

Christopher Stoll

From: Kelly Bacon <kelly.bacon@co.kittitas.wa.us>
Sent: Monday, March 26, 2018 4:07 PM
To: 'Christopher Stoll'
Subject: RE: Confirmation of Parcel Combination Process

Chris,

The Joint-Use Driveway standards will apply to parcel combinations. This will include the entire length of the private road from the entrance from a Publicly Maintained Right of Way. So in your instance, Raptor Ridge would need to meet or exceed the Joint-Use Driveway standards prior to the issuance of the Building Permit. The Driveway to the proposed structure off of Raptor Ridge would be required to meet standards prior to Occupancy Permit. There is no requirement for a Private Road Certification. All other permits would apply. Inspections of the Private Road Work and the Driveway Work would all be completed by Public Works.

Hopefully this helps, please let me know if there are any further questions.

Sincerely,

Kelly Bacon

Engineer Technician I

Kittitas County Public Works

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From: Christopher Stoll [mailto:christopherdstoll@gmail.com]
Sent: Monday, March 26, 2018 3:59 PM
To: Kelly Bacon; Dan Carlson
Subject: Re: Confirmation of Parcel Combination Process

Hi Dan and Kelly,

I wanted to follow up on the process that I had laid out a couple of weeks ago. Any follow-up from your side on this? Thanks.

Chris Stoll
503.310.1126

On Fri, Mar 2, 2018 at 9:50 PM Christopher Stoll <christopherdstoll@gmail.com> wrote:

Hello Kelly and Dan,

I appreciate your time and efforts in addressing the predicament that the County's road standards are presenting to many property owners, such as myself, in building a single family residence who were part of exempt segregation processes many years ago. It is great that the County has developed a policy to address this predicament through a consolidation of parcels and a revisiting of the road improvement requirements.

Based on the information that you have communicated to me about my specific situation pertaining to Parcels 954778, 954779, 954780, and 954781 off of Raptor Ridge Road (email correspondence in January of 2018), I am prepared to go ahead and submit an application to consolidate these parcels into a single parcel. However, prior to submitting such application, I want to confirm in writing that I accurately understand what will be the applicable road standards for the parcels (once consolidated). My understanding of the process is as follows:

1. I will submit an application to consolidate the four parcels in the Schaller Short Plat, on Raptor Ridge Road (Parcels 954778, 954779, 954780, and 954781). The parcels will be combined into one parcel of 50.16 acres.
2. If the County approves my application to consolidate the four parcels into a single parcel, then rather than being required to improve all of Raptor Ridge Road to the private road standards for 3-14 parcels as a condition for obtaining a building permit for one single family residence on the consolidated lot, I will only need to improve Raptor Ridge Road to the standards set forth in Kittitas County Code 12.04.080/Table 4-4 for a Joint-Use Driveway (see attached).
3. Specifically, upon consolidation of the four parcels into a single parcel—with respect to any road improvement requirements for Raptor Ridge Road that are a prerequisite to me obtaining a building permit for one single family residence on the newly consolidated single parcel—I will be required to improve Raptor Ridge Road to a width of 16 feet (since the road will be over 150 feet in length), gravel surfacing, a maximum grade of 15% and 2:1 ditch slope. The Joint-Use Driveway standards in Kittitas County Code 12.04.080/Table 4-4 will be the maximum standards applicable to the portion of Raptor Ridge Road that pertains to my obtaining a building permit for one single family residence on the consolidated parcel.
3. I will make the road improvements to be in compliance with the Joint-Use Driveway standards in Kittitas County Code 12.040.080/Table 4-4. Road improvements will most likely require engineered plans, a SEPA checklist, a grading permit and other requirements necessary for this work. I will provide a private road certification demonstrating compliance with standards for a Joint-Use Driveway in Kittitas County Code 12.04.080/Table 4-4 with the sign and seal of a Professional Engineer registered in the State of Washington.
4. No further road improvements will be required for issuance of a building permit for one single family residence. I will also file an Access and Address Application for the driveway from Raptor Ridge Road to the building that will be approved if it meets all necessary requirements related to driveways. The driveway will be constructed before occupancy of the building is granted.

Please confirm that your understanding of this process is the same as what I have laid out here. The sole reason I am consolidating my four parcels into one is to make the Joint-Use Driveway standards in Kittitas County Code 12.04.080/Table 4-4 the applicable standards for me to obtain a building permit for one single family residence on the newly consolidated parcel. I will be relying on the understanding of this process as the basis to go through with this parcel combination.

Thanks.

Chris Stoll

503.310.1126