



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
CDS@CO.KITTITAS.WA.US  
Office (509) 962-7506

"Building Partnerships – Building Communities"

PM-21-00003

## PREAPPLICATION CONFERENCE APPLICATION & MEETING SUMMARY

*(To be completed for each Preapplication Conference)*

Please type or print clearly in ink. A preapplication conference is required prior to submittal of a building permit for any commercial or multi-family project (not including 2-family dwellings) and for certain land use applications per KCC 15A.03.020. The following items must be attached to the application packet and is required to be submitted prior to scheduling of the preapplication conference.

### REQUIRED ATTACHMENTS


- A scaled site plan showing lot area, proposed/existing buildings, setbacks, points of access, roads, parking areas, water system components, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, and natural features (i.e. contours, streams, gullies, cliffs, etc.)
- Floor plan with minimum labeling to include uses of rooms, dimensions, plumbing & mechanical fixtures (if proposing structures other than residential and accessory)

\*\*\*Please note that pre-application conferences are valid for one year from the date of the conference. If more than one year has passed since your last pre-application conference has occurred or your project has changed, it will be determined on a case-by-case basis whether another pre-application is required. This will be determined by the CDS Director or their designee.

### APPLICATION FEES

|                   |  |
|-------------------|--|
| \$560.00          | Kittitas County Community Development Services (KCCDS) |
| \$340.00          | Kittitas County Environmental Health                   |
| \$110.00          | Kittitas County Public Works                           |
| <b>\$1,010.00</b> | <b>Fees due for this application</b>                   |

### FOR STAFF USE ONLY

|   |                        |                                |  |
|---|------------------------|--------------------------------|--|
| Application Received By (CDS Staff Signature):<br> | DATE:<br><u>3-2-21</u> | RECEIPT #<br><u>CD21-00719</u> | <div style="border: 2px solid black; padding: 5px; transform: rotate(90deg); transform-origin: center;"> <p style="margin: 0;">RECEIVED</p> <p style="margin: 0;">MAR 02 2021</p> <p style="margin: 0;">Kittitas County CDS</p> <p style="margin: 0;">DATE STAMP IN BOX</p> </div> |
|---|------------------------|--------------------------------|--|

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 03-30-2020

Page 1 of 7

**GENERAL APPLICATION INFORMATION**

1. **Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*

Name: Lathrop Development Co., Inc.  
Mailing Address: 1572 Robinson Canyon Rd.  
Ellensburg WA 98926  
City/State/ZIP:  
Day Time Phone: 509-925-5622  
Email Address: steve@lwahsd.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: n/a  
Mailing Address:  
City/State/ZIP:  
Day Time Phone:  
Email Address:

3. **Name, mailing address and day phone of other contact person**  
*If different than land owner or authorized agent.*

Name: Contacts (all corporate officers of Owner):  
Mailing Address: F. Steven Lathrop 206-799-0728 steve@lwahsd.com  
City/State/ZIP: Elizabeth (Betsy) Lewis 509-901-8674  
Day Time Phone: David Lathrop 509-860-4013  
Email Address: Betsy@lathropdev.com; David@lathropdev.com

4. **Street address of property:**

Address: nkn Kittitas Hwy / nkn Bull Road  
City/State/ZIP: Ellensburg Washington

5. **Tax parcel number:** 17-18-12010-0006 | 298633

6. **Property size:** 45.02 ac (acres)

7. **Land Use Information:**

Zoning: Residential Comp Plan Land Use Designation: Ellensburg UGA

8. **Proposed Water System (as defined by KCC 13.03) NOTE: Show location of water system on site plan.**

Group A     Group B     Individual     Shared     Cistern     Other: City of Ellensburg

9. **Proposed Sewage Disposal:** City of Ellensburg

10. List any Buildings or Structures including sq. ft. & no. of stories proposed: Appx 138 residential structures

11. Proposed Project Name: The Bull Ranch

12. Type of proposed project (circle one):

- Cluster/Conservation Plat      Planned Unit Development      Master Planned Resort      Conditional Use Permit
- Shoreline Permit      Rezone      Preliminary Plat over nine (9) lots      Commercial Building

13. Would you like a representative from the Kittitas County Chamber of Commerce Economic Development office\*\* invited to this pre-application meeting (please circle one)?

YES or NO

\*\*For questions regarding how the Kittitas County Chamber of Commerce Economic Development office may be able to assist you with your business endeavor please contact them directly at (509) 925-2002.

**PROJECT NARRATIVE**

*Include responses as an attachment to this application*

14. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal, proposed buildings or structures, proposed uses for the project and all qualitative features of the proposal; include every element of the proposal in the description. \*\*See page 4 of 7

15. Provision of the zoning code applicable: 17.16

**AUTHORIZATION**

16. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent: \_\_\_\_\_ Date: \_\_\_\_\_  
(REQUIRED if indicated on application)

X n/a

Signature of Land Owner of Record \_\_\_\_\_ Date: 3/2/2021  
(Required for application submittal):

X [Signature]  
Elizabeth Lewis, as VP of Lathrop Development Co., Inc.

**Project Narrative:**

The subject property of 45.02 acres is presently unimproved and has been a farm for over 100 years.

The plat will consist of approximately 138 residential lots served by public utilities. Please see attached site plan for proposed configuration, access points, etc.

**FOR STAFF USE ONLY**

Date of Pre-Application Meeting: March 17, 2021 Time: 9am  
Pre-application meetings are scheduled typically on Wednesdays.

List persons present at pre-app meeting:

Meeting Moderator: Jeremy Johnston

*To be present at each pre-app:*

1. CDS representative (planning): Jeremy Johnston
2. CDS representative (building): N/A
3. Fire Marshal representative: Pat Nicholson
4. Public Works representative: Samantha Cox and Gail Weynand
5. Environmental Health representative (water): Holly Erdman
6. Environmental Health representative (sewer): Zac Baker
7. Others present: City of Ellenburg

*Present at pre-app for project: (attach business cards if available)*

Applicant:

Application phone: \_\_\_\_\_

Application email: \_\_\_\_\_

Applicant authorized agent (if applicable): \_\_\_\_\_

Applicant authorized agent phone: \_\_\_\_\_

Applicant authorized agent email: \_\_\_\_\_

Others present for applicant: \_\_\_\_\_

*\*The Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application.*

**Items/issues/concerns/questions discussed (To be filled in by staff during preapplication conference):**

**1. Planning/Land Use**

Critical Areas conducted \_\_\_\_\_ SEPA \_\_\_\_\_

**2. Building**

Type of Building (res., comm., etc.): \_\_\_\_\_ Building Use classification: \_\_\_\_\_

**3. Fire Marshal**

Located within Fire District # \_\_\_\_\_ (if applicable)

**4. Public Works**

Proposed access:

5. Environmental Health (water)  
Proposed water supply:

6. Environmental Health (sewer)  
Proposed sewer disposal:

7. Others present: (if applicable)



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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

**To:** The Bull Ranch, Steve Lathrop

**Date:** March 17, 2021

**From:** Jeremy Johnston, Planning Official  
(509) 962-7065, jeremy.johnston@co.kittitas.wa.us

**Subject:** The Bull Ranch Pre- Application Meeting, CDS Planning Notes

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### **Proposal:**

This memo is in regard to the proposed Bull Ranch Development on parcel #298633. The proposal will create 138 Residential lots on approximately 45.02 acres. The proposal has been reviewed for compliance with Kittitas County Code (KCC). After review of the submitted materials provided for this pre application meeting, CDS has the following comments.

### **Zoning**

The project site is located within the Residential zone an Urban Land Use designation. The subject property is in the Urban Growth area (UGA) and subject to a density minimum of 4 lots per acre. Items like roadways, critical areas, and stormwater management system can be subtracted from the acreage before calculating density. The proposal will require a Preliminary Plat application which describes how the project meets this density requirement.

### **SEPA**

A SEPA checklist will be required at project application submittal to be processed concurrently.

### **Critical Areas**

A Type 9 (unknown) stream appears to border much of the western border of the parcel. Depending on the nature of this stream, structural setbacks could be required.

### **Permitting**

The project, as proposed, will require a Preliminary Plat application and SEPA checklist. Due to the location of the project (within the UGA) certain City standards will apply.

### **Disclaimer:**

Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application. Codes are subject to change.







# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7000 Fax (509) 962-7682

## Pre-Application Conference Notes

Project Name: The Bull Ranch Development

Project Location: Kittitas Highway/Bull Road

Project Fire Protection district: 2 – Kittitas Valley Fire Rescue

**X Fire Apparatus Access road** to be compliant with current International Fire Code Appendix D and County Road Standards.

If the development is gated, a Fire Marshal permit for a gate is required. Knox key access is required. This can be accomplished with the installation of a Knox brand keyway switch that will actuate the automatic gate opener. If the gate is not motorized, a Knox brand padlock or Knox key box will be required to allow for emergency access.

### **X Key box required**

International Fire Code 506. Contact Knox Company and choose a product that will facilitate rapid access to a restricted area for fire and life-saving purposes. Gates require immediate access – can be in the form a Knox padlock or key switch that will activate the gate opener.

This is not required if no gate is proposed for your project.

### **X Fire Flow**

Fire flow is the amount of water required for use by the fire department for fire suppression purposes. This is not related to hydraulic demands for an automatic sprinkler system. Fire flow is determined by the square footage and type of construction of the building.

Provide Fire Marshal with square footage of largest proposed structure for this project for the final phase and the type of construction. The Fire Marshal will determine the amount of water required for this project for manual firefighting purposes. Some projects may require the installation of a fire water tank for this purpose. A Fire Marshal permit is required for fire water tanks.

The International Fire Code Appendix B shall be used to determine water gallons per minute requirements.



# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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## **X** Hydrant System

A fire hydrant system will be required. Contact Fire Marshal to confirm hydrant spacing and flow requirements.

International Fire Code Appendix C and D shall be used to determine spacing. The Fire Marshal will determine hydrant spacing using Appendix D, the square footage of the largest proposed structure in the development, and the type of construction.

If the largest proposed structure is to be no greater than 3600 square feet, fire flow requirements shall be a minimum of 1000 GPM for 1-hour flow. If there are larger structures proposed or commercial occupancies or assembly, such as a club house, these requirements may change. Fire hydrant spacing would be 1 hydrant for every 500 feet in this scenario. Fire hydrants shall be located on corners and approaches to cul-de-sacs where possible.

The installation of the fire hydrant system shall undergo the following inspections: underground piping to include piping schedule, depth, bedding, unions, anchoring, thrust blocking. An approval for cover will then be given. Hydro testing, flushing, and flow testing shall also be performed for final inspection.

Contact the Fire Marshal to determine inspection schedule and commissioning of the hydrant system.

Fire hydrant specifications: Front large diameter port shall require a 5" Storz adaptor with cap. The two side ports shall be 2.5 " NHT Male with caps. Confirm operating nut size with Fire Marshal.

After final, the fire hydrants shall be flow tested periodically to confirm flow rate.

## Fire Alarm

A fire alarm system may be required depending on intended use and occupancy levels. This requirement is determined during the plan review stage. If required, a Fire Marshal permit for a detection system is also required. The alarm system would require monitoring by a base station alarm service and must be service annually by a third party.

## Fire Sprinkler System

An automatic sprinkler system may be required depending on the building size, occupancy, and intended use. This requirement is determined during plan review. If required, a Fire Marshal Suppression System permit is also required. Sprinkler systems in commercial occupancies require annual inspection by a third party.

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P r e v e n t i o n • E d u c a t i o n • I n v e s t i g a t i o n • E n f o r c e m e n t

FIRE MARSHAL PATRICK NICHOLSON, IFSAC CFI, NAFI CFEI, CVFI



## KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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**Emergency Responder Radio Coverage** – IFC 510, NFPA 72 Chapter 24, NFPA 1221 require an assessment of the emergency responder radio system at the exterior of the project and within the structure. If radio signal inside the structure does not meet specified signal strength, an ERRC system is required. A consultant may need to be involved to assess the radio signal coverage outside and inside the new structure to determine signal quality and the need for an ERCC system. This would be a collaborative process involving the Fire Marshal and Kittcom 911 Communications Center.

**Fire Extinguishers Required**

Fire extinguishers are required for every 75 feet of travel and must be mounted so that the top is no more than 4 feet off of the floor. Extinguishers must be inspected and certified each year by a third party vendor. Extinguishers must be greater than 4lb in size for most occupancies and be of the 10:A 20:BC type.

Other potential permits needed:

**Backup Generator**

If a backup generator is proposed, a Fire Marshal Permit for a generator is required.

**Propane Tank**

If a propane tank is proposed, a Fire Marshal fuel tank permit is required.

**Water Tank**

If a water storage tank is proposed for fire suppression, a Fire Marshal water tank permit is required.

**Commercial Kitchen Hood**

If your project involves food preparation, a fryer, cook station, stove, or cooktop, a kitchen hood is required. The Fire Marshal will determine if a Class I grease hood or Class II hood is required. Class I hoods are required where grease vapors exceed a minimum threshold. These hoods also require an automatic hood extinguishment system. Hoods must be cleaned and maintained. The extinguishment systems must be inspected and serviced by a third party every 6 months. The Fire Marshal's office inspects logs and verifying compliance by checking the service tags affixed by the service provider. A Fire Marshal permit for a Class I hood is required for Class I hoods. The hood type and need for a permit is determined during plan review. Some domestic appliances may require a domestic hood and not a commercial hood.



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

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### Fuel Tanks

If your project involves bulk storage of a hazardous material such as a combustible or flammable liquid, like gasoline, diesel fuel, heating oil, etc. a Fire Marshal Fuel Tank permit is required. Spill containment is required if the aggregate storage exceeds 660 gallons.

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FIRE MARSHAL PATRICK NICHOLSON, IFSAC CFI, NAFI CFEL, CVFI



# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7000 Fax (509) 962-7682

## Pre-Application Conference Notes

Project Name: The Bull Ranch Development

Project Location: Kittitas Highway/Bull Road

Project Fire Protection district: 2 – Kittitas Valley Fire Rescue

### **X** Hydrant System

If the largest proposed structure is to be no greater than 3600 square feet, fire flow requirements shall be a minimum of 1000 GPM for 1-hour flow. If there are larger structures proposed or commercial occupancies or assembly, such as a club house, these requirements may change. Fire hydrant spacing would be 1 hydrant for every 500 feet in this scenario. Fire hydrants shall be located on corners and approaches to cul-de-sacs where possible.

The installation of the fire hydrant system shall undergo the following inspections: underground piping to include piping schedule, depth, bedding, unions, anchoring, thrust blocking. An approval for cover will then be given. Hydro testing, flushing, and flow testing shall also be performed for final inspection.

Fire hydrant specifications: Front large diameter port shall require a 5" Storz adaptor with cap. The two side ports shall be 2.5" NHT Male with caps. Confirm operating nut size with Fire Marshal.

The City of Ellensburg will be handling the fire hydrant installation and all the inspections.

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P r e v e n t i o n • E d u c a t i o n • I n v e s t i g a t i o n • E n f o r c e m e n t

FIRE MARSHAL PATRICK NICHOLSON, IFSAC CFI, NAFI CFEI, CVFI



*To Protect and Promote the Health and the Environment of the People of Kittitas County*

Zac Bales  
Holly Erdman  
Bull Ranch preapplication meeting  
03/17/2021  
Onsite Sewage  
Water

Public Health septic requirements: City Utilities

Public Health drinking water requirements: City Utilities



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

**From:** [Arden Thomas](#)  
**To:** [Jeremy Johnston](#)  
**Cc:** [Samantha Cox](#); [Gail Wevand](#); [Josh Fredrickson](#)  
**Subject:** PM-21-00003 PW water / flood comments  
**Date:** Wednesday, March 17, 2021 3:29:12 PM

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Water Mitigation and Metering – no comment – the development will be served by the City of Ellensburg Utility

Floodplain Development – There is not a FEMA designated floodplain on parcel 298633. A floodplain development permit is not required. There is a conveyance feature on the parcel. Grading plans and stormwater plans that are submitted should address this conveyance feature and provide supporting documentation that conveyance capacity will be maintained.

**Arden Thomas** | Water Resource Program Manager

Kittitas County Public Works | 411 North Ruby, Suite 1 | Ellensburg, WA 98926

Direct: 509.962.7690

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Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.

message id: 38eb45916c6dcbdac24bb8719d004a14





## **KITTITAS COUNTY**

### **DEPARTMENT OF PUBLIC WORKS**

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#### **MEMORANDUM**

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**TO:** Community Development Services  
**FROM:** Gail Weyand, Engineering Technician I  
**DATE:** March 17, 2021  
**SUBJECT:** PM-21-00003 Bull Road Development

#### **Public Works Pre-Application Comments**

- A copy of the civil plans showing the sewer, water, stormwater, and profile of the roads would be required.
- A traffic impact analysis will be required to determine the additional traffic load the project generates and possible mitigation for road improvements. The applicant will begin our concurrency review process by providing a trip generation and distribution of traffic onto the County road network. Contact Public Works for additional details at 509-962-7523.
- Grading over 100 cubic yards of material requires a grading permit. Any grading over 500 cubic yards of material will require engineered grading and storm water plans. See Kittitas County Code chapter 14.05.
- An access and address permit would be required for each lot. The County Public Works will work with the City of Ellensburg using their addressing grid.
- All the roads within the development would need to go through the road naming application, the county will coordinate with the city on this.

Please contact Kittitas County Public Works (509) 962-7523 with any questions.



## COMMUNITY DEVELOPMENT DEPARTMENT

501 North Anderson Street, Ellensburg WA 98926

Land Use Permitting (509) 962-7231 Construction Permitting (509) 962-7239

Kirsten Sackett, Director

Phone: (509) 962-7232 Fax: (509) 925-8655 E-Mail: [sackettk@ci.ellensburg.wa.us](mailto:sackettk@ci.ellensburg.wa.us)

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DATE: March 17, 2021

FROM: Jamey Ayling, Planning Manager

FILE #: PRE-APP PM-21-00003

RE: Proposed Bull Ranches Subdivision Project

LOCATION: Kittitas Hwy & Bull Road

The following Planning Department Pre-Application Comments are provided to give initial, preliminary guidance to the applicant based on the informal site plan submitted as a first step in the process of developing the proposed long plat subdivision project in the UGA.

Because this project is within the UGA the County Wide Planning Policy 2.5 states that proposals for development, subdivisions, and public projects within the unincorporated UGA's shall be subject to joint review by the county and the affected incorporated jurisdictions according to the development standards and comprehensive plans. The county shall enforce these standards as agreed upon in the joint review process or interlocal agreements. And Policy 2.6 states subdivisions and developments within the UGA's shall be orderly and coordinated between County and City Governments and utility service providers.

The City encourages you to plan this project to meet the development requirements of the Residential-Suburban (R-S) Zone as follows:

Form and Intensity Standards – Per Table 15.320.030 are as follows:

**Maximum Base Density for R-S Zone = 6 dwelling units per acre** (The Kittitas County Assessor's parcel information shows the parcel to be 45.02 acres, therefore the proposed 138 dwelling units is allowed)

**Minimum Front Yard = 15 feet**

**Minimum Garage Front yard = 22 feet**

**Minimum Rear Yard = 20 feet**

**Minimum Side Yards = 5,10 feet**

**Maximum Building Height = 35 feet**

**Open Space Required = 10% of lot size – please see ECC 15.540.020 (E) for more details**

In the beginning stages of planning for this subdivision development please refer to Chapter IV Community Design, and V Project Design in order to plan ahead and ensure all Design Elements can be met.

**Division IV. Community Design**

**15.400 Introduction**

**15.410 Streetscape Design**

**15.420 Subdivision Design and Block Structure**

**Division V. Project Design**

**15.500 Introduction**

**15.510 Site Orientation**

**15.520 Site Planning and Design Elements**

**15.530 Building Design**

**15.540 Housing Type Standards**

**15.550 Off-Street Parking**

**15.570 Landscaping**

**15.580 Outdoor Lighting**

**SEPA & Critical Areas Review**

Long Plats will require a SEPA review however Kittitas County Development Services will be the lead agency for this SEPA as the property is county jurisdiction.

Lyle creek meanders through this site on the western property boundary and has a 50 foot stream buffer which will need to be considered.

For questions regarding these requirements, please contact Community Development Planning Manager, Jamey Ayling at City Hall, 501 N. Anderson Street, via phone at 509-925-8653, or via email at [aylingj@ci.ellensburg.wa.us](mailto:aylingj@ci.ellensburg.wa.us)



# CITY OF ELLENSBURG

Public Works Department  
501 N. Anderson St.; Ellensburg, WA 98926  
Ph: (509) 962-7230 Fax: (509) 962-7127

## Memorandum

**Date:** March 17, 2021  
**To:** Jeremy Johnston, Planning Official  
**From:** Craig Jones, Development Coordinator *CJ*  
**Through:** Derek Mayo, City Engineer *DKM*  
**Re:** Bull Rd & Umptanum Rd – The Bull Ranch – EX21-001

The following are the Public Works Pre-App comments for the proposed The Bull Ranch on the east side of Bull Rd at Umptanum Rd.

The applicant can view the City of Ellensburg's Development Standards on the City's website for more information. <http://www.ci.ellensburg.wa.us/index.aspx?NID=339>

At time of civil plan review, Staff will work with the developer's engineer regarding the specific issues related to frontage and utility improvements.

### **Water:**

The water mains available to serve this development are a 10" Ductile Iron main that runs in Kittitas Highway and an 8" stub is being installed at Umptanum Rd extension as part of the City's Bull Rd project. The developer will need to build an 8" water main on all the proposed interior roads. Each lot will need a separate water service. The maximum number of lots that can be served by one water connection is 40 lots. The water system will need to be looped between Kittitas Hwy and Umptanum Rd. See attached utility map.

Fire hydrant placement shall be per Fire Department requirements. Developer's engineer may be required to verify that fire flow capacity will meet the necessary requirements.

Specific issues related to water main and meter locations will be addressed at project civil submittal.

### **Sewer:**

The sewer mains available to serve this development are a 10" PVC main in Kittitas Hwy and an 8" stub is being installed at Umptanum Rd extension as part of the City's Bull Rd project. The developer will need to install 8" sewer mains on the interior roads and side sewer stubs to each lot. See attached utility map.

Specific issues related to sewer main and side sewer construction will be addressed at project civil submittal.

**Roadway and access:**

This project will trigger the requirement for half street improvements along the Kittitas Hwy and Bull Rd frontages. The interior roads will need full street improvements. Umptanum Rd and Bull Rd are classified as collector streets and will be a 64' right of way at full build out. Kittitas Hwy is classified as a minor arterial street and will be an 80' right of way. Street improvements include concrete curb/gutter, sidewalks, street lighting, permanent signage, asphalt, asphalt markings, gravel base, storm drainage, and other items associated with minimum public improvements consistent with Public Works Development Standards. Kittitas Hwy and Bull Rd are on the Non-Motorized Transportation route and will need to include additional width to accommodate the future bike lane. Under the Land Development Code the sidewalks will need to be separated from the curb. Existing power poles may need to be relocated to accommodate these frontage improvements. A Transportation Concurrency Application may need to be filled out and submitted to the County. The application can be found on the County's website. At a minimum the City will request that a Level of Service (LOS) analysis be completed for the intersection of Mt. View Ave and Bull Rd. The two jurisdictions will review and approve the civil plans.

Specific issues related to roadway and access construction will be addressed at project civil submittal.

**Storm water:**

There is no storm system available for a direct discharge. The existing road side ditches will need to be conveyed across the frontages of the property. All storm facilities will need to be designed so they will not be inundated with ground water. Your engineer will need to verify groundwater during peak irrigation season to confirm the project will not be effected by it. See attached utility map.

The applicant shall use the current Stormwater Management Manual for Eastern Washington, or approved equivalent for reference in design of stormwater treatment and flow control for post construction requirements for new development and redevelopment. The design shall at a minimum use the following design storms, or as recommended for the proposed BMP, whichever is greater. Treatment shall be designed for the first ½" of rainfall on the property, and storm drainage detention on a 10 year storm event (1.2" of precipitation/24 hours) and retention facilities based on a 25 year storm event (1.6" of precipitation/24 hours). Specific issues related to storm water will be reviewed at time of civil plan submittal.

The applicant's design engineer should determine groundwater elevations in the vicinity of proposed storm water treatment and flow control facilities. The water surface elevation needs to be utilized in the facility designs and should be verified when groundwater is at its highest. Typically the groundwater in the Ellensburg area is elevated from April 15<sup>th</sup> through October 15<sup>th</sup>. However, groundwater on the subject site may not be associated with seasonal irrigation and could crest at another time during the year.

The following comments are from the City Stormwater Department;

1. If the site is an acre or greater the developer will need to make Notice of Intent (NOI) with Ecology and apply for a Stormwater General Construction Permit months in advance of

construction. <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>

2. The Ecology permit requires a Stormwater Pollution Prevention Plan (SWPPP) be submitted with the plan set and be reviewed by the City of Ellensburg Stormwater Utility along with a set of temporary sediment erosion control plans (TESC).

3. In addition, Ecology now requires an Operation and Maintenance (O&M) Plan be submitted to the City for review and retainage. The O&M Plan must address the long term maintenance of the stormwater facilities (swales) that will be constructed onsite to deal with the flow control and treatment requirements of Core Element 5&6 in the Eastern Washington Stormwater Management Manual.

Here is a link for additional information from Ecology;

<https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit/eCoverage-packet>

**Other issues:**

During civil plan review, Public Works establishes the preliminary addressing plan, the developer will need to work with the Post Office to establish the mail delivery routing plan and mailbox locations. The Post Office requires the use of metal Collection Box Unit style mailboxes.

The developer is required to obtain all other permits (HPA if required, DOE construction site grading permit, etc.) that may be required as a result of plat development.

A Utility Extension Agreement will need to be completed by the Developer and City prior to civil plan review.

Additional utility easements may be required for any proposed utility outside of the right of way. Specific issues will be addressed at civil plan submittal.

Any phasing plans for the project will need to be reviewed and may have additional requirements associated with utilities or temporary turn around.

Irrigation water will need to comply with Irrigation District requirements, and be continued through the site to downstream users.

Landscape plans will need to be included for review of any conflicts with existing or proposed utilities.

Latecomer's fees will be established along Bull Rd for water and sewer. These fees will be included in the Public Works permits for this development.

Proposed road names will go through a review process that includes the entire Kittitas County to eliminate any duplicate or similar sounding road names.

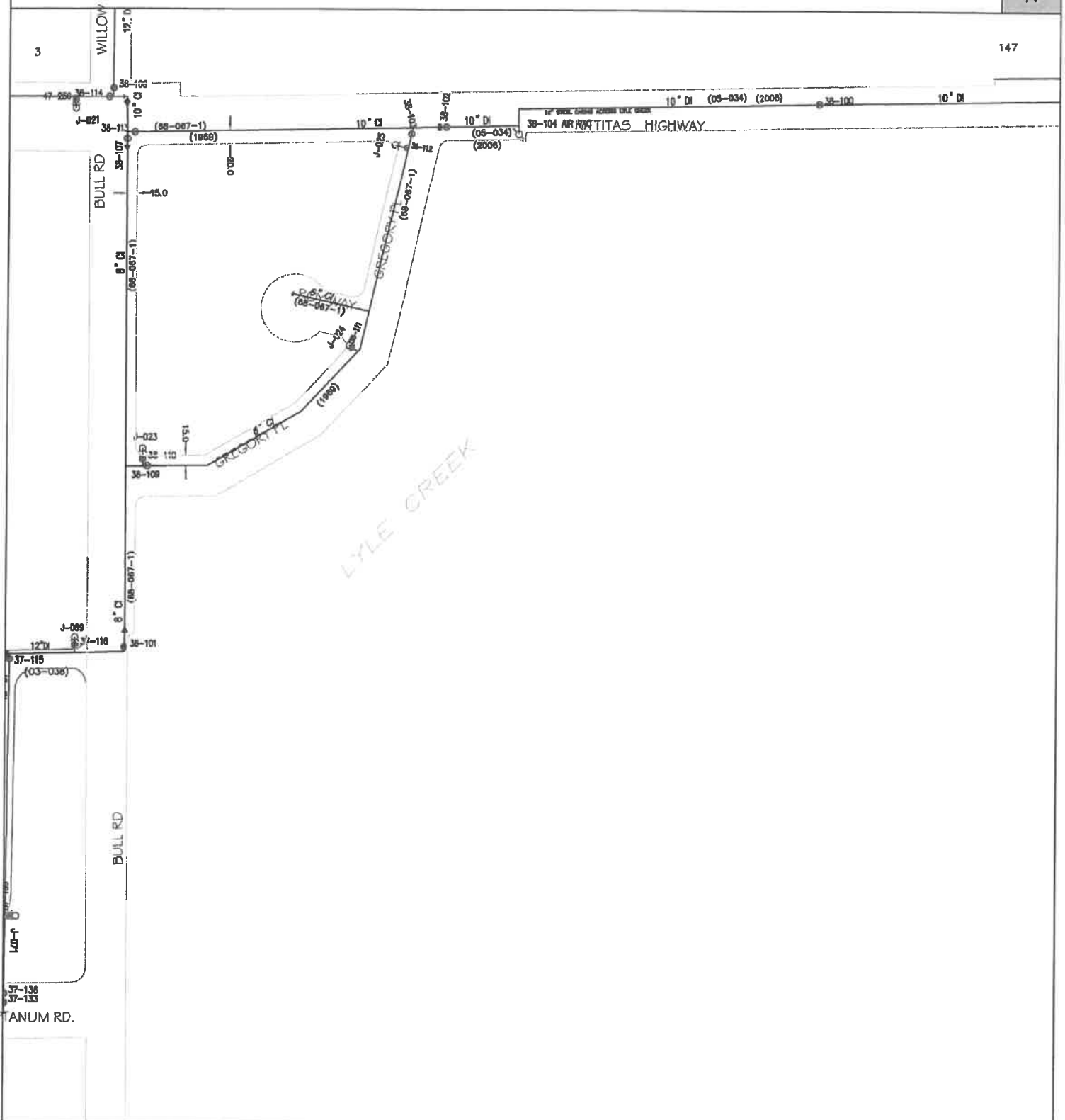
City and County will work together on the civil plan review for this development.

Cc File 21-084



CITY OF ELLENSBURG  
PUBLIC WORKS DEPARTMENT  
UTILITY MAP REQUEST INFORMATION

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DISCLAIMER:  
THE CITY OF ELLENSBURG PUBLIC WORKS DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON THE BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLANS FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.

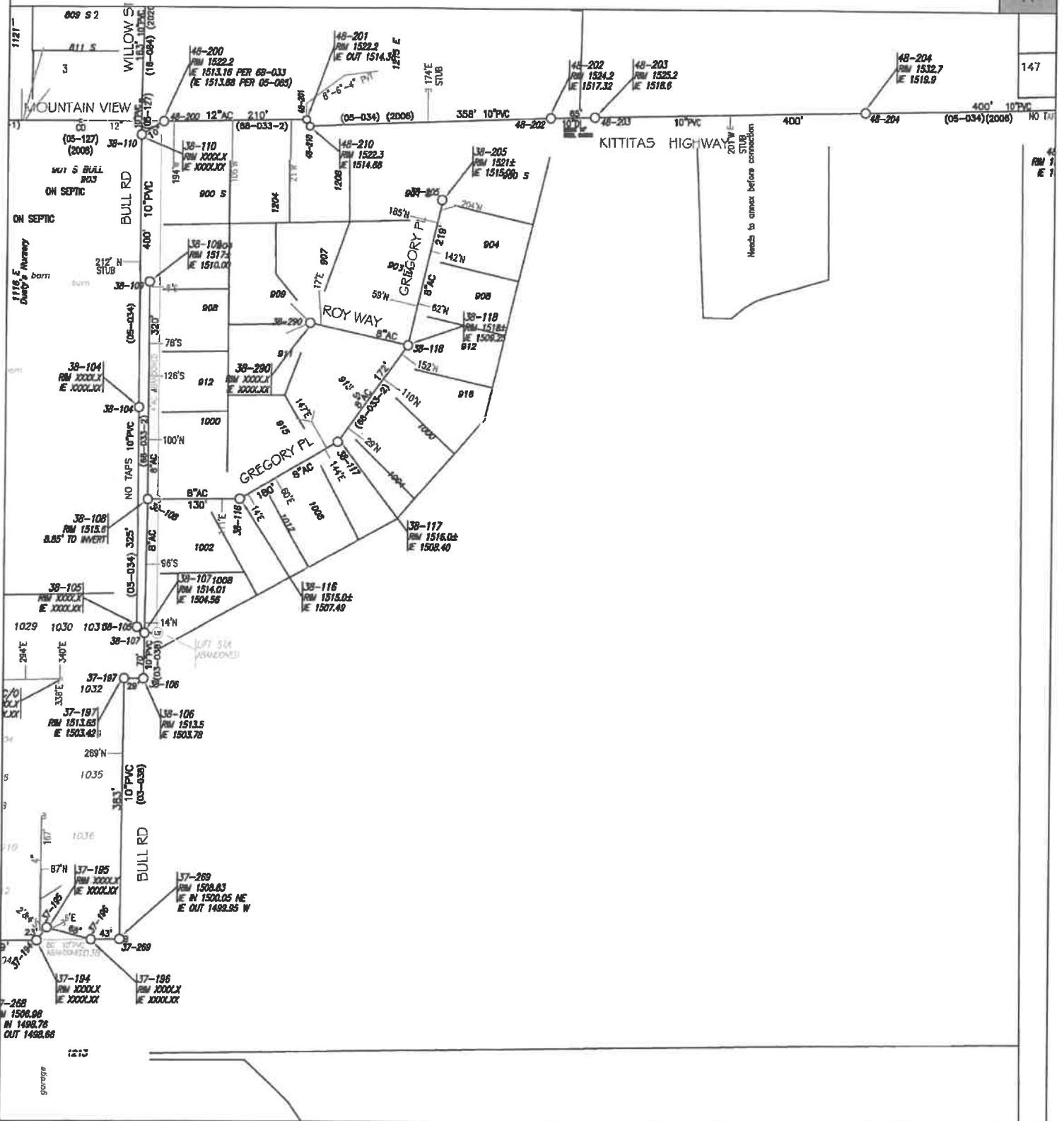




# CITY OF ELLENSBURG PUBLIC WORKS DEPARTMENT

UTILITY MAP REQUEST INFORMATION

SEWER



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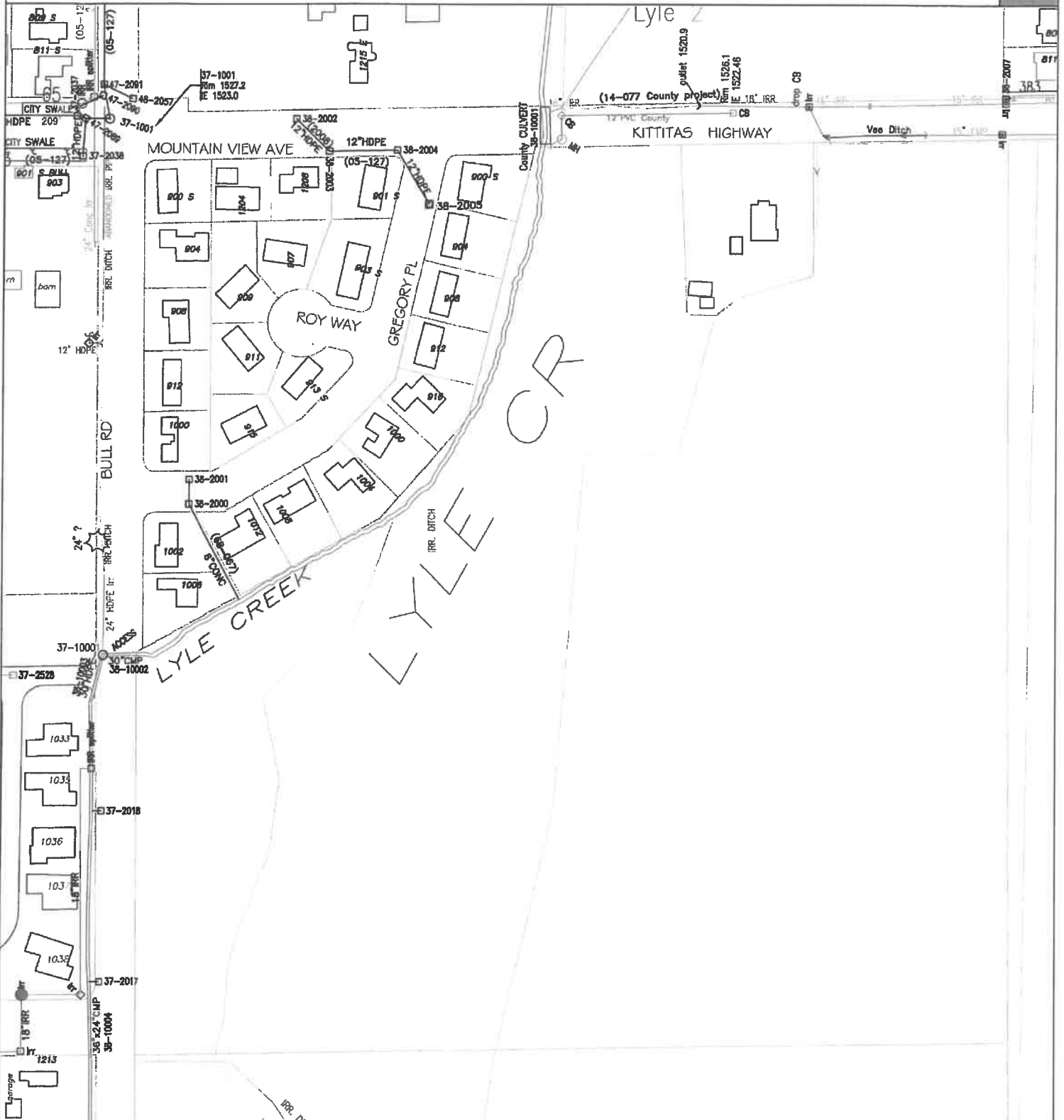
Know what's Below.  
Call before you dig.





CITY OF ELLENSBURG  
PUBLIC WORKS DEPARTMENT  
UTILITY MAP REQUEST INFORMATION

STORM



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