



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

September 11<sup>th</sup>, 2018

Daniel J. and Sunny M. Kent  
21290 95<sup>th</sup> Pl South  
Kent, WA 98031

Jeremy Porter  
2731 NE 136<sup>th</sup> St  
Seattle, WA 98125

**RE: Transmittal of Comments – Porter-Matthews Short Plat Amendment (SP-18-00005)**

Dear Mr. and Mrs. Kent,

Enclosed are the comments received regarding the Porter-Matthews Short Plat Amendment (SP-18-00005) during the comment period:

August 20 <sup>th</sup> , 2018	Kittitas Valley Fire and Rescue - Joe Seemiller
August 21 <sup>st</sup> , 21018	Kittitas County Fire District 7 – Raymond R. Risdon
September 4 <sup>th</sup> , 2018	Kittitas County Public Works – Taylor Gustafson

Please review all comments and notify me of any questions. Please respond to the attached comments from Kittitas Valley Fire and Rescue and Kittitas County Fire District 7 by December 10<sup>th</sup>, 2018. Once CDS has received your response to comments a decision will be issued based in part on the comments received.

Sincerely,

Dusty Pilkington  
Staff Planner

cc: Lindsey Ozbolt, Planning Official

via email

Joe S.

**From:** mike.flory@co.kittitas.wa.us <mike.flory@co.kittitas.wa.us>  
**Sent:** Monday, August 20, 2018 3:02 PM  
**To:** Joe Seemiller <seemillerj@kvfr.org>; Rich Elliott <elliotttr@kvfr.org>; John Sinclair <sinclairj@kvfr.org>  
**Cc:** Dan Carlson <dan.carlson@co.kittitas.wa.us>  
**Subject:** FW: SP-18-00005 Porter-Matthews SP Amendment

Hi Joe, Rich,

Here is a Short Plat Amendment for comment.

Thank you.

**Michael Flory**  
**Certified Building Official**

Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926  
[mike.flory@co.kittitas.wa.us](mailto:mike.flory@co.kittitas.wa.us)  
P: 509.933.8222  
F: 509.962.7682



"Building Partnerships-Building Communities"

---

**From:** Dusty Pilkington  
**Sent:** Monday, August 20, 2018 1:43 PM  
**To:** Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'lowh461@ECY.WA.GOV'; 'migi461@ECY.WA.GOV'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; 'jorgenja@cwu.edu'; 'nelmsk@cwu.edu'; Mike Flory; Douglas Mitchell; Stacey Henderson; Steph Mifflin; 'Mau, Russell E (DOH)'; 'ben.serr@doh.wa.gov'; 'brenda.smits@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'tribune@nkctribune.com'; 'terry@nkctribune.com';

'chelberg@usbr.gov'; 'Joanna Markell'; 'legals@kvnews.com'; Karen Hodges; Justin Turnbull; Taylor Gustafson; 'ericj@mdjcontractors.com'; 'mikej@mdjcontractors.com'; 'Michael.j.daniels3.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; [wargog@cersd.org](mailto:wargog@cersd.org); 'montgomeryr@cersd.org'; 'office@kcf7.com'; 'Dan Kent'

**Cc:** Lindsey Ozbolt

**Subject:** SP-18-00005 Porter-Matthews SP Amendment

Greetings. I am requesting comment on the Porter-Matthews SP Amendment (SP-18-00005). Anyone with an interest can comment. If you have no comment, please reply with an email saying so. The comment period ends 09/04/2018.

[SP-18-00005 Porter-Matthews \(County Departments\)](#)

[SP-18-00005 Porter-Matthews \(Outside County Departments\)](#)

Dusty Pilkington

Planner I

Kittitas County Community Development Services

411 N Ruby St # 4, Ellensburg, WA 98926

(509) -962-7079

[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)

---

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.  
message id: 38eb45916c6dcbdac24bb8719d004a14

**From:** [Mike Flory](#)  
**To:** [Dusty Pilkington](#)  
**Cc:** [Dan Carlson](#)  
**Subject:** FW: SP-18-00005 Porter-Matthews SP Amendment  
**Date:** Monday, August 20, 2018 3:57:18 PM

---

Dusty,

See the email from Joe Seemiller below.

**Michael Flory**  
**Certified Building Official**

Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926  
[mike.flory@co.kittitas.wa.us](mailto:mike.flory@co.kittitas.wa.us)  
P: 509.933.8222  
F: 509.962.7682



"Building Partnerships-Building Communities"

---

**From:** Joe Seemiller [mailto:[seemillerj@kvfr.org](mailto:seemillerj@kvfr.org)]  
**Sent:** Monday, August 20, 2018 3:33 PM  
**To:** Mike Flory  
**Cc:** RichElliott  
**Subject:** RE: SP-18-00005 Porter-Matthews SP Amendment

Mike:

This is very steep terrain. During the Jolly Mountain fire crews had a difficult time making access some of the larger apparatus could not be used due to the steep grade. WUI must be followed. The county road standard or the IFC access requirements must be met, which ever one provides for a higher level of safety. This appears to be a dead end road creating a potential trap for residents and emergency crews, a secondary access should be provided. Fire flow appears to be non-existent. This is a dangerous combination that will place future residents and firefighters in unnecessary danger. No exemptions to the fire code, WUI or road standards should be granted. Contact me if you have any comments or questions. Thank you.

**From:** Raymond Risdon  
**To:** [Dusty Pilkington](#)  
**Cc:** [Mike Flory](#)  
**Subject:** Porter-Matthews SP Amendment  
**Date:** Tuesday, August 21, 2018 10:19:15 AM

---

Comment on the Porter-Matthews SP Amendment (SP-18-00005). Anyone with an interest can comment. If you have no comment, please reply with an email saying so. The comment period ends 09/04/2018.

Dusty,

We have learned in the winter time access can be severely impaired when ice conditions affect the roadway because of the steep slope making it extremely hazardous for firefighters. Additionally, lack of an improved water system makes firefighting difficult.

***Raymond R. Risdon, Assistant Chief***  
***Administration/Records***  
***Kittitas County Fire Rescue 7***  
***(Office) 509.674.5371***  
***(Cell) 509.656.4029***



*THIS COMMUNICATION MAY BE SUBJECT TO PUBLIC DISCLOSURE LAWS OF THE STATE OF WASHINGTON (RCW.42.56).*

*ELECTRONIC PRIVACY NOTICE: This e-mail, and any attachments, contains information that is, or may be, covered by electronic communications privacy laws and is confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error and then immediately delete it. Thank you in advance for your cooperation.*



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Community Development Services

FROM: Taylor Gustafson

DATE: September 4, 2018

SUBJECT: Porter-Matthews Short Plat

TG

#### The following shall be conditions of preliminary approval:

##### Engineering:

1. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined KCC 12.01150.
2. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 12/15/15 edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit.
3. Private Road Improvements: Access from Morgan Creek Road shall be constructed to meet or exceed the requirements of a High-Density Private Road that serves 3-14 tax parcels. See Table 4-4, Kittitas County Road Standards, 12/15/15 edition.
  - a. New access easements shall be a minimum of 60' wide. Existing access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
  - b. Minimum centerline radius will be 60'.
  - c. Surface requirement is for a gravel surface per WSDOT Standard Specifications.
  - d. Maximum grade is 10%.
  - e. Stopping site distance, reference AASHTO.
  - f. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

- g. Any further subdivision or lots to be served by proposed access may result in further access requirements.
  - h. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
  - i. All easements shall provide for AASHTO radius at the intersection with a county road.
  - j. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road.
4. **Turnaround:** When a road extends more than 150' from the centerline of a County road or other publicly maintained road or serves more than three lots, a turnaround shall be provided. The turnaround shall be a cul-de-sac for roads serving five or more lots/units. The turnaround may be a hammerhead for roads serving four or less lots/units or for a land use development activity occurring prior to the end of the road. Cul-de-sac and hammerhead designs must conform to the specifications of the International Fire Code. A cul-de-sac shall have an easement diameter of at least 110 feet and a driving surface of at least 96 feet in diameter.
5. **Driveways:** A driveway shall serve no more than two tax parcels. See Kittitas County Road Standards, 12/15/15 edition.
- a. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
  - b. Maximum grade shall be 15%.
  - c. Crushed surface depth per WSDOT standards.
  - d. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - e. Any further subdivision or lots to be served by proposed access may result in further access requirements.
6. **Plat Notes:** Plat notes shall reflect the following:
- a. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.
  - b. Maintenance of the access is the responsibility of the property owners who benefit from its use.
  - c. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
  - d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

- e. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.
- 7. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED

This \_\_\_\_ day of \_\_\_\_, A.D., 20\_\_.

\_\_\_\_\_  
Kittitas County Engineer

- 8. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
- 9. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- 10. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
- 11. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
- 12. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.