KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

M E M O R A N D U M

TO:	**All Staff**
FROM:	**Public Works Plan Review Team**
DATE:	**December 28, 2023**
SUBJECT:	**BL-23-00026 MTA Ranch**

ACCESS	1. Update 10/27/23-30 foot easement is required and shall extend to Riverbottom Road right of way. Must include 30 feet of Riverbottom Road frontage. 2. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. 3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 4. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. 5. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.
ENGINEERING	No Comments (CC)
SURVEY	As the application does not contain a survey map, comments are reserved until final. (JT) UPDATE 12/27/2023 There are no survey changes required to this application. Of Note There MAY be usage lines or encroachments that should be shown, based upon aerial images, particularly along the fence deviation near the canal on the south edge of the development, and the usage of the irrigation pivot over the fields of both Siltman and MTA. (JT)

TRANSPORTATION CONCURRENCY	No transportation concurrency application is required at this time. (KH)
FLOOD	A portion of parcel #918733 is located in the FEMA identified special flood hazard area (100-year floodplain). If possible, any future development should remain outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08. (SC)
WATER MITIGATION/ METERING	No comments. (SC)

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