



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** November 16<sup>th</sup>, 2023  
**SUBJECT:** SP-23-00007 Nelson View

<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. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</li><li>4. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, [2015] edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit.</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. (JS)</li></ol>
<b>ENGINEERING</b>	Grading Permit GP-23-00011 was issued on 7/28/23. Please call for an inspection when the project is complete. (CC)

<b>SURVEY</b>	<p>Regarding the Preliminary Plat:</p> <p>1. The Preliminary Plat does not meet the requirements of WAC: 332-130-145 in regards to topographic elements.</p> <p>The following will need to be addressed prior to Final Short Plat approval:</p> <ol style="list-style-type: none"> <li>1. Per Note 5, Sheet 1, access to Lot 1A is via a private easement. No Lot 1A shown on the face of this Short Plat. If this note is to remain, Lot 1A shall be shown as well as Pioneer Trail Road shall be labelled.</li> <li>2. Notes 6, 8 and 9 all reference different basis of bearings statements, and make references to Lots not shown on the face of the Short Plat. Please resolve, and if multiple Basis of Bearing were utilized, please include the rotation and direction (clockwise or counterclockwise), that was used to put it in the final rotation shown on the map.</li> </ol> <p>Of Note (changes not required)</p> <p>As the proposed access easement is not mathematically retraceable, please ensure the separate document includes and mathematically retraceable description, and does not simply reference the Short Plat.</p>
<b>TRANSPORTATION CONCURRENCY</b>	<p>A Transportation Concurrency Management Application has been submitted. Permit #: TC-23-00005 This permit will need to be finalized before final approval.</p>
<b>FLOOD</b>	<p>Parcel #957098 is not located in the FEMA identified special flood hazard area (100-year floodplain). (SC)</p>
<b>WATER MITIGATION/ METERING</b>	<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 mitigation certificates. 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"> <li>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;</li> <li>2. An adequate water right for the proposed new use; or</li> <li>3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</li> </ol> <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>

**Final Plat Notes**

The following notes shall be placed on the face of the plat:

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."

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." (SC)