

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"

September 3, 2014

Raymond & Diana Biddle
8035 Upper Peoh Point Road
Cle Elum WA 98922

RE: Biddle Short Plat (SP-14-00002)

Dear Mr. & Mrs. Biddle,

Enclosed are the comments received regarding the Biddle Short Plat (SP-14-00002) during the comment period:

July 20, 2014	Kittitas County Fire Marshal – Form Letter
July 28, 2014	Washington State DOT – Form Letter
August 19, 2014	Kittitas County Department of Public Works – Christina Wollman
August 22, 2014	Kittitas County Public Health – Erin Moore

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: Encompass



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

July 20, 2014

Kaycee Hathaway
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Biddle (BL-14-00002)

Dear Ms. Hathaway:

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

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- Ensure adequate access for fire apparatus. Any driveways or access points created based off the new lot configurations shall comply with Kittitas County Code 20.02.030.
- 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
Fire Marshal



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

July 28, 2014

Kittitas County Community Development
411 N. Ruby St. Suite 2
Ellensburg, WA 98926

Attention: Kaycee Hathaway, Planner

Subject: SP-14-00002 – Biddle Short Plat
SR 90 milepost 88.3 Right

We have reviewed the proposed plat and have the following comments.

- The project is adjacent to Interstate 90 (I-90), a fully-controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to the highway. Direct access to I-90 is prohibited.
- I-90 is an essential public facility with existing traffic noise. The proponent and future residents should expect traffic noise to continue to grow into the future. It is the proponent's responsibility to dampen or deflect any traffic noise from the highway.
- Stormwater and surface runoff generated by this project must be retained and treated on site and not allowed to flow onto WSDOT right-of-way.

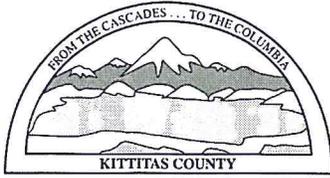
Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Rick Holmstrom at (509) 577-1633.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG: rh/jjp

cc: File #3, SR 90
Terry Kukes, Area 1 Maintenance Superintendent



KITTITAS COUNTY

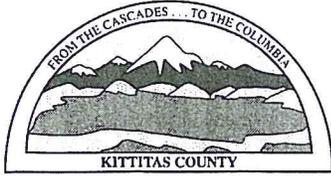
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Christina Wollman, Planner II *cw*
DATE: August 19, 2014
SUBJECT: Biddle Short Plat SP-14-00002

The following shall be conditions of preliminary approval:

1. Road Standards Requirements: If the owner wishes to not improve the road to private road standards, a variance must be applied for. Otherwise, the serving roadways must be constructed to Low Density private road standards and certified by a licensed engineer prior to issuance of a building permit. The variance must be received prior to final approval of the short plat.
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: TC-14-00007 Biddle Short Plat SP-14-00002

Description: A 2-lot short plat.

Landowner: Raymond Biddle
8035 Upper Peoh Point Rd
Cle Elum, WA 98922

Location: The project is located at 821 Anderson Ln and 8035 Upper Peoh Point Rd, Cle Elum, WA, in a portion of Section 05 and 08, T19N, R16E, WM in Kittitas County. Assessor's map number: 19-16-05040-0020 and 19-16-08010-0013.

Serving Roadway: Upper Peoh Point 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:

C. Workman

Date:

8-19-14

Kaycee Hathaway

From: Erin Moore
Sent: Friday, August 22, 2014 9:01 AM
To: Kaycee Hathaway
Subject: FW: Notice of Application: SP-14-00002 Biddle

Neither septic system or wells are impacted by this Short Plat.

Erin Moore

Environmental Health Technician
Kittitas County Public Health
507 N Nanum St Suite 102
Ellensburg , WA 98926
Email: erin.moore@co.kittitas.wa.us
Phone : 509-962-7515
Fax: 509-962-7581

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