



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Public Works Planning Review Team
DATE: December 30, 2020
SUBJECT: Hidden Point CU-20-00005

The Department of Public Works has reviewed the permit for the Hidden Point Conditional Use Permit and has the following comments:

- A Access and address permit required: There is currently no address assigned for parcel 877634. An address will need to be applied for prior to building. An access permit will be required for developing the roads.
- B Roadway Design: The access road and road system serving the cabins will be a minimum of 20' wide with a compact gravel surface layer. The access will be required to be constructed and certified to private road standards when 5 or more parcels access the road.
- C Fire Apparatus Turnaround: The Fire Apparatus Turnarounds will need to be constructed to International Fire Code Appendix D. A turnaround will be required at the end of any road segment over 150' from the previous turnaround. The turnaround needs to be within 150' of the last structure the road services.
- D Grading Permit: A grading permit is required for any dirt work exceeding 100 cubic yards of material. Any grading over 500 cubic yard will require engineered plans.
- E Transportation Concurrency: A transportation impact analysis (TIA) may be required for all development that will generate more than nine (9) peak hour vehicle trips unless the requirement for a study has been waived by the Public Works Director.

Mitigation/metering:

Per KCC 13.35.027, All new uses of ground water shall require an adequate water right for the proposed new use; or a certificate of water budget neutrality or other adequate interest in water rights from a water bank. Kittitas County, the Department of Ecology, and the applicant have discussed this project and the applicant is working with the Roan Water Bank to obtain a mitigation certificate for the proposed, multiple domestic use. Documentation of an adequate water right will be necessary for an Adequate Water Supply Determination.

Water use must be metered and reported in accordance with the "Upper Kittitas Groundwater Rule," WAC 173-539-A-070. The proposed use will not be eligible to join the Kittitas County Metering Pilot Program: water use data shall be submitted to Ecology's Central Regional Office and is the responsibility of the applicant.

Additionally, Public Works requests the following:

1. Stormwater Report, as outlined by the Eastern Washington Stormwater Manual, to Public Works for review.
2. A more detailed plan set including topographic contours through the project area and any drainage facilities which will be used for stormwater treatment or storage.