

KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Taylor Gustafson, Environmental/Transportation Planner
DATE: July 23, 2019
SUBJECT: Public Works Review of DV-19-00001 Marian Meadows

TG

The following are conditions of approval:

Engineering:

1. Specify the quantity of campsites and RV sites.
2. Identify access to Lot 19 on the RV layout Illustration.
3. Pursuant to Ordinance No. 2018-006, Public Works' condition of approval 11.3.9 requires a right-of-way (ROW) with sufficient width to allow for the storage of snow within that space without impacting the travel lanes.
4. The second RV Layout Illustration and RV commercial maps show a fire lane of 14'. Fire lane must be 16'.
5. Private roads shall comply with the design requirements of 12.04.070 & 12.04.080 Table 4-4 of the Kittitas County 2015 Road Standards.
6. The extension off Meadows Way illustrates one access. A second access is required if more than 30 (thirty) lots/units will use the private road per 12.01.095.
7. The Airport Safety Zone Map is unclear. Provide a legend defining each color.
8. Phasing is unclear. Clarify the specific phases in numeric order.
9. How can the water tank construction be independent of Marian Meadows development as it is a critical part of the development's infrastructure? Please explain.
10. Define the new commercial and recreational traffic impacts.

Water:

1. The included materials do not indicate that the conditions identified in Ordinance 2018-006 have been met. Pertinent comments from Ordinance 2018-006 include:
 - The Department of Health requires that: Marian Meadows/Easton Water District shall confirm an intended connection to the Easton Water District, and then submit estimated water usage quantities, so that DOH can determine whether the precise number of new

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connections that are proposed for Marian Meadows can be served by the existing system, or apply for a new Group A Community public water system with the DOH Office of Drinking Water.

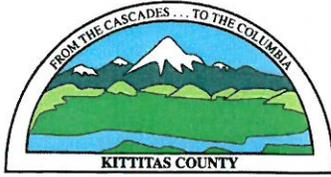
- Kittitas County Environmental Health requires that the applicant must provide written documentation from the water purveyor indicating the water district commits the appropriate number of connections for the entire project (made therefore unavailable to any other lots) prior to final signoff.
- 2. In Exhibit F – Conditions, section 31.4.1 indicates that the Marian Meadows/Easton Water district shall confirm an intended connection to the Easton Water District and then submit estimate water usage quantities. The application is not clear about the estimated water usage quantities, in part because 31.4.1 B ERU analysis is not included (Table 4 from DOH 337-066 document is attached, with design flow rates for campgrounds, but the included materials do not clearly identify the quantity of water needed for the RC park and campground, not the RV retail and service.
- 3. Material provided should also be clear if the application covers the 33 residential units proposed in the application, or the 89 residential units identified in Ordinance 2018-006). Neither is there documentation demonstrating that the Easton Water district is able to provide connection. The attached certificate of water availability expired on 5/17/2018 and the included Kittitas County Water District No 3 resolution, signed 3/9/2004 is also expired. Documentation supporting the acceptance of the water purveyor for the projects, phasing, and timelines identified in Exhibit E (looped water line and water tank) is needed.

Survey:

Required Corrections

Development Agreement Page 12

1. Exhibit 'A' is a listing of Assesor Parcel Numbers, and is NOT a suitable alternative for a legal description of lands.



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