



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

April 3, 2019

Pat Deneen
Cle Elum Pines West LLC
PO Box 808
Cle Elum, WA 98922

Subject: Ranch Road Performance Based Cluster Plat (LPF-19-00002) Final Plat. – Staff Review and 2nd Request for Additional Information

Mr. Deneen,

Kittitas County Community Development Services (CDS) received your Ranch Road Final Plat submittal on March 13, 2019 and your response to the request for additional information on April 2, 2019. 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 revised final plat submittal from April 2, 2019. 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:

- 1) No further requirements, all conditions met.

Public Works-Planning (memo attached):

- 1) No further requirements.

Public Works – Survey Review (memo attached):

In order to obtain final approval, the following must be addressed:

- 1) The requested changes from the previous request for additional information letter dated March 25, 2019 and the Public Works Memo dated March 20, 2019 have all been met except for item 3.
"3. The ownership of public right of way should be clarified as being county or state.
EX: "Burke Rd – County R/W – Paved""

Please see the attached Public Works memo dated April 3, 2019 for the complete comment/required changes.

Environmental Health (email attached):

Environmental Health's comment letter includes no additional requirements.

Please provide an updated mylar (sheets that require changes or the licensed surveyor can come to Kittitas County CDS office and hand edit the mylar to reflect the required information) showing all required changes as required by Public Works. Once the requested information has been resubmitted or corrected in person, CDS will route the information to the various departments to review for consistency. As stated above, review, signature, and approval of this plat must occur within 30 days of March 13, 2019. Therefore, this plat must be placed on the April 8th Study Session Agenda (the last board meeting within the 30 day window) for Board decision and signature. With that said, all revised information needs to be submitted to Kittitas County CDS by end of business day **April 4th, 2019** 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 by the date listed above, then staff will recommend denial of this plat to the BOCC on April 8, 2019 unless you provide in writing an agreement to an extension for BOCC signature on April 16, 2019, which is the next BOCC meeting pursuant to RCW 58.17.140(2) and provide all required information as listed above no later than April 9, 2019.

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 the information provided below.

Best Regards,

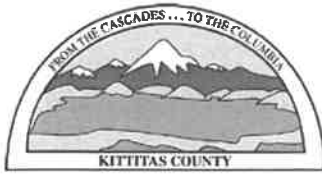


Lindsey Ozbolt
Planning Official
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Enclosure: KC Public Works Memo – April 3, 2019


CC: Dusty Pilkington, Community Development Staff Planner
Taylor Gustafson, Public Works Planner III
Justin Turnbull, County Surveyor
Mark Cook, PE, Public Works Director

via email
via email
via email
via email



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Justin Turnbull, County Surveyor 
DATE: April 3, 2019
SUBJECT: County Survey Review of Final Plat LPF-19-0002 (Ranch Rd Final Cluster Plat)

Required Changes

All the changes required per the Memo of March 20, 2019 have been addressed except for:

- 3. The ownership of public right of way should be clarified as being county or state.
EX: "Burke Rd – County R/W – Paved"*

This should be shown for all roadways including state and county owned right of way.

The portion of the Old Sunset Highway North of the bend of Burke road may be labeled just as county right of way, as there is no official road designation for this portion.