

From: [Tate Mahre](#)
To: [Chace Pedersen](#)
Subject: Public Works Comments: SP-23-00004 Singer
Date: Monday, July 24, 2023 4:30:03 PM
Attachments: [SP-23-00004 Singer KCPW Plan Review Team Comments.docx](#)

Chace,

Here is a copy of Public Works comments for SP-23-00004 Singer. Please let me know if you need anything else from us!

Thanks,

Tate Mahre

Engineer Tech I

Kittitas County Public Works

411 N Ruby St, Suite 1

Ellensburg, WA 98926

Office: 509-962-7018

Mobile: 509-859-6187

tate.mahre@co.kittitas.wa.us

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KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: July 24th, 2023
SUBJECT: Public Works Comments: SP-23-00004 Singer

ACCESS	No Access Comments (TM)
ENGINEERING	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).
SURVEY	There are no suggested survey revisions to the Prelim Short Plat. (JT)
TRANSPORTATION CONCURRENCY	No comments (kh)
FLOOD	Parcel #931833 is not located in the FEMA identified special flood hazard area (100-year floodplain).

<p>WATER MITIGATION/ METERING</p>	<p>The following comments outline the requirements for legal availability of water and metering for the proposed short plat:</p> <p>The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through a mitigation certificate.</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"> 1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use; 2. An adequate water right for the proposed new use; or 3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. <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>Final Plat Notes</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 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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