

Joanna F. Valencia

From: Darko Hrle [dhrle@encompasses.net]
Sent: Thursday, June 29, 2006 12:07 PM
To: Joanna F. Valencia
Subject: RE: Vista View - 05577 - 50' buffer issue
Follow Up Flag: Follow up
Due By: Friday, August 04, 2006 8:30 AM
Flag Status: Red
Attachments: image001.jpg

Joanna,

Thanks for the quick turn-around. I think that building road this way would be very inconvenient for the Contractor. What do you think about the option of building only curb, gutter and sidewalk along Lot #179 to within 5' of the property line and adding AC pavement section later when the HPA/JARPA process are completed? Thanks,

Darko Hrle, P.E.

Encompass
 ENGINEERING AND SURVEYING



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From: Joanna F. Valencia [mailto:joanna.valencia@co.kittitas.wa.us]
Sent: Thursday, June 29, 2006 11:46 AM
To: Darko Hrle
Subject: RE: Vista View - 05577 - 50' buffer issue

Hi Darko,

Please see attached. I spoke to my director about it, and as an option for now would it be possible to just develop the frontage to Lot 179 (per the hatched area on the drawing) to keep out of the buffer. I know this is Phase II of the project and we're unsure on when Seattle Ave will be at the point to be stubbed out, but this may be an option in regards to developing that lot. At the time of Seattle Ave need to go through, we would need to tackle that issue with WDFW-HPA Process. Let me know what you think.

I've let Peggy know that we're discussing this and based on feedback from you, we can bring options forward to the city. It may be that we just tackle this at Phase II development.

10/17/2006

Thanks,
Joanna

Joanna Valencia

Planner II
Kittitas County Community Development Services
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[F] 509.962.7682
joanna.valencia@co.kittitas.wa.us

From: Darko Hrle [mailto:dhrl@encompasses.net]
Sent: Monday, June 26, 2006 4:10 PM
To: Joanna F. Valencia
Subject: Vista View - 05577 - 50' buffer issue

Joanna,

I guess the simple solution to this would be – can we extend Seattle Avenue 50' to the west (to the property line as addressed by Peggy in her letter to you) even though the road will be within the 50' non-buildable buffer? We would need the direction from the County since the County was the lead for the SEPA review.

This issue goes back to the second review done by the City (before Peggy came on-board with the project). At that time, the City requested that we stay clear of 50' buffer with Seattle Ave. to avoid any possible environmental impacts/agency issues. If we have your approval to extend the road to the property line we can easily do it, and I can go back to the City and discuss it with them. Please let me know. Thanks,

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From: Joanna F. Valencia [mailto:joanna.valencia@co.kittitas.wa.us]
Sent: Monday, June 26, 2006 3:57 PM
To: Darko Hrle
Subject: RE:

Please see attached.

10/17/2006

Joanna Valencia

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From: Darko Hrle [mailto:dhrl@encompasses.net]
Sent: Monday, June 26, 2006 3:32 PM
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Joanna F. Valencia

From: Darko Hrle [dhrle@encompasses.net]
Sent: Thursday, August 24, 2006 3:13 PM
To: 'Margaret Vincent'
Subject: RE: FW: Vista View - 05577 - 50' buffer issue

Attachments: buffer.pdf



buffer.pdf (219 KB)

Peggy,

Conditions of plat approval specifically state that there will be a 50' buffer measured from the ordinary high water mark of the creek that is to remain in its natural condition - no construction activities (Item 1a-Environmental Elements). Please refer to the attached sketch that I have sent to Joanna - it might help see what is going on. Also, attached is a copy of the Conditions of Approval that addresses this issue. HPA/JARPA does not address this issue since it is concerned more with any work within the creek itself or its immediate vicinity. I believe that this 50' buffer was mostly driven by the DOE - it was requested by the County. Thanks,

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

From: Margaret Vincent [mailto:vincentm@CITYOFELLENSBURG.ORG]
Sent: Thursday, August 24, 2006 2:05 PM
To: Darko Hrle
Subject: Re: FW: Vista View - 05577 - 50' buffer issue

Darko lets step back. 1. Where does it say (or who said) this is a buffer area and MDJ can not build the road. 2. What are the actual boundries. If they are the from what you show as a wood fence (50' from the shown fence) why do the plans show the road right up to the end of lot 1 and where does the house on lot 1 go ? Does it have to be back 50' from the fence? 3. Is there a HPA/JARP in process and what does it address? Where I am going with this is we want a full width road and are not sure why we are not getting one.

>>> "Darko Hrle" <dhrle@encompasses.net> 08/21/06 1:15 PM >>>
Peggy,

I am back to the office. Most likely I will be playing catch-up the next few days... In response to your letter regarding the buffer issue on Seattle Avenue, please see below an e-mail that I sent to Joanna V. back in June. I sent her a follow-up e-mail a few moments ago, but it seems that she is out of the office. How would the idea below work for the City? Thanks,

Darko Hrle, P.E.

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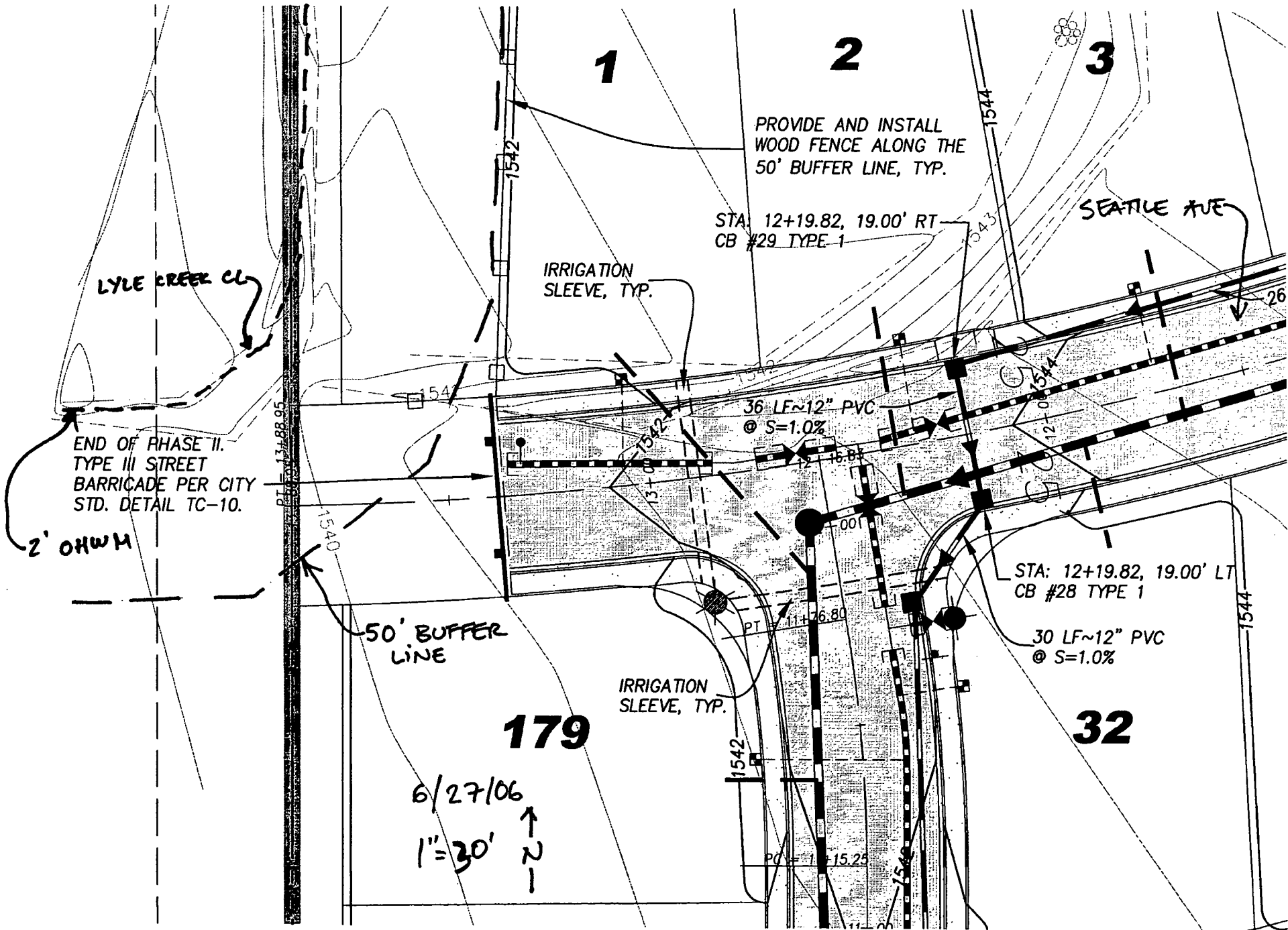
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PROVIDE AND INSTALL
WOOD FENCE ALONG THE
50' BUFFER LINE, TYP.

STA: 12+19.82, 19.00' RT
CB #29 TYPE 1

IRRIATION
SLEEVE, TYP.

SEATTLE AVE

END OF PHASE II.
TYPE III STREET
BARRICADE PER CITY
STD. DETAIL TC-10.

2' OHWM

36 LF ~12" PVC
@ S=1.0%

STA: 12+19.82, 19.00' LT
CB #28 TYPE 1

30 LF ~12" PVC
@ S=1.0%

50' BUFFER
LINE

IRRIATION
SLEEVE, TYP.

179

32

6/27/06
1" = 30'
↑ N