



# 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 30, 2019

Teanaway Ridge LLC  
DK Consultants  
Attn: Pat Deneen  
PO Box 808  
Cle Elum, WA 98922

Terra Design Group Inc.  
PO Box 686  
Cle Elum, WA 98922

*Sent via email: [pat@patrickdeneen.com](mailto:pat@patrickdeneen.com), [bala.ce@gmail.com](mailto:bala.ce@gmail.com)*

**Subject: Evergreen Ridge PUD, Rockberry Loop (LPF-19-00001) Final Long Plat – Second Review and Request for Additional Information**

Applicants,

On April 24, 2019 Community Development Services received the updated final plat map and associated documents for the second review of the Rockberry Loop Final Plat. Pursuant to the comments provided by Kittitas County Public Works on April 30, 2019 (see attached) this final plat submittal has not met all of the necessary requirements for final plat approval. RCW 58.17.140 states, "Final plats and short plats shall be approved, disapproved, or returned to the applicant within thirty days from the date of filing." CDS is returning your application to allow an opportunity for the application materials to address all preliminary plat conditions and review comments/requirements.

Please closely review the new comments provided by Kittitas County Public Works (memo enclosed). The Final mylar can be submitted once the requirements have been met. Once the final mylar is submitted to CDS, meeting all requirements, a new thirty day review will begin and a date for anticipated Board of County Commissioner signature will be provided.

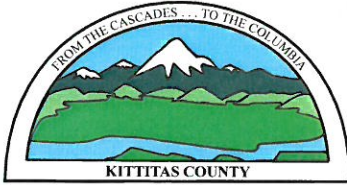
Staff is committed to working with you to facilitate this process as much as possible. Should you have any questions or concerns regarding this letter, please do not hesitate to contact me at 509-962-7637 or via email: [Chelsea.benner@co.kittitas.wa.us](mailto:Chelsea.benner@co.kittitas.wa.us). Also, please do not hesitate to contact any of the County Departments with specific questions as you work on providing this additional information.

Best Regards,

Chelsea Benner  
Planner I  
Kittitas County Community Development Services  
411 N Ruby Street, Suite 2 Ellensburg, WA 98926  
(p) 509-962-7506 (f) 509-962-7682  
[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)

Enclosed: Public Works Memo April 30, 2019

cc:	Lindsey Ozbolt, Planning Official	<i>via email</i>
	Dan Carlson, CDS Director	<i>via email</i>
	Mark Cook, Public Works Director	<i>via email</i>
	Taylor Gustafson, Public Works Environmental/Transportation Planner	<i>via email</i>




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

---

**TO:** Chelsea Benner, Planner I

**COPY:** Taylor Gustafson, Planner III  
Kelly Bacon, Engineering Technician 1

**DATE:** April 30, 2019

**FROM:** Mark R. Cook, Director 

**RE:** Rockberry Final Plat

---

Public Works has reviewed the final plat submitted for Rockberry Loop (LPF-19-00001). Our comments appear below for your consideration.

1. Kittitas County Road Standards do not contemplate a “one way” road. The proposed right of way width of 40 feet appears sufficient in the absence of a standard. The road shall be a minimum width of 20 feet with one foot shoulders.
2. Prior to final approval of any land use development activity, a performance guarantee is required.
3. A stormwater management plan meeting the current requirements of the Eastern Washington Stormwater Manual (WA DOE) is required prior to any land use development activity.
4. “Double O Road” easement width and road standard shall be resolved to the satisfaction of Kittitas County Department of Public Works prior to any land use development activity.