



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

MEMORANDUM

TO: Jeff Watson, CDS
FROM: Christina Wollman, Planner III *CW*
DATE: June 26, 2014
SUBJECT: Final Approval for Currier Creek Estates LP-10-00002

Prior to final approval and signature of the mylars, the following conditions from the MDNS must be completed:

1. Road Construction: The roads and infrastructure have been constructed but we have not received final approval from the City of Ellensburg.
 - a. Construction Timing: Construction of all roads, stormwater, and utilities shall be completed prior to final approval or bonded for as allowed by KCC 12.01.050.
 - b. Construction Inspection: The City and/or County Departments of Public Works will inspect the road, stormwater and utility construction following the requirements of the City's Development Standards and KCC 12.09, beginning with a Pre-Construction Conference.
 - c. Curb, Gutter, and Sidewalk: Prior to final approval, curb, gutter and sidewalk shall be completed and approved by the County and City Engineers.
2. Fair Share Cost: We have not received the fair share cost from the developer, in the amount of \$38,100.
 - a. University Way & Reecer Creek Intersection: The developer is required to pay a fair share cost towards the signal project at the intersection of University Way (formerly Cascade Way) and Reecer Creek, as indicated by the August 2003 Currier Creek Estates Traffic Impact Analysis. The analysis indicated the proportionate share should be 12.7% (137 of 1,081 trips). Based on a current cost estimate of \$300,000 for installation of a traffic signal, the fair share cost is \$38,100. This amount shall be paid

to Public Works prior to final approval. See the August 26, 2010 memo from Jan Ollivier for more information.

3. Traffic Turning Volume Study: The study has not been completed.
 - a. Traffic Turning Volume Study: A traffic turning volume study based on current counts on Old Highway 10 (formerly Dry Creek Connection) and Dry Creek Road shall be performed to determine if turn lanes are required. If the percent of Design Hourly Volume approaches 90% of the trigger point, then turn lanes shall be installed by the applicant. The study shall be completed prior to final approval. If turn lanes are required, all requirements of Kittitas County Road Standards shall apply for construction of a public road.