



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** April 5<sup>th</sup>, 2024  
**SUBJECT:** CU-24-00001 Vantage Valley Properties

<b>ACCESS</b>	<ol style="list-style-type: none"> <li>1. Access is not permissible at the location on the site plan provided.</li> <li>2. An engineered access plan may be required.</li> <li>3. Provide Public Works with a plan for the guardrail that meets WSDOT requirements from a licensed civil engineer.</li> <li>4. 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.</li> <li>5. Driveways and Roads greater than 150' in length are required to provide a fire apparatus turnaround that is in compliance with Appendix D of the International Fire Code.</li> <li>6. Per Kittitas County Code, only one access is permitted. A Road Variance application will need to be applied for if 2 accesses are built. Road Variance does not guarantee second access.</li> <li>7. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply.</li> </ol>
<b>ENGINEERING</b>	<ol style="list-style-type: none"> <li>1. 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). (CC)</li> </ol>
<b>SURVEY</b>	There are no survey comments regarding this application. (JT)
<b>TRANSPORTATION CONCURRENCY</b>	Please submit a preliminary scoping letter documenting the trip generation, distribution, and assignment for the proposed development application per KCC 12.040.02.040. (KAH)
<b>FLOOD</b>	Parcels 840833, 890833, and 880833 are not located in the FEMA mapped special flood hazard area (100-year floodplain). A Floodplain Development Permit will not be required. (SC)

<p><b>WATER MITIGATION/ METERING</b></p>	<p>The proposed outdoor training center facility is a change of groundwater use from the existing multiple domestic use and will require water mitigation for any new plumbed structure. The project is not eligible for the Kittitas County Water Bank, mitigation must be purchased from a private bank.</p> <p>In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before submitting building plans:</p> <ul style="list-style-type: none"> <li>a. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;</li> <li>b. An adequate water right for the proposed new use; or</li> <li>c. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</li> </ul> <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>All mitigated water uses shall also demonstrate that they are metered and monitored annually in accord with the agreement between the landowner and the mitigation provider. (SC)</p>
<p><b>AIRPORT</b></p>	<p>No comments. (JS)</p>