



# KITITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** November 28<sup>th</sup> 2023  
**SUBJECT:** RU-23-00001 Teanaway Ridge

<b>ACCESS</b>	<ol style="list-style-type: none"> <li>1. An approved access permit for commercial use will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county right-of-way.</li> <li>2. Maintenance of Driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.</li> <li>3. 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.</li> <li>4. Driveways longer than 150' in length are required to provide a Fire Apparatus Turnaround meeting the requirements of Appendix D of the International Fire Code.</li> <li>5. Lots that access easements or rights-of-way controlled by different agencies, such as State highways, Forest Service Roads, irrigation canals, or railroads will require separate access approvals from those agencies. A copy of the access approval shall be submitted to the County prior to issuance of the County's access permit or preliminary approval for any land use development application. The County cannot grant access to roads or easements it does not control (KCC 12.05.030(G)).</li> <li>6. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. (JS)</li> </ol>
<b>ENGINEERING</b>	<ol style="list-style-type: none"> <li>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).</li> </ol>

<b>SURVEY</b>	There are no survey comments regarding this application. (JT)
<b>TRANSPORTATION CONCURRENCY</b>	A Transportation Concurrency Management Application is required. (KH)
<b>FLOOD</b>	<p>Public Works recommends that additional information be provided to better understand the development proposal and potential flood-related risks to evaluate KCC 17A.01.060(2)(c). The proposed approach, which is to reduce the overall footprint of site development and consolidating use to the northern area is prudent. It would be helpful to see the proposed retained elements of the plan in relation to predicted flood depths and extents, and side channel habitat and to better understand what vegetation will need to be removed to develop this site. The Flood Control Zone District has data depicting flood depth and extents for both the 10 percent and 1 percent annual chance flood events (aka 10-year and 100-year flood events). This spatial data is available upon request. Flood Control Zone District staff are also available for further technical assistance and to discuss potential measures to address river migration risk.</p> <p>Site development will require a floodplain development permit and will need to conform to the standards in KCC 14.08. (AT)</p>
<b>WATER MITIGATION/ METERING</b>	Per KCC 13.35.027 all new uses of ground water require mitigation and metering. Proof of mitigation is required prior to applying for a building permit (as part of the Adequate Water Supply Determination process). The proposed commercial project is not eligible for the Kittitas County Water Bank. Private water banks are available to serve commercial uses. (SC)