



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: May 3, 2024
SUBJECT: SE-24-00017 Miller

ACCESS	<ol style="list-style-type: none">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. Refer to Title 12 of the Kittitas County Code for access requirements.2. Driveways not to exceed 10% grade. Driveway between 10-15% grade shall be hard surfaced. Driveways exceeding 15% grade will require a variance KCC 12.04.07-1.3. Maintenance of the driveway access and private roads that are not intended to become county right-of-way is the responsibility of the property owners who benefit from its use. The County will not maintain accesses.4. Any further subdivisions 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 parcels on this application. <p>OF NOTE:</p> <ol style="list-style-type: none">6. Any new access easements shall be a minimum of 30' wide for a joint-use driveway and 50' wide for a private road. The easement must show a fire apparatus turnaround at termination or within 150 feet on joint-use residential driveway (KCC 12.04.04.090).7. Roads and Driveways which exceed 1,000' shall provide pull-outs constructed to a minimum of eighteen feet of total width for a minimum fifty feet in length and will have no more than six hundred feet separation. (KCC 12.04.04.090 (C))8. All joint-use residential driveways shall have a maintenance agreement recorded with the final plat approval that specifies consistent maintenance in accordance with the approved plat/plans (KCC 12.04.07.060(Q)). (JS)
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ENGINEERING	The applicant has submitted a grading permit (GP-24-00006). Further engineering comments shall be addressed in the grading permit.
SURVEY	There are no survey comments regarding this application (JT)
TRANSPORTATION CONCURRENCY	No transportation concurrency management application is required for the driveway improvements. Of Note: If further development such as a conditional use permit for small scale events, a concurrency evaluation may be required per KCC 12.04.02.020 (KAH)
FLOOD	Parcel #025534 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	No comments. (SC)
AIRPORT	No comments. (JS)