



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff

FROM: Public Works Plan Review Team

DATE: July 8, 2022

SUBJECT: LPF-22-00004 Suncadia Phase 2 Division 7 Final Plat Comments

The following shall be required prior to final plat approval:

1. Please provide an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat.
2. Please provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat.

The applicant should be aware of the following:

1. Continue to work to provide traffic monitoring to submit traffic data later this year.

FLOOD:

Since 12/7/1993, Kittitas County has required that all subdivisions show on the face of both the preliminary and final plat the boundary of the 100-year floodplain and floodway. Please see page 13 of the attached document. The numbering has changed but the subdivision requirements have not.

Floodplain development requirements for LPF-22-00004 have not been met. In accordance with KCC Chapter 14.08.220(5), all subdivisions shall show on the face of both the preliminary and final plat, for either short or long plats, the boundary of the 100-year floodplain and floodway.

14.08.220 Subdivision proposals and Development.

All subdivisions as well as new development shall:

1. Be consistent with the need to minimize flood damage.
2. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
3. Have adequate drainage provided to reduce exposure to flood damage.

4. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments containing greater than 50 lots or 5 acres (whichever is lesser) and shall be included as part of the application and shall be noted on the final mylar.
5. All subdivisions shall show on the face of both the preliminary and final plat, for either short or long plats, the boundary of the 100-year floodplain and floodway.

SURVEY:

All previous comments have been addressed in second submittal.