



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: October 5th, 2023
SUBJECT: Public Works Comments: CU-23-00003 Fowler Creek Guest Ranch

ACCESS	<ol style="list-style-type: none">1. An approved access permit for commercial access shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.2. All commercial and industrial accesses shall be designed in accordance with Exhibits 1340-1 and 1340-2 Driveway Design Templates of the WSDOT Design Manual and approved by the County Engineer prior to access permit issuance per KCC 12.05.030.3. Driveways over 150' in length will be required to meet the standards of Appendix D of the International Fire Code for IFC Turnarounds.4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.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.
ENGINEERING	<ol style="list-style-type: none">1. Please consider utilizing Public Works' Civil Review procedure for the entire build out. This may simplify procuring grading permits throughout the development life. Please reach out to Public Works County Engineer to discuss the phasing plan.2. 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). Contiguous projects owned by the same person(s), corporation(s) or other legal entity shall be considered one project.
SURVEY	There are no survey comments regarding this application. (JT)

TRANSPORTATION CONCURRENCY	A Transportation Concurrency application is required. (KAH)
FLOOD	The proposed project is not located in a FEMA identified special flood hazard area (100-year floodplain). (SC)
WATER MITIGATION/ METERING	<p>The proposed project is not eligible for the Kittitas County Water Bank. Mitigation must be provided from a private water bank.</p> <p>In accordance with KCC Chapter KCC 13.35.020 & 13.35.027, the applicant shall provide one of the following documents <u>before final approval</u>:</p> <ul style="list-style-type: none"> a. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use; b. An adequate water right for the proposed new use; or c. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. <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>All mitigated water uses shall also demonstrate that they are metered and monitored annually in accord with the agreement between the landowner and the mitigation provider. (SC)</p>