



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

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"Building Partnerships – Building Communities"

May 8, 2018

Pat Deneen
Teanaway Ridge LLC
PO Box 808
Cle Elum, WA 98922

Chad Bala
Terra Design Group
PO Box 686
Cle Elum, WA 98922

Sent via email

Subject: Evergreen Ridge (LP-18-00002) Final Plat – Staff Review and Request for Additional Information

Applicants,

Kittitas County Community Development Services (CDS) received your Evergreen Ridge (LP-18-00002) Final Plat submittal on April 24, 2018. Final plats must be processed and approved by BOCC within 30 days of the submittal date. Kittitas County staff has completed the review of your final plat submittal. As provided below, staff has the following comments, requirements, and/or revisions for your application that need to be addressed prior to final approval and signature of the final plat mylars:

Community Development – Planning:

- Pursuant to KCC 16.20.020(1), please provide final plat drawings on mylar/polyester film for routing and signature.
- Pursuant to KCC 16.20.020(4), space for recording the receiving number shall be available in the upper right hand corner of each sheet of the final plat drawings.
- Pursuant to the Evergreen Ridge Final Development Plan Amended Phasing Plan received April 6, 2016 and Resolution number 2016-072 approving the Evergreen Ridge Final Development Plan; three (3) plat notes must be shown on the final plat for parcels A,B,C,D,E,G, and H. Notes 1 and 2 are already provided upon the mylar, please add note 3 as listed below:
Note 3: The identified open space tracts shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation.
- Current year (2018) taxes must be paid in full. Please provide a copy of receipt from Kittitas County Treasurer's Office indicating payment.
- Please provide file numbers RZ-01-00010 and LPF-18-00002 in the upper right hand corner of each sheet of the final plat drawings.

Public Works – Planning (memo attached):

- Required Changes
 1. A cul-de-sac is required on Paintbrush Lane and needs to be shown on the face of the plat, due to the roadway not having direct access onto SR 903.
 2. The connection of Paintbrush Lane onto SR 903 should show that it is for emergency access only, not a thru route.
 3. Show Maywood Lane Road Tract.

Public Works – Survey Review (memo and notes attached):

- **Required Changes**
 1. Include reference to survey documents that identify difference corner positions. Along the East line of Paintbrush

Lane as it compares to B:9, V:47

214.83' shown, 215.62 of record

Along the North line of Rock Rose Drive as it compares to V:10, B:214 and V:10, P:185 R=309.74' shown, R=308.00 of record

2. Show Temporary Cul-de Sac on Paintbrush lane (per AFN:201803060001)
3. Show existing buildings on Lots 4A and 4E.
4. Include the Basis of bearing.
5. While not required for preliminary, the final submittal shall include dimensions of the curves of the access easement herein dedicated.
6. The plat notes include conflicting statements as to maintenance responsibilities for the access. Please correct. (Plat notes 5 and 8)
7. Please show the source of the file referenced in plat note 9.

Environmental Health: (email attached)


- Public Health has no comment on this project.

Please address the items listed above in writing and by revising your final plat drawings as necessary; all revisions/documents shall be submitted to CDS as one submittal packet. In the case where specific information must be submitted directly to a different department, such as paying taxes, a receipt or other documentation from that department shall be submitted to CDS instead. Once the requested information has been resubmitted, the various departments will review for consistency. As stated above, review, signature, and approval of this plat must occur within 30 days of April 24, 2018. Therefore, this plat must be placed on the May 15, 2018 Agenda (the last Agenda board meeting within the 30 day window) for Board decision and signature. With that said, due to the way Board meetings fall on the calendar this month, it is not feasible to take this project to the Board by May 15th. CDS is requesting that you provide in writing, an agreement to an extension for BOCC consideration/signature on June 5, 2018, which is the next BOCC meeting pursuant to RCW 58.17.140(2).

All revised information needs to be submitted to Kittitas County CDS by end of business day **May 21, 2018** for staff review and signature on the final mylars (this assumes all issues have been addressed adequately and required information has been provided). If the required information is not provided including acknowledgment and agreement to the requested time extension for BOCC consideration by May 21st, then staff will have to return this plat to the applicant pursuant to RCW 58.17.140(2).

Staff is committed to working with you to facilitate this process as much as possible. Should you have any questions or concerns regarding this letter, please do not hesitate to contact me at 509-962-7046 or via email: lindsey.ozbolt@co.kittitas.wa.us. Also, please do not hesitate to contact any of the County Departments with specific questions as you work on providing this additional information.

Best Regards,

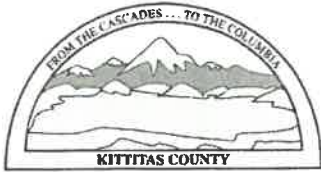

Lindsey Ozbolt
Kittitas County Planning Official

Enclosure:

Department of Public Works Planning Memo – April 30, 2018
Department of Public Works Survey Review Memo – May 2, 2018
Department of Environmental Health email – May 1, 2018

CC:

Chad Bala, Terra Design Group	<i>via email</i>
Pat Deneen, Applicant/ Teanaway Ridge LLC	<i>via email</i>
Taylor Gustafson, Environmental/Transportation Planner	<i>via email</i>
Tristen Lamb, Environmental Health Supervisor	<i>via email</i>
Project file	



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Kelly Bacon, Engineer Technician I *KB*
DATE: April 30, 2018
SUBJECT: Evergreen Ridge P.U.D. – Parcel B, Division 2

The following shall be conditions of final approval:


- 1) A cul-de-sac is required on Paintbrush Lane and needs to be shown on the face of the plat, due to the roadway not having direct access onto SR 903.
- 2) The connection of Paintbrush Lane onto SR 903 should show that it is for emergency access only, not a thru route.
- 3) Show Maywood Lane Road Tract.



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Justin Turnbull, County Surveyor 
DATE: May 2, 2018
SUBJECT: County Survey Review of PUD Plat LPF-18-00002 (Evergreen Ridge)

Required Changes

1. Include reference to survey documents that identify difference corner positions.
Along the East line of Paintbrush Lane as it compares to B:9, V:47
214.83' shown, 215.62 of record
Along the North line of Rock Rose Drive as it compares to V:10, B:214 and V:10,
P:185 R=309.74' shown, R=308.00 of record
2. Show Temporary Cul-de Sac on Paintbrush lane (per AFN:201803060001)
3. Show existing buildings on Lots 4A and 4E.
4. Include the Basis of bearing.
5. While not required for preliminary, the final submittal shall include dimensions of the curves of the access easement herein dedicated.
6. The plat notes include conflicting statements as to maintenance responsibilities for the access. Please correct. (Plat notes 5 and 8)
7. Please show the source of the file referenced in plat note 9.

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KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Taylor Gustafson, Environmental/Transportation Planner *TG*

DATE: May 4, 2018

SUBJECT: LFP-18-00002 Evergreen Ridge PUD Parcel B Division 2

The following shall be conditions of final approval:

1. Site Plans are stamped "Preliminary". A sealed copy is required for final plat.

From: [Tristen Lamb](#)
To: [Jeremy Johnston](#); [Holly Erdman](#)
Cc: [Lindsey Ozbolt](#)
Subject: RE: Evergreen Ridge PUD Parcel B Div 2 Final Plat review LFP-18-00002
Date: Tuesday, May 01, 2018 3:00:23 PM

Good Afternoon, Jeremy –

Public Health has no comment on this project. Since the proposed Evergreen Ridge PUD is already served by an approved Group A Community system and an approved Large On-Site Sewage system, we foresee no issues with final approval by our Health Officer.

Thank You,
Tristen Lamb
Environmental Health Supervisor
Kittitas County Public Health Department
507 N Nanum St, Suite 102
Ellensburg, WA 98926
Tristen.Lamb@co.kittitas.wa.us
509-962-7005

From: Jeremy Johnston
Sent: Friday, April 27, 2018 12:29 PM
To: Taylor Gustafson; Holly Erdman
Cc: Tristen Lamb; Lindsey Ozbolt
Subject: Evergreen Ridge PUD Parcel B Div 2 Final Plat review LFP-18-00002

Good afternoon,

We have received a final plat submittal for the Evergreen Ridge PUD Parcel B Division 2 (LFP-18-00002). This was given preliminary approval on May 16, 2006 and was processed under file number RZ-01-00010. All final plat documents can be found on the t-drive: <T:\CDS\Projects\Final Plats\2018\LFP-18-00002 Evergreen Ridge>. Please let me know if there is documentation you need to review that you are unable to find. Paper copies have been routed. In addition, everything is available digitally.

Please have all comments back to me no later than end of day, **Friday May 4th**. As a reminder all final plats have to be reviewed and approved or denied by the commissioners within 30 days of submittal to the county requesting final plat review. We appreciate your quick turnaround on this.

If you have any questions, please let me know.

Jeremy Johnston, MURP
Kittitas CDS, Planner