



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: April 23, 2024
SUBJECT: SE-24-00009 Jansen

<p>ACCESS</p>	<ol style="list-style-type: none"> 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 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. 3. KCC 12.04.01.03 requires secondary access for developments with more than 30 lots. Recorded easements will be required. 4. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Roadway, Bridge, and Development 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. 6. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this application. <p>OF NOTE:</p> <ol style="list-style-type: none"> 7. Road naming applications shall be required for all interior roads in this development. 8. Road certification is required for all private roads serving 5 or more lots. 9. A road maintenance agreement is required for all private roads KCC 12.04.04.050. 10. 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 right-of-way. (JS)
<p>ENGINEERING</p>	<p>Grading permit # GP-24-00001 is under review. (JS)</p>

SURVEY	There are no survey comments regarding this application. (JT)
TRANSPORTATION CONCURRENCY	A Transportation Concurrency Management Application is required. (KKH)
FLOOD	The project area is not mapped within the FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit is not required. (SC)
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No comments. (JS)