



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: December 20, 2023
SUBJECT: SP-23-00012 KD Properties

<p>ACCESS</p>	<ol style="list-style-type: none"> 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. 2. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. 3. The existing access easement shall be a minimum of 30' wide. 4. 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'. 5. 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. 6. Maintenance of the access is the responsibility of the property owners who benefit from its use. 7. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. (JS)
<p>ENGINEERING</p>	<ol style="list-style-type: none"> 1. Except as exempted in Section 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). (JS)
<p>SURVEY</p>	<ol style="list-style-type: none"> 1. The Prelim Short plat does not reference the basis of bearing. 2. The Prelim Short Plat does not meet the requirements of WAC 332-130-145. <p>While not required for Prelim Review, the following elements will need to be addressed for final:</p> <ol style="list-style-type: none"> 3. A title report will need to be provided. 4. The distance to the N1/4 corner of section will need to be shown.

	<p>5. The hatched are should be clearly shown as being a portion of Lot 2.</p> <p>6. The corners for the new division line shall be shown on the face of the map, and set in the field.</p> <p>7. Surrounding Plats and surveys should be noted (Sur:16-57 to the North, Plat 14-71 to the East, Survey 36-227 to the South, Survey 31-46 to the West)</p> <p>Of Note (not required) The easement reference per Plat 200907020035, is not centered about the road, nor is it retracable. It is assumed that this is centered about the alignment of Short Plat G-110. It would certainly benefit the public record if the easement as shown included "alignment per SP:G-110" (or similar).</p>
TRANSPORTATION CONCURRENCY	No transportation concurrency comments. (TM)
FLOOD	Parcels 955862 and 960899 are not located in the FEMA identified special flood hazard area (100-year floodplain). (SC)
WATER MITIGATION/ METERING	<p>The following comments outline the requirements for legal availability of water and metering for the proposed short plat:</p> <p>The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates. Prior to final plat approval and recording, the following conditions shall be met:</p> <p>In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:</p> <ol style="list-style-type: none"> 1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use; 2. An adequate water right for the proposed new use; or 3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. <p>All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.</p> <p>Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.</p> <p>Final Plat Notes</p> <p>The following notes shall be placed on the face of the plat:</p>

	<p>C-1 "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations."</p> <p>C-2 "The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law."</p> <p>(SC)</p>
--	--