



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: November 13, 2023
SUBJECT: SP-23-00009 Sparks

ACCESS	<ol style="list-style-type: none">1. 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.2. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards.3. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.4. The existing access easement shall be a minimum of 30' wide.5. New 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'.6. 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.7. Maintenance of the access is the responsibility of the property owners who benefit from its use.8. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.
ENGINEERING	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). (CC)

SURVEY	<p>The following survey comments will need to be addressed prior to final approval:</p> <ol style="list-style-type: none"> 1. Interior property corners will need to be set and shown on the final Short Plat. 2. Please include language showing the 30' Joint Use driveway <u>Easement</u> as either existing, herein dedicated, or created by separate document. 3. Please include suitable information for the accurate retracement of the 30' wide Joint Use Driveway Easement... particularly in the turnaround area. <p>OF NOTE (no changes required)</p> <ol style="list-style-type: none"> 4. The "Found Encased Monuments" shown falling near the centerline of Bowers Road, would typically need to show bearing and distance ties in order to retrace their positions. It is presumed that these monuments are shown only as convenience, and are not part of any survey control network requiring retracement. 5. Lot closures were not provided as part of the application. Given the simplistic nature of the lot layout, closure reports are not required. (JT)
TRANSPORTATION CONCURRENCY	<p>Traffic Concurrency is required for all land use actions. 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 by submitting a traffic scoping letter to Public Works. (KCC12.10.040(c))</p>
FLOOD	<p>Best available information indicates that this property is at flood risk and that upcoming flood mapping changes are expected to include this property within the 100-year floodplain. Kittitas County has submitted a Letter of Map Revision to FEMA that will revise the current 100-year floodplain of Whiskey Creek. At the time of final plat, the most current 100-year floodplain boundary must be included on the face of the plat per KCC 14.08.220.</p>

<p>WATER MITIGATION/ METERING</p>	<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."</p>
--	--