

Dan Carlson

From: Dusty Pilkington
Sent: Wednesday, May 17, 2017 11:14 AM
To: Dan Carlson
Subject: FW: LP-17-00004 MDJ Currier Heights Comments - Insufficient Information For City of Ellensburg Community Development Review At This Time
Attachments: 5-15-17 Letter from County Public Works - Insufficient Information for Review At This Time.pdf
Importance: High

From: Shannon Johnson
Sent: Wednesday, May 17, 2017 11:13:59 AM (UTC-08:00) Pacific Time (US & Canada)
To: Dusty Pilkington; Dan Carlson
Cc: Kirsten Sackett; Jonathan Kesler; Craig Jones; Julie Coppock
Subject: FW: LP-17-00004 MDJ Currier Heights Comments - Insufficient Information For City of Ellensburg Community Development Review At This Time

Good Morning,

As per the attached May 15, 2017 letter from the Kittitas County Public Works Department, the City of Ellensburg Community Development Department agrees that there is insufficient information at this time, therefore, our department will not be providing comments for the above project SEPA located within the UGA as requested.

Thank you,


Shannon D. Johnson
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KITITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

TO: Ms. Kelly Bacon, ET I
COPY: Lucas Huck, County Road Engineer
DATE: May 15, 2017
FROM: Mark R. Cook, Director 
RE: Currier Heights

Lacking any additional detail, the supplied plat drawing of Currier Heights is insufficient for Public Works to provide specific comments to Community Development. General comments concerning transportation and stormwater management are provided below for Community Development Services consideration.

1. Kittitas County Code 12.04.040(b) (Design Criteria within an Urban Growth Area) affords final approval of the road alignment, geometry and construction requirements to the City of Ellensburg (Currier Heights). This same section references the "more stringent" of the County or City standards apply. Taken together, I interpret our code to mean the County's right of way requirements together with the wider of the two jurisdiction cross-sections with curb-gutter-sidewalk on all roadways. Given this requirement, the proposal provides far too little detail to comment further on the road proposal serving the plat. The submitted materials are insufficient for further staff review.
2. The plat is located in a known area of flooding. Two recently purchased homes in Currier Creek Estates proximate to this proposal have experienced flooding this past spring. The proposal is insufficient in detail allowing me to understand how runoff from the site will be mitigated. It is likely that no offsite discharge will be allowed from the site given known flooding in the area. The submitted materials are insufficient for further staff review.
3. I have been provided data suggesting that the site contains freshwater emergent wetlands. The provided plat map makes no notice of associated wetlands. The presence of potential wetlands further complicates the stormwater treatment and disposal scheme supporting plat development. The submitted materials are insufficient for further staff review.

Please forward my comments to Community Development for incorporation with the Department's response to the applicant. Public Works will conduct no further review of the proposal given the vast amount of incomplete data for our review.