



KITTTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Dan Valoff, Community Development Services
FROM: Christina Wollman, Planner II *W*
DATE: January 31, 2007
SUBJECT: Iron Mountain Short Plat



Our department has reviewed the Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, based on the information provided; see below for conditions of preliminary approval.
- "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

The following shall be conditions of preliminary approval:

1. Private Road: The applicant has applied for and received approval for a variance request from the required 60' easement requirement as identified in the current Kittitas County Road Standards for low-density private roads. The following are conditions of the variance request and shall be applied as conditions of this short plat:

It shall be the applicant's responsibility to secure a continuous and common 60' wide ingress and egress easement for the remainder of Iron Mountain Road that serves the subject property. The 60' wide easement shall be required from the point at which the existing 30' easement, cross the section line, east, into section 2, then from that point, south, to a point at which it serves parcels 19-15-01000-0004 (7.09 Acres) and 19-15-01000-0033 (20.00 Acres) as required for access to the proposed development. The applicant shall improve the existing road to a minimum of 20' traveled way width with 1' gravel shoulders, as required by Fire Code and current Kittitas County Road Standards. This can be accomplished by either widening the existing road with gravel, compacted to 95% and able to support a minimum load of 75,000 lbs as needed for Fire Apparatus or to widen the existing paved driveway to a 20' paved traveled way width with 1' gravel shoulders, compacted to 95% and able to support a minimum load of 75,000 lbs as

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needed for Fire Apparatus per Fire Code and current Kittitas County Road Standards. This is the minimum requirement for a Low Density road providing access for 3 to 40(+) parcels that average over 5.01 acres in size.

The applicant shall be aware that if proposed developments bring the average lot size below 5.0 acres then the High Density Road standard shall apply and additional road improvements may be required. (See current Kittitas County Road Standards, Table 12-1, for more information).

Upon submittal of a development application by the applicant, a Private Road Certification shall be required by a Professional Engineer documenting that the required improvements are made in accordance with current Kittitas County Road Standards. This variance applies to this application only. Any further subdivision of the properties served by this access shall be subject to the applicable conditions of the International Fire Code and current Kittitas County Road Standards.

2. Access: 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 Pays Road right of way.
3. Cul-de-Sac: Permanent deadend streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Reference AASHTO for cul-de-sac design.
 - b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
4. Plat Notes: Plat notes shall reflect the following:
 - a. Plat note #9 shall be removed.
 - b. "Entire private road shall be inspected and certified by a civil engineer licensed in the State of Washington specifying that the road meets Kittitas County Road Standards as adopted September 6, 2005, prior to the issuance of a building permit. Any future subdivision or land use action will be reviewed under the most current road standards."
5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
7. 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.
8. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for emergency response.

9. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or Right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"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. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

Please let me know if you have any questions or need further information.