



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: August 2nd, 2023
SUBJECT: Public Works Comments: SP-23-00005 Craig

ACCESS	<ol style="list-style-type: none"> 1. Any 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'. 2. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 2015. 3. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. 4. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply.
ENGINEERING	<ol style="list-style-type: none"> 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).
SURVEY	<p>Following comments will need to be addressed on Final Short Plat. There are no required changes for the Prelim submittal.</p> <ol style="list-style-type: none"> 1. Set property corners where required. There is no need to set corners in the area that generally follows the course of Naneum Creek. 2. Correct typo on first exception of parcel description "oad" to "road".
TRANSPORTATION CONCURRENCY	<p>No transportation concurrency comments. The two-parcel short plat will not create more than nine (9) peak hour vehicle trips. KCC 12.10.040(C)</p>

<p>FLOOD</p>	<p>Portions of parcels 558434 and 205736 are within the FEMA identified special flood hazard area (100-year floodplain) zone A. If possible, any future development should occur 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"> 1. Be consistent with the need to minimize flood damage. 2. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage. 3. Have adequate drainage provided to reduce exposure to flood damage. 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. 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. <p>Since the parcels are located in zone A, KCC 14.08.220(4) is applicable. Please contact the Floodplain Administrator at 509-962-7523 for assistance.</p>
<p>WATER MITIGATION/ METERING</p>	<p>For the proposed short plat, the applicant must provide legal water availability for all new uses on the proposed lots of this project, consistent with KCC Chapter 13.35.027(2). 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"> 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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