

# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

**TO:** Lindsey Ozbolt, CDS  
**FROM:** Christina Wollman, Planner II *CW*  
**DATE:** October 22, 2013  
**SUBJECT:** Valley Veterinary Hospital CU-13-00006

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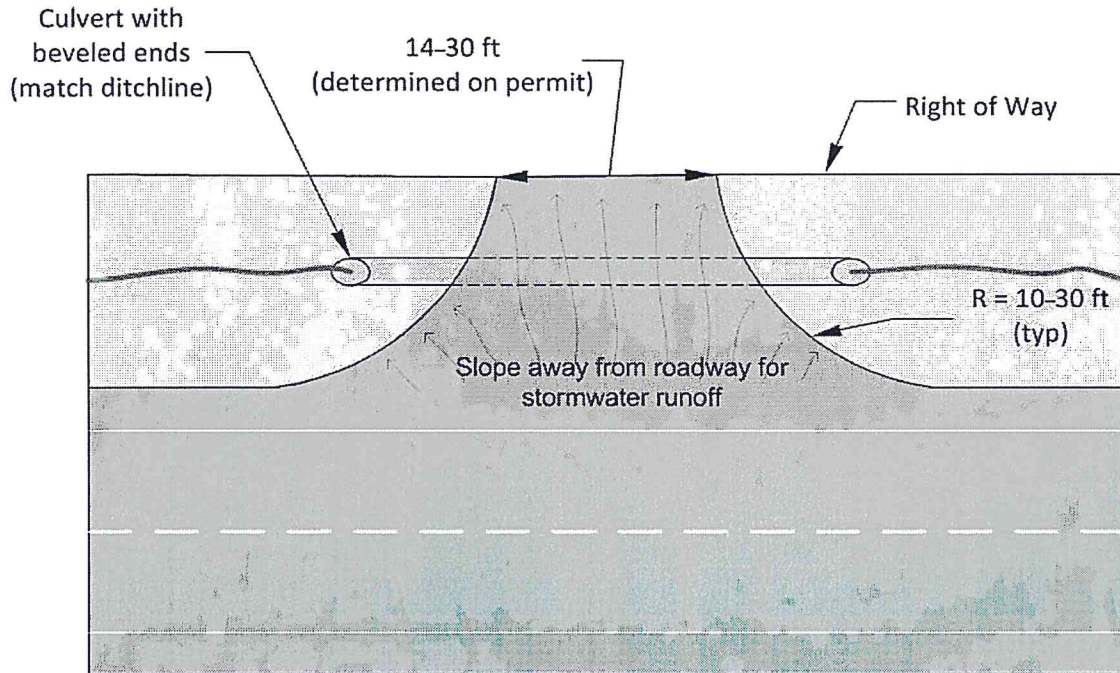
Kittitas County Public Works has reviewed the application for the expansion of the existing veterinary hospital. Public Works has worked with the applicant to perfect the site plan and access into the veterinary hospital. The applicant received a road variance to allow a second access into the site, using the neighboring business park existing approach (RV-13-15, attached).

Public Works requests the following conditions:

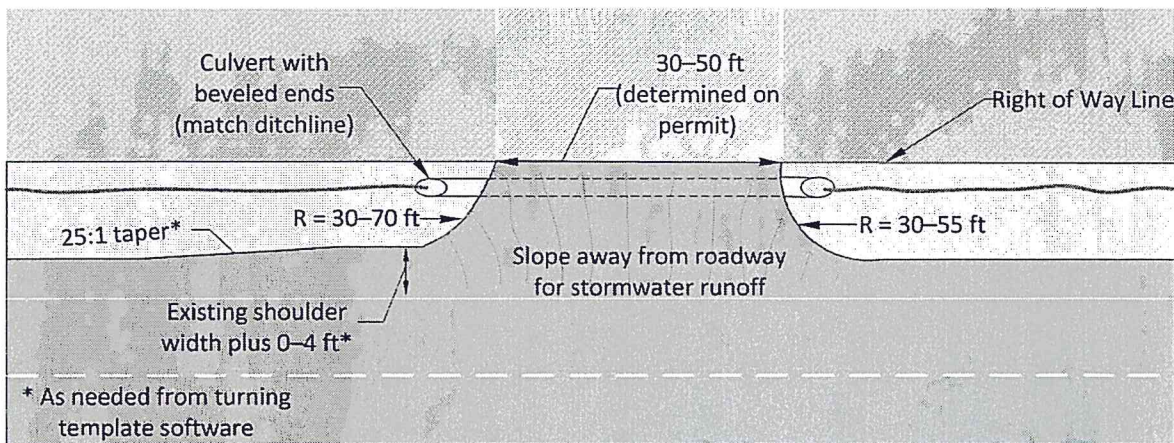
1. The approach into the property shall be constructed and designed to standards within the WSDOT Design Manual, current edition, Chapter 1340 and Exhibit 1340-1. The design shall be approved by the county engineer.
2. On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and approved by the County Engineer prior to issuance of a building permit. The stormwater system construction shall be certified by a licensed engineer. The certification is required prior to the issuance of an occupancy permit.

### 1340.04 Driveway Design Templates

There are two design templates for use where there is no adjacent sidewalk. (When a driveway connection has or will have adjacent sidewalk, see 1340.05.) The templates may be used on both limited access and managed access state highways. If an Interstate limited access driveway is allowed, it must be gated. Considering the context of use, Exhibit 1340-1 is generally used for design vehicles of SU-30 and smaller, while Exhibit 1340-2 is generally used for design vehicles of SU-30 and larger.

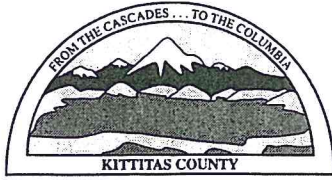


**Driveway Design Template SU-30 and Smaller**  
*Exhibit 1340-1*



**Driveway Design Template SU-30 and Larger**  
*Exhibit 1340-2*





# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

## DETERMINATION OF CONCURRENCY FINDING

**Project:** TC-13-00010 Valley Veterinary Hospital CU-13-00006

**Description:** Expansion of the existing veterinary hospital.

**Proponent:** Mark and Shawn Hayden  
101 Spring Valley Lane  
Ellensburg, WA 98926

**Location:** The project is located at 2090 Vantage Highway, Ellensburg, WA, in a portion of Section 06, T17N, R19E, WM in Kittitas County. Assessor's map number: 17-19-06020-0002.

**Serving Roadway:** Vantage Highway

**Capacity Allocation:** 134 ADT

Trip generation is not available for a veterinary hospital. Average Daily Traffic was determined using the following information for an expected average day: eleven employees generating forty-four trips, twenty-four client visits generating sixty trips, and fifteen miscellaneous visits (deliveries, emergencies, etc) generating thirty trips.

Kittitas County Department of Public Works has determined there will not be a significant impact to the County roads serving this project and there is sufficient capacity on the serving roadways for the additional traffic to be generated by this project. No mitigation will be required. This decision was made after review of the completed transportation concurrency management application which is on file with Public Works. This information is available to the public on request.

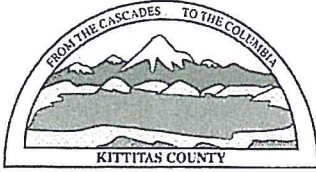
This concurrency finding is issued under KCC 12.10. This determination may be appealed within 15 days of this notification to the Road Variance Committee. The applicant may request reconsideration of the results of the concurrency evaluation by the Public Works Director within 15 days of this notification.

**Signed:**

*C. Workman*

**Date:**

*10/22/13*



**KITTITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

Kirk Holmes, Director

**KITTITAS COUNTY**  
**ROAD VARIANCE COMMITTEE**

|                         |   |                                |
|-------------------------|---|--------------------------------|
| <b>IN THE MATTER OF</b> | ) |                                |
|                         | ) |                                |
| RV-13-15                | ) | <b>FINDINGS OF FACTS,</b>      |
| Hayden                  | ) | <b>CONCLUSIONS AT LAW, AND</b> |
|                         | ) | <b>DECISION</b>                |

**FINDINGS**

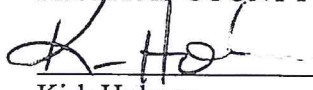
This matter having come before the Road Variance Committee upon the above referenced Road Variance Application submitted by Mark and Shawn Hayden, owners, the Road Variance Committee makes the following Findings of Facts, Conclusions of Law and Decision related to the above referenced matter:

1. The Road Variance Committee finds that Mark and Shawn Hayden, owners, submitted a road variance application on August 22, 2013.
2. The subject property is located on Vantage Hwy, MP 1.8. Address: 2090 Vantage Highway. Map number: 17-19-06020-0002.
3. The Committee finds that Kittitas County Road Standards allow only one access to be granted to an individual parcel or continuous parcels under the same ownership. The Committee finds that the parcel in question currently has two approaches.
4. The Committee finds that the applicant is proposing an expansion of the veterinary clinic and access must meet current standards for the expansion.
5. The Committee finds that the applicant is proposing to remove the access located at MP 1.79 and share the existing commercial access at MP 1.77.
6. The Committee finds that Kittitas County Road Standards requires all accesses to meet spacing requirement. The Committee finds that the spacing requirement for a 50 mph road classified as a Rural Major Collector 07 is 1000' feet and the requested location for access is approximately 226 feet from the approach to the west and 790 feet from the approach on the east.

7. The Committee finds that an open record hearing was held on September 25, 2013 and that testimony was taken from those persons present who wished to be heard.
8. The Committee finds that the proposal is in the public interest and that requirements for safety function, fire protection, appearance and maintainability based upon sound engineering judgment are fully met, as required by KCC 12.01.130.
9. The Committee finds that additional conditions are necessary to protect the public's interest.
  - a. All necessary easements must be obtained by the applicant.

Dated this 25th day of September, 2013.

KITITAS COUNTY PUBLIC WORKS DIRECTOR



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Kirk Holmes