



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: May 31, 2024
SUBJECT: BL-24-00008 Palmer

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| ACCESS | <ol style="list-style-type: none">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.2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.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. |
| ENGINEERING | 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). |
| SURVEY | <p>As the application deos not contain a survey map, comments are reserved until final. (JT)</p> <p>UPDATE 07/23/2024</p> <ol style="list-style-type: none">1. Include a title at the top of the page including "Record of Survey, Pt of NW1/4 of NE1/4 T18N., R19E., W.M., Kittitas County, Washington"2. Label full right of way width, ownership and surfacing for Naneum Rd. (EX: Naneum Rd. 60' County R/W – Paved)3. Show the 3 dimensions of the little sliver of land for that portion of Parcel 950612 lying East of Naneum Road.4. Include a "purpose of survey statement" similar to the following: The purpose of this survey is to identify the parcels and satisfy the conditions of |

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| | <p>approval for a boundary line adjustment submitted to Kittitas County under application No. BL-24-00008.</p> <p>5. Please identify the West line of the survey as “West Boundary of Naneum Crk.” (per Sur:25-213, and subsequent surveys)</p> <p>6. The title report provided in the application does not match the area surveyed. A correct title report will need to be provided prior to final approval.</p> <p>OF NOTE (Changes not required)</p> <p>1. A lot closure report was not provided, nor were lot closures reviewed. Given the simple nature of this BLA, closures are not required.</p> <p>2. The North line of the transfer parcel does not match Survey: 32-117. While Survey 32-117 appears to be incorrect, the distance discrepancy could be noted, depending upon the surveyors interpretation of WAC:332-130-050(1)(f).</p> <p>3. Due to wrong title report being submitted, existing legal descriptions have not been compared to title documents. (JT)</p> <p>UPDATE 09/18/2024</p> <p>All prior comments have been addressed on the newest submittal.</p> |
| TRANSPORTATION CONCURRENCY | No Comments. |
| FLOOD | <p>A portion of the proposed parcels are within the 100-year floodplain boundary. If possible, any future development should remain 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>While not required by KCC 14.08.220, it is highly encouraged that the floodplain boundaries are outlined on the face of the recorded survey. (SC)</p> |
| WATER MITIGATION/ METERING | No comments. (SC) |
| AIRPORT | No Comments. (TM) |

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