

**MOHAR FARM SHORT PLAT (SP-24-00005)
COMPLIANCE DOCUMENT**

DATE OF COMMENT NAME/AGENCY REDUCED COMMENT APPLICANT RESPONSE COUNTY RESPONSE

MAY 9, 2024	FINDINGS OF FACT, DECISION & CONDITIONS OF APPROVAL - KITTITAS CO. COMMUNITY DEVELOPMENT SERVICES: ZACH TORRANCE-SMITH - PLANNER	1. BUILDING A. ALL NEW CONSTRUCTION MUST MEET THE INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS. 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	
MAY 9, 2024	FINDINGS OF FACT, DECISION & CONDITIONS OF APPROVAL - KITTITAS CO. COMMUNITY DEVELOPMENT SERVICES: ZACH TORRANCE-SMITH - PLANNER	2. ROADS AND TRANSPORTATION 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) B. A DRIVEWAY SHALL SERVICE NO MORE THAN FOUR TAX PARCELS. SEE KITTITAS CO ROAD STANDARDS. C. 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 THEN 150'.	Noted. Proposed access is a driveway serving 4 lots total. No improvements necessary prior to final plat.	
			Noted	
			Noted	


 AUG 30 2024
 Kittitas County CDS

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		D. DRIVEWAYS LONGER THAN 150' IN LENGTH ARE REQUIRED TO PROVIDE A FIRE APPARATUS ROAD TURNAROUND MEETING THE REQUIREMENTS OF THE APPENDIX D IN THE INTERNATIONAL FIRE CODE.	Noted	
		E. MAX GRADE SHALL BE 10%.	Grade is less than 10%	
		F. CRUSH SURFACE DEPTH PER WSDOT STANDARDS.	Noted	
		G. MAINTENANCE OF DRIVEWAY APPROACHES SHALL BE THE RESPONSIBILITY OF THE OWNER WHOSE PROPERTY THEY SERVE. THE COUNTY WILL NOT MAINTAIN ACCESSES.	Noted	
		H. 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.	Noted	
		I. CONTACT THE KITITAS CO 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.	Noted	
		J. CONTACT THE KITITAS CO FIRE MARSHAL REGARDING ANY ADDITIONAL ACCESS REQUIREMENTS FOR EMERGENCY RESPONSE.	Noted	
		K. 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.	APPLICANT WILL COORDINATE WITH POST OFFICE.	
		L. 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 CO ENGINEER OR PUBLIC WORKS DESIGNEE (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).	Noted	

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MAY 9, 2024	FINDINGS OF FACT, DECISION & CONDITIONS OF APPROVAL - KITTITAS CO. COMMUNITY DEVELOPMENT SERVICES: ZACH TORRANCE-SMITH - PLANNER	4. SURVEY A. THE NEW DIVISION LINE SHALL HAVE CORNERS SET IN THE FIELD AND BE SHOWN ON THE FACE OF THE SURVEY.	WILL COMPLY	
		B. THE FINAL PLAT SHALL SHOW THE BASIS OF BEARING.	BASIS OF BEARING SHOWN	
MAY 9, 2024	FINDINGS OF FACT, DECISION & CONDITIONS OF APPROVAL - KITTITAS CO. COMMUNITY DEVELOPMENT SERVICES: ZACH TORRANCE-SMITH - PLANNER	5. PLAT NOTES A. THE FOLLOWING PLAT NOTES SHALL BE RECORDED ON THE FINAL MYLAR DRAWINGS: * 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. * ALL DEVELOPMENT SHALL COMPLY WITH INTERNATIONAL FIRE CODE. * MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.	ALL PLAT NOTES HAVE BEEN ADDED TO THE SHORT PLAT.	
			Noted	
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		* 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	
		* 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.	Noted	
		* ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.	Noted	
		* 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.	Noted	
		* 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.	Noted	
MAY 9, 2024	FINDINGS OF FACT, DECISION & CONDITIONS OF APPROVAL - KITITAS CO. COMMUNITY DEVELOPMENT SERVICES: ZACH TORRANCE-SMITH - PLANNER	6. 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.	APPLICANT WILL COMPLY	

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		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 (DAHPP) 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.	THE TRIBAL & DAHP'S INTEREST IN THE CULTURAL RESOURCES OF THE MOHAR FARM SITE IS UNDERSTOOD. THE HERITAGE 1917 HOME AND BARN HAVE BEEN PRESERVED BY THE APPLICANT AND ARE RESPECTED IN THE PROPOSAL. NO SURVEY IS PLANNED BUT WE ACCEPT THE NEED FOR AN INADVERTENT DISCOVERY PLAN (IDP) IF EVIDENCE IS UNCOVERED DURING IMPLEMENTATION.	
		C. A FOREST PRACTICES APPLICATION (FPA) FROM THE DNR SHALL BE OBTAINED IF MERCHANTABLE TIMBER IS REMOVED/HARVESTED AS PART OF THE PROPOSAL AND/OR IS BEING CONVERTED OUT OF FOREST LAND (RCW 76.09 AND WAC 222).	THE SE REGIONAL OFFICE REGARDING A FPA FOR LIMITED FOREST THINNING PLANNED, WILL BE CONTACTED.	
		D. BOTH SHEETS OF THE FINAL MYLARS SHALL REFLECT SHORT PLAT NUMBER SP-24-00005 AND AN ACCURATE LEGAL DESCRIPTION SHALL BE SHOWN ON THE FACE OF THE FINAL PLAT. ENGINEERS AND SURVEYORS NEED TO BE COGNIZANT OF ALL 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.	SHORT PLAT NUMBER IS ADDED. ALL OTHER COMMENTS ARE NOTED AND APPLICANT HAS COMPLIED.	

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		E. IT IS THE RESPONSIBILITY OF THE PROFESSIONAL LICENSED SURVEYOR (PLS) TO ENSURE THE LOT CLOSURES ARE CORRECT AND ACCURATE.	LOT CLOSURES ARE INCLUDED.	
		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.	NOTED	
MAY 9, 2024	WA STATE DEPT OF ECOLOGY COMMENTS	DOE PROVIDED COMMENTS CONCERNING THE NEED TO ACCOUNT FOR STORMWATER ISSUES, AS WELL AS REQUIREMENTS FOR WITHDRAWING GROUNDWATER.	WATER QUALITY CONCERNS HAVE BEEN ACKNOWLEDGED AND NPDES WILL BE UNDERTAKEN IF NECESSARY. AN APPLICATION FOR NEW WATER RIGHT PERMIT IS PLANNED TO BE FILED.	
MAY 9, 2024	KITTITAS CO PUBLIC HEALTH	KCPH PROVIDED COMMENTS RELATING TO WELL EASEMENT SPECIFICATIONS, WELL REQUIREMENTS, AS WELL AS REQUIRING A WELL USER'S AGREEMENT BE IN PLACE AND THE COMPLETION OF A WELL LOG AND A SOIL LOG.	A WATER SYSTEM WILL BE RECORDED WITH AN EASEMENT FOR FUTURE OWNERS. A 100 FOOT RADIUS WATER SUPPLY PROTECTION ZONE WILL BE ESTABLISHED FOR THE EXISTING AND PROPOSED NEW WELL SITE. SIGNED, NOTARIZED AND RECORDED TWO PARTY SHARED WELL USER'S AGREEMENTS WILL BE SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW. A SOIL LOG WILL BE PERFORMED FOR EACH DISPOSAL AREA ON EACH PROPOSED LOT.	

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MAY 9, 2024	WA DEPT OF FISH & WILDLIFE	FISH AND WILDLIFE RECOMMENDED A CRITICAL AREAS STUDY.	THE DFW DID VISIT THE SITE ON 8/7/24 TO DETERMINE INTERMITTENT STREAM TYPE AND POTENTIAL OTHER CRITICAL AREAS ON SITE. THE STREAM WAS DETERMINED TO BE A Ns, NON FISH BEARING SEASONAL STREAM. NONE OF THESE AREAS ARE PROPOSED TO BE IMPACTED BY THE PROPOSED IMPROVEMENTS UNDER THIS PROPOSAL.	