



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

April 8, 2013

Stan Wade  
1950 Mellergaard Road  
Ellensburg WA 98926

**RE: Transmittal of Comments – Wade Intervening Ownership Application (AU-13-00002)**

Dear Mr. Wade:

Enclosed are the comments received regarding the Wade Intervening Ownership (AU-13-00002) during the comment period:

March 4, 2013	Kittitas Valley Fire and Rescue – Rich Elliott
March 5, 2013	Kittitas County Department of Public Works – Christina Wollman
March 4, 2013	Kittitas Reclamation District – Keli Bender
March 5, 2013	Kittitas County Public Health – Holly Duncan

Please review all comments and notify me of any questions. I will be issuing a decision based in part on the comments received.

Sincerely,

Jeff Watson  
Staff Planner

cc via email to: Chris Cruse – [cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)

## Jeff Watson

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**From:** Rich Elliott <elliotttr@kvfr.org>  
**Sent:** Monday, March 04, 2013 2:35 PM  
**To:** Jeff Watson; Dan Valoff  
**Cc:** Joe Seemiller; John Sinclair; Brenda Larsen  
**Subject:** RE: Kittitas County Notice of Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

KVFR has no fire code related input or concerns on this proposal.

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**From:** Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]  
**Sent:** Monday, March 04, 2013 2:14 PM  
**To:** Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; J Markell; Mike Johnston; Jan Ollivier  
**Cc:** Doc Hansen; Rich Elliott; Keli Bender (krd.keli@fairpoint.net); Chris Cruse (cruseandassoc@kvalley.com)  
**Subject:** Kittitas County Notice of Application

[AU-13-00002 Wade – Intervening Ownership Division](#)

### THIS PROJECT IS EXEMPT FROM SEPA REVIEW

Kittitas County has received the above referenced land use application; see attached. Agencies within the county network may review the application master file via the above link or through EDEN. Agencies outside of the county network can use the attachment or view better resolution documentation by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. This file will be updated as the application progresses. Comments within the body of an email are encouraged, but may be submitted as attachments to:

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

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Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II  
DATE: March 5, 2013  
SUBJECT: Wade Intervening Ownership AU-13-00002

Our department has reviewed the request for subdivision through Intervening Ownership and finds that it meets current Kittitas County Road Standards.

**Our department recommends Final Approval with the following conditions:**

1. Private Road Certification: 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, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Private Road Improvements: Access shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.
  - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
  - b. Minimum centerline radius shall be 60'.
  - c. Surface requirement BST/ACP.
  - d. Maximum grade is 12%.
  - e. Stopping site distance, reference AASHTO.
  - f. Entering site distance, reference AASHTO.
  - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
  - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
  - j. All easements shall provide for AASHTO radius at the intersection with a county road.

- k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
3. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
4. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
5. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
6. Access Permit: 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.
7. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
8. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
9. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

## Jeff Watson

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**From:** Keli Bender <krd.keli@fairpoint.net>  
**Sent:** Monday, March 04, 2013 3:44 PM  
**To:** Jeff Watson; Dan Valoff  
**Subject:** Re: Kittitas County Notice of Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

On 3/4/2013 2:14 PM, Jeff Watson wrote:

[AU-13-00002 Wade – Intervening Ownership Division](#)

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message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff,  
Nothing will be required by KRD on the Wade application. Let me know if you need anything further.  
Keli

## Jeff Watson

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**From:** Holly Duncan  
**Sent:** Tuesday, March 05, 2013 4:46 PM  
**To:** Jeff Watson; Dan Valoff  
**Subject:** RE: Kittitas County Notice of Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jeff,

I don't see any problems with this application.

Holly

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**From:** Jeff Watson  
**Sent:** Monday, March 04, 2013 2:14 PM  
**To:** Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; J Markell; Mike Johnston; Jan Ollivier  
**Cc:** Doc Hansen; RichElliott; Keli Bender (krd.keli@fairpoint.net); Chris Cruse (cruseandassoc@kvalley.com)  
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