



# 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:** January 30, 2023  
**SUBJECT:** SP-22-00007 Davis

<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. 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'.</li><li>4. A fire apparatus turnaround that is in compliance with Appendix D of the International Fire Code will be required for driveways and joint-use driveways that have a length of 150' or more.</li><li>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.</li></ol>
<b>ENGINEERING (CC)</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. 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 reach out to Public Works County Engineer Josh Fredrickson to verify trip generation will not exceed (9) peak hour trips. (KCC 12.10.040(c))</li></ol>

<b>SURVEY</b>	Property corners for the new division shall be shown on the Final short plat. (JT)
<b>FLOOD</b>	<p>A portion of parcel # 715134 is located in the FEMA identified special flood hazard area (100-year floodplain) zone A. 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.</p> <p>In accordance with KCC Chapter 14.08.220, All subdivisions as well as new development shall:</p> <ol style="list-style-type: none"> <li>1. Be consistent with the need to minimize flood damage.</li> <li>2. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.</li> <li>3. Have adequate drainage provided to reduce exposure to flood damage.</li> <li>4. 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> <li>5. All subdivisions shall show on the face of both the preliminary and final plat, for either short or long plats, the boundary of the 100year floodplain and floodway.</li> </ol> <p>Since the flood zone on the parcel is zone A and base flood elevation (BFE) data is not currently available, <b>KCC 14.08.220(4) is applicable and the BFE data must be provided prior to final plat approval.</b></p> <p>Please contact the Floodplain Administrator at 509-962-7523 for assistance.</p>
<b>WATER MITIGATION/ METERING</b>	No comments (SC)