



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: January 5th, 2024
SUBJECT: CU-23-00001 3 Boots Ranch Re-Notice of Application-11/29/23 3BR Response

ACCESS	<ol style="list-style-type: none"> 1. An approved access permit for commercial use will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county right-of-way. 2. Maintenance of Driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access. 3. All commercial and industrial accesses shall be designed in accordance with Exhibits 1340-1 and 1340-2 Driveway Design Templates of the WSDOT Design Manual and approved by the County Engineer prior to access permit issuance per KCC 12.05.030. 4. Driveways longer than 150' in length are required to provide a Fire Apparatus Turnaround meeting the requirements of Appendix D of the International Fire Code. 5. Spacing requirements for all access points are shown in Table 5-1. Site distance requirements are shown in Table 5-2 (KCC 12.05.080). 6. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.
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). (CC)
SURVEY	No Survey comments regarding this application. (JT)
TRANSPORTATION CONCURRENCY	<p>Updated January 2, 2024</p> <p>An updated transportation concurrency determination issued to clarify. (KAH)</p> <p>Amended project size required further calculations. Those calculations remain below 9 vehicle trips per peak hour. No TIA required.</p>

FLOOD	Parcel #214534 is not located in the FEMA mapped special flood hazard area (100-year floodplain). A Floodplain Development Permit is not required for the proposed project.
WATER MITIGATION/ METERING	Per KCC 13.35.027 all new uses of ground water require mitigation and metering. Proof of mitigation is required prior to applying for a building permit (as part of the Adequate Water Supply Determination process). The proposed commercial project is not eligible for the Kittitas County Water Bank. Private water banks are available to serve commercial uses.