



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: June 6, 2024
SUBJECT: BL-24-00009 Trust for Public Lands

ACCESS	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. 2. Lots that access easements or rights-of-way controlled by different agencies, such as State highways, Forest Service Roads, irrigation canals, or railroads will require separate access approvals from those agencies. A copy of the access approval shall be submitted to the County prior to issuance of the County's access permit or preliminary approval for any land use development application. The County cannot grant access to roads or easements it does not control (KCC 12.05.030(G)). 3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 4. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. 5. 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) UPDATE 08/14/2024 Note to be recorded on Plat: Not all parcels are served by easements. Additional easements to be recorded in separate document.
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	As the application does not contain a survey map, comments are reserved until final. (KAH) UPDATE 08/14/2024 1. The West boundary of Parcel G, N of John Wayne Trail is shown as 220.96', rather than the distance per closure report of 271.63'. Additionally there is a "tick" or "crowsfoot" here that appears to be incorrect. 2. The SW boundary of Parcel F has a type in the Chord Length (289.41 vs 229.41). 3. For the Westside canal, please reference the document(s) that do not show the width of the R/W. 4. Please confirm that the building located near the E edge of Parcel G meets 25' front yard setback from proposed property line? 5. Where spirals are shown, sufficient information to recreate the spiral at centerline will need to be provided. In instances where BS,BC,EC, and ES can be used to determine spiral length, the only thing that would need to be included would be the spiral rate of change ('a' value). For offsets to c/l spiral (edge of R/W), nothing additionally is needed. 6. At a minimum, the new division lines will need to be staked in the field and corners shown on the face of the map. Where the new property corner is coincident with a missing section corner, a survey marker stamped in accordance with the Manual of Survey instructions shall be set. 7. The Original Parcel Descriptions do not match the title report. While referencing a document of record is acceptable, this attempt goes so far as to essentially create a new legal description. Legal descriptions should be a direct reference to a document of record or written out in full. Whichever option is utilized must match the title report. (JT) UPDATE 09/16/2024 The most recent update has addressed all prior survey comments except Note 4. The building referenced in Note 4 is being dealt with between CDS and the Yakama Nation. No additional requirements will be needed to be shown on the face of the survey map. (JT)
TRANSPORTATION CONCURRENCY	No Comments.
FLOOD	A portion of the parcels in this boundary line adjustment are located within the 100-year floodplain and floodway. If possible, any 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)

WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No Comments.

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