



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: May 30, 2024
SUBJECT: SP-24-00008 Frosty Pines II

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. Road certification with an approved fire apparatus turnaround is required prior to the issuance of a building permit.5. 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. (JS)
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>The application meets the requirements of the Prelim Short Plat.</p> <p>The following will need to be addressed prior to final:</p> <ol style="list-style-type: none"> 1. The Easement shown to be recorded via separate document is not mathematically retraceable from the Short Plat. Please ensure that the easement document includes a retraceable description and does not simply refer to the Short Plat. 2. At minimum, the new division lines shall show corners, and have them set in the field. This includes the NW corner of Lot C-1 and the SE corner of Lot B-1. 3. The existing parcel (Lot B and C) are referenced to the record documents as BLA No. BL-21-00014. As this number is an internal application number to the county, these references should include Book and Page (B:44 Surveys, P:11) or the Assessor's File No. (AFN:20217230120). This occurs on the face of the map as well as the basis of bearings statement. <p>OF NOTE</p> <p>While vicinity maps are specifically excluded from text height legibility requirements, it would certainly clarify things to increase the text height to a more legible size.</p>
TRANSPORTATION CONCURRENCY	No Comments.
FLOOD	The proposed short plat is not located in a FEMA identified special flood hazard area. A floodplain development permit will not be required. (SC)

WATER MITIGATION/ METERING	<p>The following comments outline the requirements for legal availability of water and metering for the proposed short plat:</p> <p>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"> 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. <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>Final Plat Notes</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> <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."</p> <p>(SC)</p>
AIRPORT	<p>No comments. (JS)</p>

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