



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: September 1st, 2023
SUBJECT: SP-23-00006 Houser-Bacon

ACCESS	No 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). (KAH)
SURVEY	No required changes for Prelim Short Plat. Following comments are in regard to Final Short Plat submittal. <ol style="list-style-type: none"> 1. At minimum the new division line shall have corners set in the filed and shown on the face of the survey. 2. The basis of bearing is missing. 3. Note 4 should address the angular discrepancy between Section lines and Property lines VS the referenced document of record. (JT)
TRANSPORTATION CONCURRENCY	No comments (KH)
FLOOD	Parcel #796136 is not located in the FEMA identified special flood hazard area (100-year floodplain). (AT)

<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> <p>(AT)</p>
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