



# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** May 13, 2025  
**SUBJECT:** SP-25-00006 Deatherage

<b>ACCESS</b>	<ol style="list-style-type: none"> <li>1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.</li> <li>2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li> <li>3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</li> <li>4. 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.</li> </ol> <p><b>OF NOTE:</b> Please ensure Lots D1 and D2 are identified with the correct addresses upon final recording of short plat. (JS)</p>
<b>ENGINEERING</b>	<p>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)</p>
<b>SURVEY</b>	<p>There are no proposed revisions to this prelim Short Plat.</p> <p>For final, the following will need to be addressed:</p> <ol style="list-style-type: none"> <li>1. Property corners to be set</li> <li>2. Basis of bearing to be addressed</li> <li>3. Title report will need to be updated showing the legal owner, as this appears to be absent from the report.</li> <li>4. Fence offsets from property lines to be shown. (JT)</li> </ol>
<b>TRANSPORTATION CONCURRENCY</b>	<p>No transportation concurrency requirement for this project. (KAH)</p>

<b>FLOOD</b>	<p>A portion of parcel# 694934 is within the FEMA identified special flood hazard area (100-year floodplain) zone A. If possible, any future development should occur outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08.</p> <p>In accordance with KCC Chapter 14.08.220, all subdivisions as well as new development shall:</p> <ol style="list-style-type: none"> <li>1. Be consistent with the need to minimize flood damage.</li> <li>2. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.</li> <li>3. Have adequate drainage provided to reduce exposure to flood damage.</li> <li>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.</li> <li>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.</li> </ol> <p><b>Since the parcel is located in zone A, KCC 14.08.220(4) is applicable.</b> Please contact the Floodplain Administrator at 509-962-7523 for assistance. (SC)</p>
<b>WATER MITIGATION/ METERING</b>	<p>Water mitigation and metering standards in KCC 13.35.027 for plat approval are satisfied since the houses share an existing exempt well and the proposed project does not include a new use of groundwater. (SC)</p>
<b>AIRPORT</b>	<p>No comments. (JS)</p>

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