



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: January 11th, 2024
SUBJECT: LP-23-00004 Suncadia Social Plat

ACCESS	No comments. (JS)
ENGINEERING	<p>Applicant should be aware that the following shall be required before Final Plat is accepted:</p> <ol style="list-style-type: none"> 1. Applicants need to include the following notes as “Plat Notes” on their drawings. <ol style="list-style-type: none"> a. 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. 2. All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170) <p style="text-align: center;">EXAMINED AND APPROVED This ____ day of ____, A.D., 20__.</p> <p style="text-align: center;">_____ Kittitas County Engineer</p> <ol style="list-style-type: none"> 3. Please submit engineered plans to Public Works for a Civil Review. This should be completed prior to Final Plat. 4. While Suncadia is in the process of completing the Traffic Monitoring Plan, please submit an updated report detailing what monitoring has been completed. This update report will be required for Final Plat. 5. Please provide an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat. 6. Please provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat.

SURVEY	Applicant is directed to review requirements of KCC 16.12, regarding the requirements of Prelim Plat submittals. There are many improvements in the area that are not depicted on the submitted plans. (JT)
TRANSPORTATION CONCURRENCY	No transportation concurrency required. (KAH)
FLOOD	Parcel # 956000 is not located in the FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit is not required for the proposed project. (SC)
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. 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>