



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: January 21, 2025
SUBJECT: SP-25-00002 Sageview

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. A Crossing License from Kittitas Reclamation District (KRD) may be required for any new access.3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.4. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.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. <p>OF NOTE: Please ensure that Lot A2 is identified with the address of 11461 Thall Rd upon final recording of short plat. (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	<ol style="list-style-type: none">1. Change Heading at top of pages from "Sageview BLA/Short Plat" to "Sageview BLA" "(Includes Boundary Line Adjustment) to avoid future confusion when filing and referencing document.2. Change Title Block of "Sageview BLA/Short Plat" to "Sageview Short Plat" to avoid future confusion when filing and referencing document.3. Applicant is herein notified that the dual BLA / Short Plat application is suitable for county application and review only. Once recorded, entire

	<p>property will be viewed as being subject to short plat standards, and will be treated as such.</p> <ol style="list-style-type: none"> 4. Sheet 1 – Please clearly show a note similar to the following: “This sheet represents adjustment to boundary lines prior to Short Plat recorded simultaneously and shown on subsequent pages”. 5. Sheet 1 – Please show the following note (or something similar) on Lot A: “Lot A is a transitional parcel to be further subdivided on subsequent pages and should not be referenced as a legal lot after recording”. 6. Sheet 1 – Please identify previous and proposed boundaries. 7. Please set and show corners per Short Plat standards. 8. Sheet 2 – Elevation Datum note contains minor typo. 9. Please include a survey narrative explaining the BLA and simultaneous Short Platting. 10. Final document shall be filed as a short plat. All lots shall be referenced as being a portion of a short plat.
TRANSPORTATION CONCURRENCY	No comments. (JS)
FLOOD	The proposed project is not within a FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit is not 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	No comments. (JS)

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