



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** August 29, 2022  
**SUBJECT:** CU-15-00002 Yakima River Campground

<b>ACCESS</b>	<ol style="list-style-type: none"><li>1. 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. Refer to Chapter 12 of the Kittitas County Code for access requirements.</li><li>2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li><li>3. 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.</li></ol>
<b>ENGINEERING</b>	<ol style="list-style-type: none"><li>1. 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).</li><li>2. Engineered stormwater plans are required if the project generates an impervious surface exceeding 5,000 square feet. The stormwater system will comply with the Stormwater Management Manual for Eastern Washington (SWMMEW). Please submit the stormwater plans to public works for review.</li><li>3. An updated Transportation Impact Analysis (TIA) is required. The previous TIA was provided in 2017.</li></ol>

<b>SURVEY</b>	
<b>FLOOD</b>	<p>The project applicant is encouraged to contact the Floodplain Manager at 509-962-7523 to discuss floodplain development permitting requirements and the required floodway no-rise analysis. Proposed development within the floodway can only be permitted if a hydraulic analysis meeting FEMA standards demonstrates that there will be no-rise to base flood elevations.</p> <p>The activity proposed is within the 100-year floodplain. All activities within the floodplain require a floodplain development permit. All construction, including site development, fill and grade, and construction of structures, including those that are exempt from a building permit, require a floodplain development permit and must follow the requirements within KCC 14.08.</p> <p>Most of lot 2 and a portion of lot 1 is located within the floodway. No new or substantially improved residences are allowed within the floodway. All development proposed in the floodway will require a no-rise certification from a professional engineer. For approval, the certification must show that the development would cause no rise in the 100-year flood water surface elevation.</p> <p>Public Works notes that the property within the historic Yakima River migration area and may be at risk of future channel migration. Public Works has no additional information about potential migration risk at this site.</p> <p>In accordance with KCC Chapter 14.08.220 and required for final short plat approval, all subdivisions as well as new development shall:</p> <p>Be consistent with the need to minimize flood damage.</p> <ol style="list-style-type: none"> <li>1. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.</li> <li>2. Have adequate drainage provided to reduce exposure to flood damage.</li> <li>3. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments containing greater than 50 lots or 5 acres (whichever is lesser) and shall be included as part of the application and shall be noted on the final mylar.</li> </ol>

	<p>4. All subdivisions shall show on the face of both the preliminary and final plat, for either short or long plats, the boundary of the 100-year floodplain and floodway.</p> <p>Additional information is required to evaluate consistency with KCC 14.08.220(1).</p> <p>Base flood elevation data is available at this location, satisfying: KCC 14.08.220(3).</p>
<p><b>WATER MITIGATION/ METERING</b></p>	<p>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>4. 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>5. An adequate water right for the proposed new use; or</li> <li>6. 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><b>Final Plat Notes</b></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</p>

	<p>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>
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