



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: February 7, 2025
SUBJECT: PD-24-00002 Parke Creek Landing

ACCESS	<ol style="list-style-type: none">1. Approved access permits shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.2. Access Application AC-24-00012 has been submitted for a pending subdivision to access 38 lots, however, there is not a pending subdivision at this time. Access permit on hold.3. Crossing permits are required to cross Park Creek prior to the issuance of the access permit.4. Access spacing5. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.6. Road certification and road naming will be required prior to final plat. KCC 12.04.01.030.7. Any private road serving as access to five lots or more shall file a maintenance agreement with all the property owners having a vested interest in the private road prior to recording the final plat with the Kittitas County auditor's office with a copy to be provided to the Kittitas County Building Department and Kittitas County Public Works8. A second access for emergency ingress egress is required with lot count exceeding 30 lots in the development.9. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.10. 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)
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ENGINEERING	<ol style="list-style-type: none"> 1. 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). 2. Bridges or large drainage structures over Parke Creek will require additional bridge permits from Public Works. (CP)
SURVEY	<ol style="list-style-type: none"> 1. All plans prepared by Licensed Engineer or Land Surveyor showing elevation elements must meet the requirements of WAC 332-130-145. (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	FEMA is in the process of conducting a floodplain study for Park Creek that includes this property. Preliminary modeling results are expected in the near future, as soon as 1-2 months. Public Works will provide preliminary data to the applicant as the information becomes available. The preliminary maps will be considered the best available information for all future development. (SC)
WATER MITIGATION/ METERING	<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. Plats are not eligible for the Kittitas County Water Bank. Mitigation must be purchased from a private water bank.</p> <p>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> <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."</p> <p>(SC)</p>
AIRPORT	No comments. (JS)

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