



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** April 24, 2024  
**SUBJECT:** LP-24-00002 Nelson View

<p><b>ACCESS</b></p>	<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</li> <li>3. 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.</li> <li>4. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.</li> </ol> <p>OF NOTE  While not required for prelim, the following elements will need to be addressed on the final Long Plat:</p> <ol style="list-style-type: none"> <li>5. A Road Name Application is required for the road serving the joint-use driveway to lots 1-3.</li> <li>6. Easement must show a fire apparatus turnaround at termination or within 150 feet on shared residential driveway (KCC 12.04.04.090).</li> <li>7. All shared 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)</li> </ol>
<p><b>ENGINEERING</b></p>	<p>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>

<b>SURVEY</b>	<p>The following elements are missing from the Prelim Plat application:</p> <ol style="list-style-type: none"> <li>1. Engineer (or firm) of Record</li> <li>2. Sewage Note</li> <li>3. Potable Water Note</li> <li>4. Existing locations of fences and structures</li> <li>5. Road surfacing and width</li> <li>6. Contours, together with a statement addressing the requirements of WAC 332-130-145.</li> </ol> <p>Applicant is directed to review Kittitas County Code 16.12 for prelim. drawing requirements. (JT)</p>
<b>TRANSPORTATION CONCURRENCY</b>	<p>Requirements were met with Transportation Concurrency Management Application TC-23-00005 (KAH)</p>
<b>FLOOD</b>	<p>Parcel #963647 is not located in the FEMA identified special flood hazard area (100-year floodplain). (SC)</p>
<b>WATER MITIGATION/ METERING</b>	<p>The following comments outline the requirements for legal availability of water and metering for the proposed 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"> <li>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;</li> <li>2. An adequate water right for the proposed new use; or</li> <li>3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</li> </ol> <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>Plats are not eligible for the Kittitas County Water Bank. Mitigation must be provided from a private water bank. (SC)</p>
<b>AIRPORT</b>	No comments. (JS)