

# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: December 26, 2012

SUBJECT: Downs Short Plat SP-12-00007

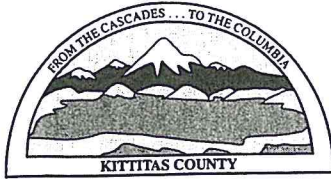
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**The following shall be conditions of preliminary approval:**

1. Access: The property may continue to use the existing approach as a joint-use driveway. If the approach serves additional lots in the future, it may need to be re-evaluated for compliance with Kittitas County Road Standards.

Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.

- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
  - b. The surface requirement is for a minimum gravel surface depth of 6".
  - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
2. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
  3. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
  4. 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.
  5. 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.
  6. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

## DETERMINATION OF CONCURRENCY FINDING

**Project:** Downs Short Plat SP-12-00007

**Description:** A 2-lot short plat.

**Proponent:** Chuck Cruse  
PO Box 959  
Ellensburg, WA 98926

**Landowner:** Milt Downs  
3380 Teanaway Road  
Cle Elum, WA 98922

**Location:** The project is located on the Teanaway Road, Cle Elum, WA, in a portion of Section 14, T20N, R16E, WM in Kittitas County. Assessor's map number: 20-16-14000-0015.

**Serving Roadway:** Teanaway Road

**Capacity Allocation:** 20 ADT

Kittitas County Department of Public Works has determined there will not be a significant impact to the County roads serving this project and there is sufficient capacity on the serving roadways for the additional traffic to be generated by this project. No mitigation will be required. This decision was made after review of the completed transportation concurrency management application which is on file with Public Works. This information is available to the public on request.

This concurrency finding is issued under KCC 12.10. This determination may be appealed within 15 days of this notification to the Road Variance Committee. The applicant may request reconsideration of the results of the concurrency evaluation by the Public Works Director within 15 days of this notification.

**Signed:**

*Chonman*

**Date:**

*12-26-12*