



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

---

### MEMORANDUM

---

---

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** June 5<sup>th</sup>, 2023  
**SUBJECT:** SP-23-00002 Mills-2

<b>ACCESS</b>	<ol style="list-style-type: none"><li>1. This application is subject to the latest revision of the Kittitas County Road Standards, dated 2015. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined KCC 12.01.150.</li><li>2. An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.</li><li>3. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length a fire apparatus turnaround if the driveway is more than 150'.</li><li>4. Maintenance of the access is the responsibility of the property owners who benefit from its use.</li><li>5. In addition to the above mentioned conditions, all applicable Kittitas County Road Standards apply to this application.</li></ol>
<b>ENGINEERING</b>	<ol style="list-style-type: none"><li>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).</li></ol>

<b>SURVEY</b>	<p>The following elements will need to be addressed prior to final:</p> <ol style="list-style-type: none"> <li>1. Legibility of small text for the topo features on Lot 5C, Sheet 1. Please check minimum text height of 0.08".</li> <li>2. Legibility of line Tag labels on sheet 1 due to crossing linework and staged Tag Labels.</li> <li>3. Please identify Dry Creek Road as "County Right of Way".</li> <li>4. Legibility of "Gravel Driveway" text on Sheet 2 due to hatching.</li> <li>5. Please clearly identify the Hatched area on Sheet 2 as the Access Easement, and identify it as "Herein Created" or "Created by separate document". (JT)</li> </ol>
<b>TRANSPORTATION CONCURRENCY</b>	<p>No transportation concurrency application is required at this time. (KH)</p>
<b>FLOOD</b>	<p>Parcel # 960738 is not mapped within the special flood hazard area (100-year floodplain).</p>
<b>WATER MITIGATION/ METERING</b>	<p>For the proposed short plat, 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. 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"> <li>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;</li> <li>2. An adequate water right for the proposed new use; or</li> <li>3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</li> </ol> <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><b>Final Plat Notes</b></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>

	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.”
--	--