



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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"Building Partnerships – Building Communities"

December 17, 2018

Ron Mitchell
1351 Naneum Rd
Ellensburg, WA 98026

Sent via email: ron.midstateaviation@fairpoint.com.com

Subject: Mitchell (SPF-18-00007) Final Short Plat – Staff Review and Request for Additional Information

Dear Mr. & Mrs. Mitchell

Kittitas County Community Development Services (CDS) received your Mitchell (SPF-18-00007) Final Short Plat submittal on December 4, 2018. Final short plats must be processed and approved within 30 days of the submittal date. Kittitas County staff has completed the review of your final short plat submittal. As provided below, staff has the following comments, requirements, and/or revisions for your application that need to be addressed prior to final approval and signature of the final short plat mylars:

Community Development – Planning:

1. All CDS Planning final short plat requirements have been met.

Public Works – Planning/Survey (memo attached):

1. Please see attached memo dated December 12, 2018. The materials submitted do not address this requirement to the satisfaction of Public Works. The following items must be addressed:
 - a. The northerly existing access onto Game Farm Road to lot 1A needs to be labeled as an "Existing Agricultural Access."
 - b. The northerly existing access to lot 1B, north of lot 2, needs to be labeled as "Existing Agricultural Access".
 - c. The existing access at Lot 2 with a 30' existing access easement shall be brought to joint-use driveway standards.
 - d. The 60 foot access easement to lots 1C and 1A to be constructed to a joint- use driveway standard.
 - e. A driveway shall serve no more than two tax parcels. See Kittitas County Road Standards, 12/15/15 edition.

Environmental Health (email attached):

1. All Health requirements for this final short plat have been met. Please see attached email dated December 13th, 2018.

Once required information is ready, please submit to CDS as one submittal packet. Once the requested information has been resubmitted, the various departments will review for consistency. All revised information needs to be submitted to Kittitas County CDS by end of business day **December 26th, 2018** for staff review and signature on the final mylars (this assumes all issues have been addressed adequately and required information has been provided).

Staff is committed to working with you to facilitate this process as much as possible. Should you have any questions or concerns regarding this letter, or you would like to schedule a meeting to discuss this letter, please do not hesitate to contact me at 509-962-7637 or via email: chelsea.benner@co.kittitas.wa.us. Also, please do not hesitate to contact any of the County Departments with specific questions as you work on providing this additional information.

Best Regards,

Chelsea Benner
Staff Planner

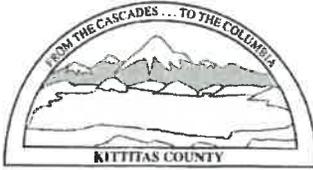
Enclosure:

Department of Public Works Planning/Survey Memo – December 12, 2018
Department of Public Health Email – December 12, 2018

CC:

Lindsey Ozbolt, Planning Official
Taylor Gustafson, Environmental/Transportation Planner
Tristen Lamb, Environmental Health Supervisor
Chris Cruse, Cruse and Associates
Project file

via email
via email
via email
via email



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Taylor Gustafson, Environmental/Transportation Planner TG

DATE: December 12, 2018

SUBJECT: Mitchell Short Plat SP-17-00007

The following shall be conditions of final approval:

1. Lot 1A - Existing Access: The northerly existing access onto Game Farm Road to lot 1A needs to be labeled as "Existing Agricultural Access".
2. Lot 1B – Existing Access: The northerly existing access to lot 1B, north of lot 2, needs to be labeled as "Existing Agricultural Access".
3. Lot 2 and 1B: The existing access at Lot 2 with a 30' existing access easement shall be brought to joint-use driveway standards.
4. Lot 1C and 1A: The 60 foot access easement to lots 1C and 1A to be constructed to a joint-use driveway standard.
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. 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 (see Kittitas County Road Standards).

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Comments (2) (2).doc

Chelsea Benner

From: Tristen Lamb
Sent: Thursday, December 13, 2018 2:38 PM
To: Chelsea Benner
Subject: RE: Mitchell Final Short Plat Submittal

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Chelsea,

All Environmental Public Health conditions for SPF-18-00007 have been met.

Thank You,
Tristen Lamb

From: Chelsea Benner
Sent: Wednesday, December 5, 2018 11:57 AM
To: Taylor Gustafson; Holly Erdman; Deborah Humble; Christy Garcia
Cc: Tristen Lamb; Lindsey Ozbolt
Subject: Mitchell Final Short Plat Submittal
Importance: High

Good morning everyone.

We have received a final plat submittal for the Naneum Road Short Plat (Mitchell Short Plat). This was given preliminary approval on July 30th, 2018. All final short plat documents can be found on the t-drive: T:\CDS\Projects\Final Short Plats\2018\SPF-18-00007. Please let me know if there is documentation you need to review that you are unable to find. Everything is available digitally, however I do have a paper copy to view if needed.

Please have all comments back to me no later than end of day, Thursday December 13th. As a reminder all final plats have to be reviewed and approved or within 30 days of submittal to the county requesting final plat review. We appreciate your quick turnaround on this.

If you have any questions, please let me know.

Chelsea Benner

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