and wetland buffers shall be shown on the face of the final large lot plat and final development plan.		Satisfied:	Satisfied:
B.56	The record will remain open so that the Kititas County Department of Community Development may contact the affected school district and obtain their comments and proposed mitigation measures. The applicant shall abide with all mitigation measures requested by the affected school district.		Satisfied	Satisfied

<p>B.57</p> <p>The applicant will comply with all conditions of approval set forth in Exhibit 28, provided that in the event of an actual or perceived inconsistency between any of the conditions set forth in Conditions 1 through 56 and thus in Exhibit 28, then Conditions 1 through 56 shall control. Conditions 1 through 56 and thus in Exhibit 28, then Conditions 1 through 56 shall control.</p>		<p>Satisfied</p>	<p>Satisfied</p>
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