



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: November 28th at 4pm
SUBJECT: CU-23-00002 The Outpost

<p>ACCESS</p>	<ol style="list-style-type: none"> 1. An approved access permit for commercial use will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county right-of-way. 2. Maintenance of Driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access. 3. All commercial and industrial accesses shall be designed in accordance with Exhibits 1340-1 and 1340-2 Driveway Design Templates of the WSDOT Design Manual and approved by the County Engineer prior to access permit issuance per KCC 12.05.030. 4. Driveways longer than 150' in length are required to provide a Fire Apparatus Turnaround meeting the requirements of Appendix D of the International Fire Code. 5. Spacing requirements for all access points are shown in Table 5-1. Site distance requirements are shown in Table 5-2 (KCC 12.05.080). 6. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. (JS)
<p>ENGINEERING</p>	<ol style="list-style-type: none"> 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).
<p>SURVEY</p>	<p>Conceptual site plan proved (dated Oct, 2023), does not meet the requirements of WAC 332-130-145, in regards to Vertical Datum used, Legend, Basis of elevations (benchmark), source of contours, accuracy, etcetera. (JT)</p>

TRANSPORTATION CONCURRENCY	A Transportation Concurrency Management Application is required (KH)
FLOOD	<p>A portion of parcel # 636935 is mapped in the FEMA identified special flood hazard area (100-year floodplain). The existing garage, cabin, and proposed lodge are all in the mapped floodplain. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08.</p> <p>To be reasonably safe from flooding, all proposed development needs to take the federally authorized Cle Elum pool raise into account. Along Cle Elum Reservoir, Kittitas County utilizes a community determined Base Flood Elevation of 2254.2 FT NAVD 88, which reflects the pool raise. Depending on site-specific elevation data, portions of this property may be eligible for removal by FEMA from the special flood hazard area with a LOMA. Please contact the Kittitas County Floodplain Manager at 509-962-7523 for additional information. (SC)</p>
WATER MITIGATION/ METERING	<p>The proposed project is not eligible for the Kittitas County Water Bank. Mitigation must be provided from a private water bank.</p> <p>In accordance with KCC Chapter KCC 13.35.020 & 13.35.027, the applicant shall provide one of the following documents before final approval:</p> <ul style="list-style-type: none"> a) A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use; b) An adequate water right for the proposed new use; or c) A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. <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>All mitigated water uses shall also demonstrate that they are metered and monitored annually in accord with the agreement between the landowner and the mitigation provider. (SC)</p>