



# **KITITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

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### **MEMORANDUM**

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TO: Community Development Services  
FROM: Public Works Planning Review Team  
DATE: March 19, 2021  
SUBJECT: CU-21-00002 Sweetwater Ranch

#### **Public Works Conditional Use Comments**

- Grading over 100 cubic yards of material requires a grading permit. Any grading over 500 cubic yards of material will require engineered grading and storm water plans. See Kittitas County Code chapter 14.05.
- Engineered stormwater plans are required if the project generates an impervious surface exceeding 5000 square feet. The stormwater system will comply with the Stormwater Management Manual for Eastern Washington (SWMMEW).
- The entrance to the property shall be clearly marked during events.
- An access permit is required to ensure the access meets Kittitas County Code and International Fire Code. The access road shall be a minimum of 20 feet wide and have an acceptable fire apparatus turnaround.
- A portion of the properties included in this project are located within the 100-year floodplain. At this time a flood plain development permit is not required for the proposed project. If possible, any future development should remain outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain require a floodplain development permit. All construction, including structures that are exempt from a building permit, must follow the guidelines within KCC 14.08. Note that the floodplain information from FEMA is based on an approximate study. Please contact the Floodplain Manager at Public Works (509-962-7690) with any questions regarding the floodplain on these parcels and permitting questions.

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