



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Dusty Pilkington, CDS
FROM: Kelly Bacon, Engineer Technician I *KB*
DATE: July 15, 2016
SUBJECT: Bailey BL-16-00009 – Amended Comments

Upon further review and a meeting with Bob Bailey on August 2, 2016, Public Works has the following comments:

Our department recommends preliminary approval with the following conditions:

- A. Private Road standards allows for existing access easements to be a minimum of 40 feet wide. The proposed 50' access easement is sufficient for the existing access road.
- B. A hammerhead needs to be shown on the face of the BLA for West Boondoggle Road where it ends at lot 25. Per discussion with applicant, the 2015 International Fire code Appendix D Fire Apparatus Access Roads – acceptable alternative to 120' hammerhead, will be used.
- C. All County Road Standards dated December 15, 2015 will apply to the division of land.
- D. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- E. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- F. 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.
- G. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- H. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- I. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.