



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: October 17, 2024
SUBJECT: SP-24-00013 McIntosh

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. KCC allows up to 4 lots on a joint-use driveway. Additional lots utilizing easement Q may trigger private road standards and requirements (road naming and road certification).3. An access permit from WSDOT may be required.4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.5. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.6. 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. <p>OF NOTE: Easement Q has a drain field and shed located in access easement. Relocation of easement Q may be required. (JS)</p>
ENGINEERING	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)

SURVEY	Verify equipment used. Page one says GPS for contours, page 3 calls out a total station. Missing basis of bearings. SR97 needs to call out ownership and ROW width. Width for existing easement needs added. Missing Point of beginning of deed. Currently, there are 3 access driveways to proposed lot 2A. Not shown on existing survey (DF)
TRANSPORTATION CONCURRENCY	No transportation requirement for this project. (KAH)
FLOOD	<p>A portion of parcels #15102 and 866033 are 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">1. Be consistent with the need to minimize flood damage.2. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.3. Have adequate drainage provided to reduce exposure to flood damage.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.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. <p>Since the parcels are located in zone A, KCC 14.08.220(4) is applicable. Please contact the Floodplain Administrator at 509-962-7523 for assistance. (SC)</p>

WATER MITIGATION/ METERING	<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; or3. 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	NO comments. (JS)

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