



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: August 25, 2023
SUBJECT: LP-23-00003 McAllister Summit

ACCESS	<ol style="list-style-type: none">1. 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.2. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 2015 edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit.3. Roads 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.4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.5. 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.6. 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.
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ENGINEERING	<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	<ol style="list-style-type: none"> 1. See KCC 16.24 for survey requirements of preliminary plat. <ol style="list-style-type: none"> a. Adjacent survey identification b. Bearing and distances c. Proposed permanent control d. Adjacent survey requirements e. Legend f. Identification of previous property line and new property lines g. Yellowstone Rd should also have ownership identified h. Private road dedication 2. All new joint use driveway easements shall be 30' wide per KCC 12.04.080
TRANSPORTATION CONCURRENCY	Please provide estimated peak hour traffic for the 8 lot plat for courtesy transportation concurrency review. (KAH)
FLOOD	Parcels #707835 and 747835 are not located in a FEMA mapped special flood hazard area (100-year floodplain). (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, which could be provided from the Snoqualmie Pass Utility District (SPUD). 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.

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. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.

Final Plat Notes

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

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."
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."

(SC)