



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

TO: All Staff  
FROM: Public Works Planning Review Team  
DATE: January 26, 2021  
SUBJECT: VA-20-00013 Pratt

The Department of Public Works has reviewed the zoning variance application and recommends approval based on the following:

- A. An access permit would be required when a building permit is applied for.
- B. Any grading over 100 cubic yards of material will require a grading permit from Public Works.
- C. The narrative provided by the landowner describes a septic system and a creek on the property which requires the house to be pushed right up against the property line. However, these features aren't shown on the site map and it is unclear whether the original septic system was moved due to set-back requirements. Please provide a site map which details all set-back requirements, structures, and site features relating to this project. As it is currently shown, public works does not support a 1' set back due to potential conflict with future development of the private road intersection.

#### **FLOOD:**

All or most of this property is within the 100-year floodplain. All activities within the floodplain must be permitted through the floodplain development permit process. All construction, including structures that are exempt from a building permit, must follow the guidelines within KCC 14.08. Structures may be subject to mandatory flood insurance purchase requirements. For all walled and roofed structures in the 100-year floodplain, elevation certificates are required as part of the floodplain development permitting process. It is the responsibility of the owner or owner's authorized agent to obtain elevation certificates. For residential structures located within the 100-year floodplain, a pre-application meeting is required prior to submitting a residential building permit.

#### **MITIGATION/METERING:**

No comments.

Additionally, Public Works has no official survey comments regarding this application, however, Community Development Services may want to require a survey, as no part of the application documents reference actual property lines with any kind of accuracy. The road right of way is a full 60 feet, and it appears that there have been no subsequent property surveys on this parcel since original platting. Pine Glen appears to have been platted in 1961, and no property corners were set by the original survey. Per the application narrative, there has been a history of building construction that encroaches or trespasses onto adjacent properties.