



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: August 15, 2024
SUBJECT: SP-24-00010 Fahlgren

ACCESS	<ol style="list-style-type: none">1. Access spacing on this section of Hanson Road is 300 feet. A direct access to Hanson Road for this newly created parcel is not permitted. A shared access easement is required. Or applicant can apply for a variance prior to final short plat to allow direct access to Hanson Road.2. 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.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) <p>OF NOTE: Existing address of 1421 Hanson Road to be assigned to parcel 2 upon recording of the short plat.</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	<p>The following review applies to the Prelim Short Plat only. Additional comments may address final submittal.</p> <ol style="list-style-type: none">1. Submittal does not meet the requirements of WAC:332-130-145 Topographic elements on maps.2. Proposed Lot 1 and Lot 2 do not appear to meet dimensional requirements per KCC 17.29.090. <p>FOR FINAL</p>

	<p>At a minimum, property corners will need to be set and shown on the map for the new division line.</p> <p>Please identify if the drain field easement is herein created, existing, or to be established via a separate document.</p> <p>OF NOTE Lot closures were not reviewed as part of this submittal. Given the simplistic nature of the division, lot closures are not required. Title report was reviewed as part of this submittal. Ownership and legal description is fine. (JT)</p>
TRANSPORTATION CONCURRENCY	No transportation concurrency requirement for this project. (KAH)
FLOOD	Parcel #178333 is not located in a FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit is not required for the project. (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." (SC)</p>
AIRPORT	No comments. (JS)

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