



# **KITTITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

### **MEMORANDUM**

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** August 30, 2024  
**SUBJECT:** CP-24-00003 Flying A Land

<b>ACCESS</b>	<ol style="list-style-type: none"><li>1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.</li><li>2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li><li>3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</li><li>4. 2024 Private Road standards will apply if an access serves more than 4 homes or parcels.</li></ol> <p>In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application. (JS)</p>
<b>ENGINEERING</b>	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 (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). (CP)
<b>SURVEY</b>	There are no survey comments regarding this application. (JT)
<b>TRANSPORTATION CONCURRENCY</b>	A concurrency evaluation and determination shall be required for all development applications in which the proposed development is projected to have an impact upon the transportation corridor or intersection. Developments generating 41 or fewer daily trips are exempt from TIA and concurrency evaluation requirements. (KCC 12.04.02.020) (KAH)

<b>FLOOD</b>	A portion of parcel 956825 is located in a FEMA identified special flood hazard area (100-year floodplain). If possible, all future development should remain outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08. (SC)
<b>WATER MITIGATION/ METERING</b>	<p>The proposed PUD is a new use of groundwater that requires mitigation and metering.</p> <p>In accordance with KCC Chapter KCC 13.35.020 &amp; 13.35.027, the applicant shall provide one of the following documents before final approval:</p> <ul style="list-style-type: none"><li>a. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;</li><li>b. An adequate water right for the proposed new use; or</li><li>c. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</li></ul> <p>Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.</p> <p>All mitigated water uses shall also demonstrate that they are metered and monitored annually in accord with the agreement between the landowner and the mitigation provider. (SC)</p>
<b>AIRPORT</b>	No comments. (JS)

Please contact Kittitas County Public Works (509) 962-7523 with any questions.