



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** June 16<sup>th</sup>, 2023  
**SUBJECT:** Public Works Comments: SP-23-00003 Hauglum

<p><b>ACCESS</b></p>	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards.</li> <li>4. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.</li> <li>5. Driveways longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of appendix D in the International Fire Code.</li> <li>6. Maintenance of the access is the responsibility of the property owners who benefit from its use.</li> <li>7. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.</li> </ol>
<p><b>ENGINEERING</b></p>	<p>No Comments</p>

<b>SURVEY</b>	<ol style="list-style-type: none"> <li>1. The Prelim Short Plat provided does not meet the requirements of WAC 332-130-145. Survey proposes a resubmittal that addresses these requirements.</li> <li>2. Per Compass GIS map, there are multiple structures on site that do not appear on the face of the Short Plat. In the event these were removed, a statement from the surveyor will be sufficient.</li> </ol> <p>Prior to final approval, the following elements will need to be addressed:</p> <ol style="list-style-type: none"> <li>1. The joint use driveway easement should reference Volume and Page or AFN, not CDS's application number.</li> <li>2. The S'most found property corner shown has a break in the distance ties. Please include the missing curve data, so that this is tied to the survey. Doing this will eliminate the need for comment #3 below.</li> <li>3. As the Curve coincident with the North line of Westside road is non-tangential, please include a chord bearing and distance OR show the bearings of radii at start and end of the curve. (JT)</li> </ol>
<b>TRANSPORTATION CONCURRENCY</b>	No Comments
<b>FLOOD</b>	Parcel # 12654 is not mapped within the special flood hazard area (100-year floodplain).
<b>WATER MITIGATION/ METERING</b>	<p>For the proposed short 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. 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"> <li>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;</li> <li>2. An adequate water right for the proposed new use; or</li> <li>3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</li> </ol> <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>

**Final Plat Notes**

The following notes shall be placed on the face of the plat:

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.”

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.”