



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: March 20th, 2024
SUBJECT: Public Works Comments: SP-24-00001 4G Farms

<p>ACCESS</p>	<ol style="list-style-type: none"> 1. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners. 2. Maintenance of the driveway access and private roads that are not intended to become county right-of-way is the responsibility of the property owners who benefit from its use. 3. An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the County right-of-way. 4. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Roadway, Bridge, and Development Standards. 5. A public utility easement 10 feet in width is reserved along all lot lines. The 10-foot easement shall abut the exterior plat boundary and shall be divided 5 feet of each side of interior lot lines. Said easement shall also be used for irrigation. 6. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this application. (JS)
<p>ENGINEERING</p>	<p>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). (CC)</p>

SURVEY	<p>Of note</p> <ol style="list-style-type: none"> 1. Easement from Walker Drive to property is unclear if it's a continuation of Walker Dr, an existing 60' easement or is to be created. 2. Found pin and cap but has no description for cap. <p>(KAH)</p>
TRANSPORTATION CONCURRENCY	<p>No transportation concurrency requirements for this project. (KAH)</p>
FLOOD	<p>Historic flooding data suggests that this property could be at risk of flooding. The current flood insurance rate maps (FIRMs) provided by FEMA do not reflect this risk. A flood permit is not required for the short plat. It is advised that any future development occurs on high ground away from the channel and that channel crossings are designed to be non-restricting to higher flows. (SC)</p>
WATER MITIGATION/ METERING	<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"> 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>

	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)
AIRPORT	No comments. (JS)