

Joanna F. Valencia

From: Mike Smith [smithm@CITYOFELLENSBURG.ORG]
Sent: Thursday, November 03, 2005 2:36 PM
To: Joanna F. Valencia; callen@encompasses.net
Cc: Ryan Lyyski
Subject: Re: Questions- Vista View Estates

Attachments: 10-11-05Response.doc



10-11-05Response.
doc (34 KB)

Joanna,

I apologize for the delay in responding to this request for information.

The attached comments are from Ryan Lyyski, City Engineer, since the questions all were related to his department's review, other than the issue of the development of Pfenning Road along the eastern property line which is a Comprehensive Plan issue.

If the applicant wants to go through the Comp Plan amendment process to remove that future arterial/collector corridor from the FUTURE ARTERIAL/COLLECTOR CORRIDOR MAP, there is a formal annual amendment process to do that. The simple belief by the applicant that the development of that portion of the road makes no sense and will go nowhere does not change our reality that it has been identified in the Comp Plan as a corridor for protection and development, and we are not in a position to guess what the circumstances in 20 years will be in that portion of the UGA.

I also concur with Ryan that it would be best to run all questions through one central repository for clarity, consistency and a record. You may forward this response to the applicant or the applicant's engineer if you desire. I am told that this similar joint review process went very well for the Currier Creek Plat and we are hopeful that the Vista View Estates Plat follows that experience. I was not doing current planning at that time and I do not believe that you were with the County at that time so we may not know how that process went, but it makes sense to not have people shopping around for the answer they want by asking the same questions to different individuals in the City and the County departments.

Since it is a County Plat, I would anticipate that all questions should run through your department and then to the appropriate entity to respond to you and then back to the applicant. Once the plat gets into the actual civil development phase, then neither you nor I have the expertise to respond and the two public works departments should probably take over the lead.

Thanks.

>>> "Joanna F. Valencia" <joanna.valencia@co.kittitas.wa.us> 10/19/05
>>> 3:59 PM >>>
Hi Everyone,

Please find attached a letter received from Encompass Engineering and Surveying requesting clarification on some items that were part of the conditional approval for Vista View Estates Plat. Please review and respond to the applicant as appropriate to your department requirement.

Let me know if you have any questions.

Thanks,
Joanna

Joanna Valencia

Staff Planner

Kittitas County Community Development Services [P] 509.962.7046 [F] 509.962.7682

joanna.valencia@co.kittitas.wa.us

-----Original Message-----

From: Mike Smith [mailto:smithm@CITYOFELLENSBURG.ORG]

Sent: Thursday, September 22, 2005 10:25 AM

To: rgraff@charter.com; Rhahn@chartercom.com; boastm@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; jakers@ci.ellensburg.wa.us; lyyskir@ci.ellensburg.wa.us; prues@ci.ellensburg.wa.us; smithm@ci.ellensburg.wa.us; weiderw@ci.ellensburg.wa.us; witkowskib@ci.ellensburg.wa.us; Joanna F.

Valencia; Joy Potter; Marco P. Rains; Randy R. Carbary; alexg@elltel.com

Subject: Meeting Request- RE: Vista View Estates

Joanna,

I have forwarded your message to John and Wayne. Their addresses are:

akersj@cityofellensburg.org

weidertw@cityofellensburg.org

I am also questioning the value of this meeting.

During the Preliminary Plat process and numerous pre-application meetings before that, the City provided significant comment and detail as to its requirements for approval of the plat. The SEPA MDNS requirements and the Preliminary Plat approval conditions imposed by the Commissioners required that, in addition to the normal requirements that City utilities serve the plat and other requirements addressing access from Kittitas Highway, road development standards, etc.,:

"K. The applicant will be required to work with the City to identify, plan and provide for a future north/south arterial/collector route between the Kittitas Highway and Pfenning Road and to extend Seattle Avenue through the plat to connect with that north/south arterial/collector."

"L. In addition to the Seattle Avenue right of way connection, a road right of way shall be stubbed out to the north boundary line for a future connection to Oak Street."

"M. A future Locust Street, Seattle Avenue and Oak Street corridor shall be protected with temporary cul-de-sac in order to accommodate for future extensions."

"N. The Kittitas Highway is identified as an arterial on the City's road master plan. The extension of Pfenning Road at the easterly border of the plat is also identified as a future arterial of the City's road master plan. The proposed Pfenning Road right of way shall be 80' wide."

"O. The alignment of the proposed Pfenning Road will need to extend to the northerly edge of the proposed plat. Specific issues related to roadway alignment and driveway access will be reviewed at the time of the civil plan submittal."

The utility extension issues have been previously addressed in City comments and I think that the conditions of preliminary plat approval are sufficiently clear regarding Pfenning Road and the other internal street issues for the applicant to develop a revised preliminary plat drawing that addresses those requirements.

To date the City has not been provided with any revised preliminary plat drawing that address the Commissioner's conditions of preliminary plat

approval. I would request that the applicant address those conditions of approval first and then if there are still unresolved issues based on that revised preliminary plat drawing, we could address them rather than to again sit down to discuss issues that have already been both discussed and required as part of preliminary plat approval.

If there are certain specific items that remain unclear to the applicant at this point based on that preliminary plat approval, then perhaps those could be put on paper and responded to by the appropriate department or individuals rather than another meeting involving lots of staff time for both the City and the County, when the conditions of preliminary plat approval seem reasonably clear enough.

Please convey our concern to the applicant and advise me as to our next step.

Thanks.

Mike Smith, Senior Planner

>>> "Joanna F. Valencia" <joanna.valencia@co.kittitas.wa.us> 09/22/05
9:18 AM >>>
Good Morning,

As some of you know Vista View Estates on Kittitas Highway was given preliminary plat approval on September 6, 2005.

The applicant is interested in having another a joint meeting to discuss the requirements needed for final plat approval (i.e. road connectivity, access, utilities, etc).

Below are some dates and morning/afternoon preferences. Please email me back and let me know which date works best for you or if none of these dates work, let me know what dates/times work better for you.

- A. Monday afternoon, September 26, 2005
- B. Tuesday anytime, September 27
- C. Wednesday afternoon, September 28
- D. Thursday anytime after 11:00 am, September 29
- E. Tuesday morning, October 4

Thank you for your time,
Joanna

Joanna Valencia
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