



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** December 10, 2024  
**SUBJECT:** SPF-24-00012 Sparks

|                                   |  |
|-----------------------------------|--|
| <b>ACCESS</b>                     | <ol style="list-style-type: none"><li>1. 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.</li><li>2. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</li><li>3. New access easements shall be a minimum of 30' wide. 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 than 150'.</li><li>4. Driveways longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of Appendix D in the International Fire Code.</li><li>5. Maintenance of the access is the responsibility of the property owners who benefit from its use.</li><li>6. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.</li></ol> <p><b>NOTE:</b><br/>Existing Address 540 W. Bowers Rd is retained by residence Lot A4 upon recording of Short Plat Final.(RC)</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>                     | <ol style="list-style-type: none"><li>1. Please clarify the purpose of the "115' "notation located near the SE corner of lot A1. (JT)</li></ol>  |
| <b>TRANSPORTATION CONCURRENCY</b> | No transportation concurrency required. (KAH)  |
| <b>FLOOD</b>                      | No comments. (SC)  |

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| <b>WATER<br/>MITIGATION/<br/>METERING</b> | Water mitigation and metering requirements for final plat have been satisfied.<br>No additional comments. (SC)  |
| <b>AIRPORT</b>                            | <ol style="list-style-type: none"><li>1. Include the following plat note per KCC 17.75.030<br/><br/>The subject property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person.</li><li>2. Development is located within the safety zone Inner Turning Zone 3 of runway 7-25. Please note requirement of KCC 17.58.060(1)(d) of recording the following notice:<br/><br/>This property is located adjacent to an airport and routinely subject to overflight activity by aircraft using the airport; residents and tenants may experience inconvenience, annoyance, or discomfort from noise, smell or other effects of aviation activities.</li><li>3. Please include a plat note requiring individual structures to file FAA form 7460 Notice of Proposed Construction or Alteration as currently required, or as amended.</li></ol> |

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