



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: June 5th, 2023
SUBJECT: LP-23-00002 Tumbling Ridge

<p>ACCESS</p>	<ol style="list-style-type: none"> 1. This application is subject to the latest revision of the Kittitas County Road Standards, dated 2015. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined KCC 12.01.150. 2. An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way. 3. Driveways and private roads that serve more than 4 parcels shall meet private road standards and be certified by a licensed engineer in the state of Washington. Additionally, private roads that serve 6 or more parcels shall be named according to the Kittitas County Private Road Naming and Signing Standards. 4. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners. 5. Driveways and roads that exceed 150' in length will provide a fire apparatus turnaround that is in compliance with Appendix D of the International Fire Code. 6. Driveway easements shall be a minimum of 30' wide and Private Road easements shall be a minimum of 60' wide.
<p>ENGINEERING</p>	<ol style="list-style-type: none"> 1. 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	1. Site map does not meet the requirements of WAC 332-130-145. (JT)
TRANSPORTATION CONCURRENCY	1. Concurrency evaluation is required per KCC 12.10.040
FLOOD	Parcel #s 952139 and 952140 are not located in the special flood hazard area (100-year floodplain).
WATER MITIGATION/ METERING	<p>For the proposed plat, 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. Plats are not eligible for the Kittitas County Water Bank, water mitigation must be purchased from a private water bank.</p> <p>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>