



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: January 12, 2024
SUBJECT: CU-23-00007 Cle Elum Transfer Station

ACCESS	<ol style="list-style-type: none">1. An approved access permit for commercial access shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.2. All commercial and industrial accesses shall be designed in accordance with Exhibits 1340-1 and 1340-2 Driveway Design Templates of the WSDOT Design Manual and approved by the County Engineer prior to access permit issuance per KCC 12.05.030.3. Driveways over 150' in length will be required to meet the standards of Appendix D of the International Fire Code for IFC Turnarounds.4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.5. Spacing requirements for all access points are shown in Table 5-1. Site distance requirements are shown in Table 5-2 (KCC 12.05.030).6. Existing access onto SR903 to be removed and area restored upon completion of new access road.7. 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)
ENGINEERING	Applicant has applied for a grading permit (GP-23-00022). All engineering comments will be addressed through the grading permit process.

SURVEY	<ol style="list-style-type: none"> 1. The new shared access with the parcel to the east will need to have an Easement document formalizing the shared use agreement. 2. The proposed new access will destroy the property corner shared between the applicant and the parcel to the East. This property corner will need to be reset by a Professional Land Surveyor licensed in the State of Washington, upon completion of the access construction.
TRANSPORTATION CONCURRENCY	<ol style="list-style-type: none"> 1. Traffic Concurrency is required for all land use actions. A transportation impact analysis (TIA) shall be required for all development that will generate more than nine (9) peak hour vehicle trips. Please provide estimated traffic generation for peak hours to determine if a TIA will be required. (KCC 12.10.040)). (KAH)
FLOOD	<p>A portion of parcel #918936 is within the 100-year floodplain and floodway. The proposed activity is outside the 100-year floodplain, so a floodplain development permit is not required for the proposed activity. If possible, any future development should also 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)</p>
WATER MITIGATION/ METERING	<p>No comments. (SC)</p>