



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff

FROM: Public Works Plan Review Team

DATE: April 14, 2022

SUBJECT: LP-22-00002 Mohar Farms Preliminary Plat Comments

The following shall be conditions of preliminary approval:

Timing of Improvements:

1. This application is subject to the latest revision of the Kittitas County Road Standards, dated 2015. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined KCC 12.01.150.

Private Roads:

1. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 2015 edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit.
2. Roads 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.
3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

Driveways:

1. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 2015.
2. New joint-use 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'.
3. 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.

4. Maximum grade shall be 10%.
5. Crushed surface depth per WSDOT standards.
6. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
7. No driveway or road shall be constructed within five feet of the side yard boundary, unless the driveway or road is part of an easement shared with the neighboring property owner. (KCC 12.05.080)

Plat Notes - Please include the following plat notes on the Final Plat Maps:

1. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.
2. Maintenance of the access is the responsibility of the property owners who benefit from its use.
3. An approved access permit will 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.
4. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
5. A public utility easement 10 feet in width is reserved along all lot lines. The 10-foot easement shall abut the exterior plat boundary and shall be divided 5 feet of each side of interior lot lines. Said easement shall also be used for irrigation.

Plat Approvals - All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170)

EXAMINED AND APPROVED
This ____ day of _____, A.D., 20__.

Kittitas County Engineer

Road Naming - Roads serving six or more lots shall be named according to the Kittitas County Private Road Naming & Signing Standards. Road names shall be subject to the approval of the Department of Public Works and KITTCOM. Private roads shall be signed with materials approved by the Manual on Uniform Traffic Control Devices (MUTCD) at all times.

Access Permit - 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.

Lot Closure - It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

Addressing - Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with 911 address.

Fire Protection - Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

Mailbox Placement - Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

Grading Permit - 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).

Civil Review - All road construction within the public or private right-of-way shall be designed by or under the direct supervision of a civil engineer, licensed to practice in the State of Washington. Please submit road plan and profile drawings along with any associated drainage reports for a formal Civil Review to Kittitas County Public Works. (KCC 12.04.020)

Transportation Concurrency - 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(c))

Waterway - Applicant should be aware, as more information is submitted additional permits may be needed to mitigate for the Type 9 stream shown crossing the road easement.

Water Mitigation/Metering:

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 (see conditions for final plat approval and recording). This plat is not eligible for the Kittitas County Water Bank, mitigation must be provided from a private water bank.

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 (see Condition C-1).

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 (settlement agreement) (see Condition C-2).

Final Plat Review & Recording (Prior to Final Plat Approval)

Prior to final plat approval and recording, the following conditions shall be met:

In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:

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.

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.

Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.

Final Plat Notes

The following notes shall be placed on the face of the plat:

- 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."
- 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."

SURVEY:

1. Legend will need to be on final plat
2. Basis of Bearing will need to be identified per WAC:332-130-050(1)(b)(iii)
3. Plat should have existing and proposed lot lines shown.
4. Acreage from the existing parcels to the proposed parcels does not match.

Of Note:

1. A five feet setback is required from property lines for accesses.
2. Private road certification will be required if proposed parcels will have residences built upon them.
3. A fire apparatus shall be installed per International Fire Code.