



KITITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Planning Review Team
DATE: December 29, 2020
SUBJECT: SPF-20-00002 Dunford (Resubmitted Dec 2020)

SURVEY:

Comments

1. Auditor's Certificate missing.
2. The inclusion of Tract CY-1 brings the total number of lots to 5, which would result in a Long Plat requirements. The notation as "Exception" on sheet 4 does not exclude this from being a unique parcel, adding to the total lot count.

Of Note:

County GIS shows a portion of county owned right of way extending south from Burke Road. In researching this segment, it appears that this right of way is/was for the old Permanent Highway 3B/Lake Cle Elum Road No. 12. While no vacation documents were discovered, it has clearly been long abandoned by the county, if never formally vacated. The county has no interest in this right of way, and there is no reason to have it shown on this plat.

WATER MITIGATION/METERING:

Public Works is now reviewing subdivision proposals to make sure that mitigation and metering requirements have been met (these requirements were submitted by Public Health as part of the March review). The application materials provided do not include documentation necessary to satisfy comment B-1, identified in the letter from PH dated 03/23/2020:

In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:

- 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.

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.

Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.

This documentation needs to be provided to Public Works and accepted prior to final plat approval.

The mylars submitted address final plat notes C-1 and C-2.