

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"

April 21, 2014

Mary Brain
906 ½ Vista Road
Ellensburg, WA 98926

RE: Transmittal of Comments – Brain Short Plat (SP-13-00010)

Dear Ms. Brain:

Enclosed are the comments received regarding the Brain Short Plat (SP-13-00010) during the comment period:

December 30, 2013

Kittitas County Public Works – Form Letter

November 26, 2013

Kittitas County Fire Marshal– Email Letter

Please review all comments and notify me of any questions. I will be issuing a decision based in part on the comments received.

Sincerely,


Kaycee K Hathaway
Staff Planner

cc: Cruse & Associates *Via Email*

Jeff Watson

From: Brenda Larsen
Sent: Tuesday, November 26, 2013 11:29 AM
To: Jeff Watson
Subject: Brain SP13-00010

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff Watson
Staff Planner
Department of Community Development
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Brain Short Plat SP-13-00010

Dear Mr. Watson:

After conducting a review of the above named project, I have the following comments:

- The driveway(s) for the new property must comply with Kittitas County Code, i.e. any driveway greater in length than 150' shall be no less than 16 feet in width.
- The addresses shall be posted at the front of the property and easily visible from the road to emergency responders.
- All future development must comply with the International Fire Code.

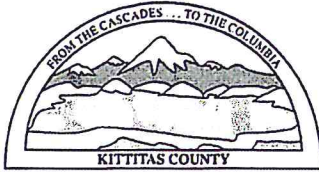
Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Kittitas County Fire Marshal
509-962-7000

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: December 30, 2013
SUBJECT: Brain Short Plat SP-13-00010

The following shall be conditions of preliminary approval:

1. Road Variance (RV-13-14 Brain): This project received a road variance to allow reduced standards for the access road serving the project. The following conditions apply:
 - a. The road shall be a minimum of 20' wide and have an allweather surface.
 - b. A turnaround shall be constructed in a location approved by the Fire Marshal.
 - c. The road shall not be used for any future subdivision.
2. Vantage Highway Access: The landowner has secured a 60' easement from the Vantage Highway into the site. The driveway will access the Vantage Highway from the existing commercial access at 1601 Vantage Highway. If this access is used for the new lot instead of the driveway from Vista Road, the improvements required by RV-13-14 will not be required. The driveway from Vantage Highway must be constructed to meet the driveway standards in KCC 12.12 and KCC 20.02. Additional improvements will be required if the driveway receives use outside of this short plat or serves future development.
3. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
4. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
5. 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.
6. 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.
7. 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.

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