

From: [Josh Fredrickson](#)
To: [Jeremiah Cromie](#)
Subject: Akehurst - LPF-21-00009
Date: Friday, September 17, 2021 2:09:09 PM

Jeremiah,

We spoke the other day about the Akehurst project. Plat note 6 identifies the need to have the road certified prior to issuance of building permit. Looking at Ordinance 2009-20, the finding of fact for the plat refers to the 2005 edition of the road standard.

Section 12.01.150 of the 2005 code states:

CONSTRUCTION PERFORMANCE GUARANTEES: In lieu of the completion of any required improvements prior to approval of a final plat, short plat or other land-use action, the developer shall provide a performance guarantee in an amount and with satisfactory surety and conditions providing for and securing to Kittitas County the actual design, construction and installation of such improvements within a period specified by the Director. The Director will enforce the guarantee through appropriate legal and equitable remedies. If a surety bond is provided for public or private roads, the amount of the bond shall equal one hundred and thirty-five (135%) of the estimated design and construction cost. When a letter of escrow or cash is used, which will be acceptable only for public roads, the amount covered shall be for one hundred fifteen percent (115%) of the estimated construction cost as reviewed and concurred by the Public Works Director.

Based on the available information, a bond will be required for the construction of the roadway prior to final plat.

Thanks.

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