



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: July 8, 2024
SUBJECT: BL-24-00013 Trust for Public Land - Tom Tyner

ACCESS	<p>The parcels subject to the Boundary Line Adjustment application contain river-adjacent locations with established recreational uses by boaters, and which can also be accessed by the Cascades to Palouse Trail. Kittitas County requests that the future landowners continue to support these uses by allowing public access and allowing Rill Adventures to place a porta potty on site. In particular, the 3.36 acres between the Cascades to Palouse Trail and the Yakima River that will become part of TPN 228336 contains a popular recreational site. (AT)</p> <p>UPDATE 08/14/2024</p> <ol style="list-style-type: none">1. 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)).2. 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>Note to be recorded on Plat: Not all parcels are served by easements. Additional easements to be recorded in separate document. (JS)</p>
ENGINEERING	<p>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)</p>

SURVEY	<p>As the application does not contain a survey map, comments are reserved until final. (KAH)</p> <p>UPDATE 08/13/2024</p> <ol style="list-style-type: none">1. The provided title report is incorrect in that it does not describe the subject lands. As such, existing legal descriptions and property burdens have not been reviewed. This will need to be corrected and reviewed before final approval.2. 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.3. Please show all roadways with r/w width, ownership and surfacing. Please note Horlick Rd is missing from Sheet 2.4. 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.5. Please include language for Easement Z identifying its purpose together with "to be created via separate document". <p>OF NOTE (no changes required)</p> <p>Including the Arc dimensions for the West side of Parcel E on sheet 7 would be beneficial. While this data appears on sheet 5, it is the only dimension for Parcel E occurring on that page. (JT)</p>
TRANSPORTATION CONCURRENCY	No transportation concurrency is required for this project. (KAH)
FLOOD	A portion of the parcels in this boundary line adjustment are located within the 100-year floodplain. 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. (JS)

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