



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: July 18th, 2024
SUBJECT: SE-24-00021 Johnson Ag Utility Building

ACCESS	<ol style="list-style-type: none">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. Refer to Chapter 12 of the Kittitas County Code for access requirements.2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. <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.</p>
ENGINEERING	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)
SURVEY	The provided documents included in the application do not adequately identify the West boundary of the subject parcel. From the information provided, it appears that the proposed barn may encroach or trespass on the parcel to the West. If the applicant does not wish to provide this information as part of the application, a Land Surveyor shall be utilized for the building layout and confirm it falls within the setback area of the subject parcel. (JT)
TRANSPORTATION CONCURRENCY	No Comments.
FLOOD	<p>Most of this property is located within the 100-year floodplain and floodway. All construction, including structures that are exempt from a building permit, must follow the guidelines within KCC 14.08.</p> <p>The floodway is highly restricted, and any development must demonstrate no rise in the level of the 100-year flood before being permitted. No new or substantially improved residential structures are allowed within the floodway.</p>

	<p>All of the proposed development must be located outside the floodway and a certified survey of the parcel showing the location of the floodway is necessary to establish that the building will not encroach upon the floodway.</p> <p>Please call the Kittitas County Public Works at (509)962-7523 to discuss this project and permitting requirements. (SC)</p>
WATER MITIGATION/ METERING	Per KCC 13.35.027 all new uses of ground water require mitigation and metering. Proof of mitigation is required prior to applying for a building permit. (SC)
AIRPORT	N/A

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