

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

October 23, 2013

Mark Hayden, D.V.M.
2090 Vantage Hwy
Ellensburg, WA 98926

RE: Transmittal of Comments – Valley Vet Conditional Use Permit (CU-13-00006)

Dear Dr. Hayden:

Enclosed are the comments received regarding the Valley Vet Conditional Use Permit (CU-13-00006) during the comment period:

October 18, 2008
October 22, 2013

City of Ellensburg Public Works Department – Craig Jones
Kittitas County Department of Public Works – Christina Wollman

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

Sincerely,

Lindsey Ozbolt
Staff Planner

cc: Architectural Werks, Jennifer Phang

via email

Lindsey Ozbolt

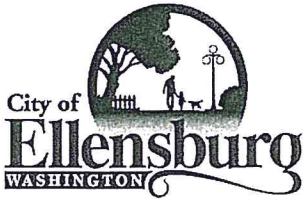
From: Craig Jones <jonesc@ci.ellensburg.wa.us>
Sent: Friday, October 18, 2013 10:04 AM
To: Lindsey Ozbolt
Subject: Valley Vet
Attachments: 13-074 SEPA.docx

Follow Up Flag: Follow up
Flag Status: Completed

Lindsey, please find attached some comments from the City Public Works for the Valley Vet Conditional Use and SEPA. These comments are just the boiler plate comments that we gave for the pre-app. We have been working with the owner to extend the required utilities for connection. Please let me know if you have any questions.

Thank you and have a great day,

Craig Jones
Engineering Tech II
City of Ellensburg
501 N Anderson St
Ellensburg, WA 98926
509.962.7233 office
509.929.3816 mobile



CITY OF ELLENSBURG

Public Works Department
501 N. Anderson St.; Ellensburg, WA 98926
Ph: (509) 962-7230 Fax: (509) 962-7127

Memorandum

Date: October 18, 2013
To: Lindsey Ozbolt, Kittitas County, Staff Planner
From: Craig Jones, Engineering Tech. II
Through: Ryan Lyyski, City Engineer
Re: Valley Vet Conditional Use and SEPA

The following are the Public Works comments for the public right of way and the municipal utilities. These are the same comment sent for the Pre-App meeting for this project.

The applicant can view the City of Ellensburg's Development Standards on the City's website for more information. <http://www.ci.ellensburg.wa.us/index.aspx?NID=339>

At time of civil plan review, Staff will work with the developer's engineer regarding the specific issues related to roadway and utility improvements.

Water:

There is a 12" Ductile Iron water main available in Vantage Highway for future connection. The water main will need to be extended to the far east of the property.

Specific issues related to water meter locations and construction will be addressed at project civil plan submittal.

Fire hydrants shall be placed in the proposed development per the City and County Fire Marshal's requirements.

Sewer:

There is a 12" PVC sewer main available for potential future use in Vantage Highway. The sewer main will need to be extended to the far east of the property.

Specific issues related to sewer main and side sewer stub construction will be addressed at project civil plan submittal.

Roadway and access:

Half street improvements, including sidewalk, curb and gutter, asphalt, street lighting, storm drainage improvements and associated roadway improvements will be required along the Vantage Highway frontage of the proposed project site. Applicant may submit request for deferral of these improvements until such time as the Council orders them in.

Specific issues related to roadway and access construction will be addressed at project civil submittal.

Storm water:

There currently is no storm structure available to connect to.

The applicant shall use the current Stormwater Management Manual for Eastern Washington, or approved equivalent for reference in design of stormwater treatment and flow control for post construction requirements for new development and redevelopment. The design shall at a minimum use the following design storms, or as recommended for the proposed BMP, whichever is greater. Treatment shall be designed for the first ½” of rainfall on the property, and storm drainage detention on a 10 year storm event (1.2” of precipitation/24 hours) and retention facilities based on a 25 year storm event (1.6” of precipitation/24 hours). Specific issues related to storm water will be reviewed at time of civil plan submittal.

The applicant’s design engineer should determine groundwater elevations in the vicinity of proposed storm water treatment and flow control facilities. The water surface elevation needs to be utilized in the facility designs and should be verified when groundwater is at its highest. Typically the groundwater in the Ellensburg area is elevated from April 15th through October 15th. However, groundwater on the subject site may not be associated with seasonal irrigation and could crest at another time during the year.

Storm water and irrigation conveyance systems shall be kept separate.

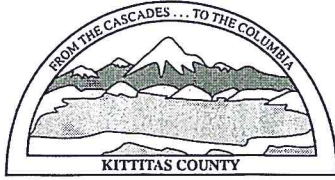
Other items:

An Outside Utilities Agreement, Pre-Annexation Agreement and a Frontage Improvement Deferral have been executed for this property.

Also, as pointed out in the meeting, the water and sewer mainline extensions would qualify for latecomer’s agreements. These agreements would allow you to recapture a proportionate share of your original investment from properties that are adjacent to the mains constructed, who later benefit from them. Also, applicant may request payment from City for the cost increase for installation of water/sewer mains larger than the standard 8” diameter.

The developer is required to obtain all other permits (HPA if required, DOE construction site grading permit, etc.) that may be required as a result of development.

Cc File 13-074



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

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

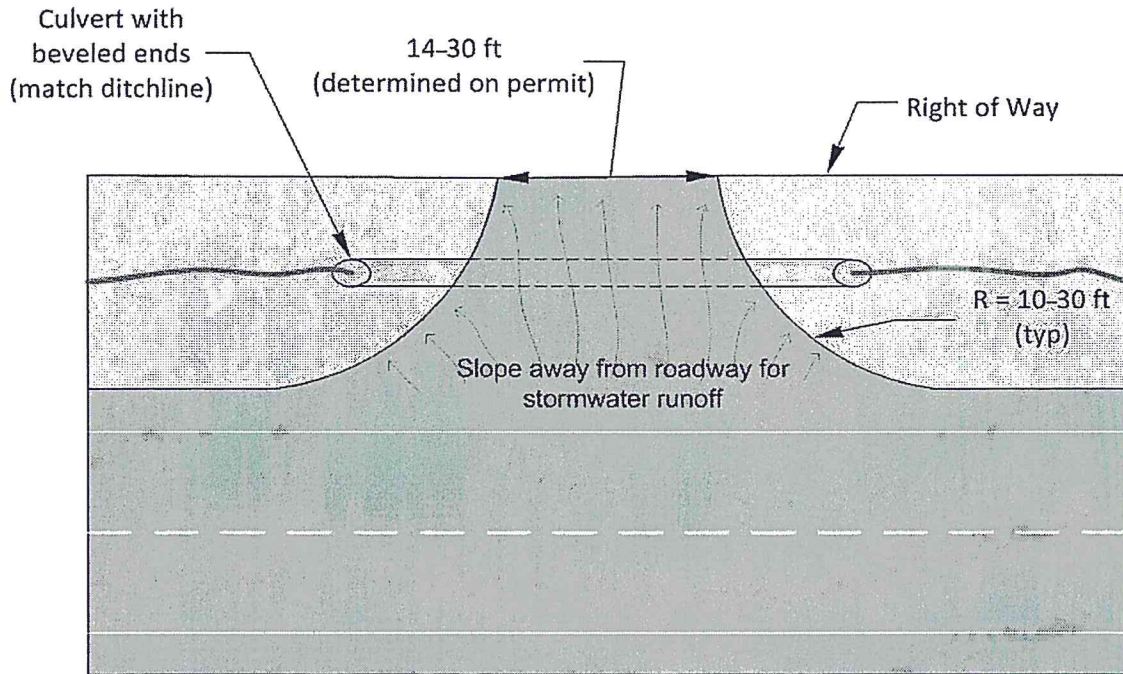
Kittitas County Public Works has reviewed the application for the expansion of the existing veterinary hospital. Public Works has worked with the applicant to perfect the site plan and access into the veterinary hospital. The applicant received a road variance to allow a second access into the site,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

Public Works requests the following conditions:

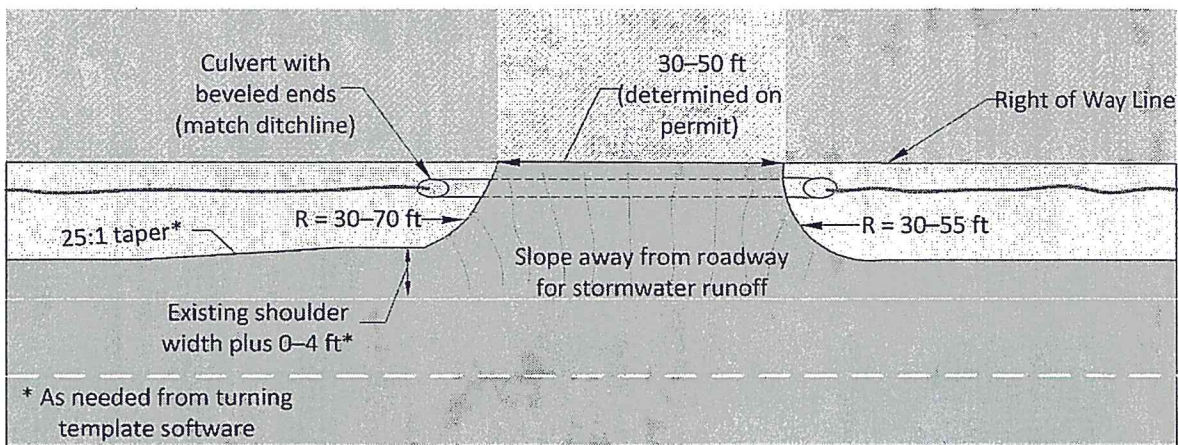
1. The approach into the property shall be constructed and designed to standards within the WSDOT Design Manual, current edition, Chapter 1340 and Exhibit 1340-1. The design shall be approved by the county engineer.
2. On-site stormwater management that conforms to the specifications of the most current 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

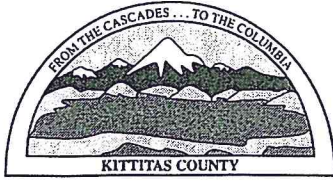
There are two design templates for use where there is no adjacent sidewalk. (When a driveway connection has or will have adjacent sidewalk, see 1340.05.) The templates may be used on both limited access and managed access state highways. If an Interstate limited access driveway is allowed, it must be 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.

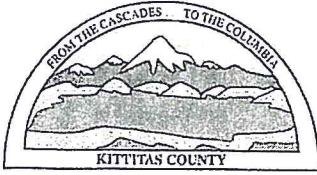
This concurrency finding is issued under KCC 12.10. This determination may be appealed within 15 days of this notification to the Road Variance Committee. The applicant may request reconsideration of the results of the concurrency evaluation by the Public Works Director within 15 days of this notification.

Signed:

C. Workman

Date:

10/22/13



**KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS**

Kirk Holmes, Director

**KITTITAS COUNTY
ROAD VARIANCE COMMITTEE**

IN THE MATTER OF

**RV-13-15
Hayden**

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**FINDINGS OF FACTS,
CONCLUSIONS AT LAW, AND
DECISION**

FINDINGS

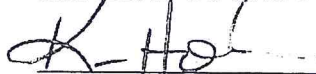
This matter having come before the Road Variance Committee upon the above referenced Road Variance Application submitted by Mark and Shawn Hayden, owners, the Road Variance Committee makes the following Findings of Facts, Conclusions of Law and Decision related to the above referenced matter:

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.

KITTITAS COUNTY PUBLIC WORKS DIRECTOR



Kirk Holmes