



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: June 27, 2024
SUBJECT: CU-24-00004 White Barn Retreats

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| ACCESS | <ol style="list-style-type: none">1. An approved access permit for commercial access shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.2. All commercial and industrial accesses shall be designed in accordance with Exhibits 1340-1 Driveway Design Templates of the WSDOT Design Manual and approved by the County Engineer prior to access permit issuance per KCC 12.04 Article IV.3. Paved approach is required.4. Driveways over 150' in length will be required to be a minimum of 16' wide with 2' of clear zone on each side and meet the standards of Appendix D of the International Fire Code for IFC Turnarounds/Kittitas County Road Standard 5 and 6.5. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. <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 | No survey provided, no comments. (KH) |
| TRANSPORTATION CONCURRENCY | Event capacity is needed for courtesy screening for concurrency requirements. (KAH) |
| FLOOD | Parcels 015534 and 194235 are not located in the FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit is not required for the proposed project. (SC) |

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| WATER MITIGATION/ METERING | <p>The proposed wedding venue would change how water on the property is used, and therefore constitutes a new use of groundwater.</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.