



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: August 30, 2024
SUBJECT: CP-24-00002 Spring Tree

ACCESS	<ol style="list-style-type: none">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.2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.4. 2024 Private Road standards will apply if an access serves more than 4 homes. <p>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)</p>
ENGINEERING	Except as exempted in 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). (CP)
SURVEY	There are no survey comments regarding this application. (JT)
TRANSPORTATION CONCURRENCY	A concurrency evaluation and determination shall be required for all development applications in which the proposed development is projected to have an impact upon the transportation corridor or intersection. Developments generating 41 or fewer daily trips are exempt from TIA and concurrency evaluation requirements. (KCC 12.04.02.020) (KAH)
FLOOD	The proposed PUD is not located in a FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit is not required for the project. (SC)

WATER MITIGATION/ METERING	<p>The two new houses and existing second connection to the well at 1890 Nelson Siding Rd within the proposed PUD are new uses of groundwater that require mitigation.</p> <p>In accordance with KCC Chapter KCC 13.35.020 & 13.35.027, the applicant shall provide one of the following documents before final approval:</p> <ul style="list-style-type: none">a. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;b. An adequate water right for the proposed new use; orc. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. <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>All mitigated water uses shall also demonstrate that they are metered and monitored annually in accord with the agreement between the landowner and the mitigation provider. (SC)</p>
AIRPORT	No comments. (JS)

Please contact Kittitas County Public Works (509) 962-7523 with any questions.