

May 7, 2008

Kittitas County Community Development Services
411 N. Ruby, Suite 2
Ellensburg, Washington 98926-6300

Attention: Trudie Pettit, Staff Planner

Subject: LL-08-03; Lookout Large Lot (11 Lots) Frank & Judy Ragland
US 97, MP 140.76 Left; Parcel #18-17-01020-0005 (235.10 Acres)

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KITTITAS COUNTY
CDS

We have reviewed the proposed subdivision, and have the following comments.

1. The property is adjacent to U.S. Highway 97. US 97 is a Class 1 access managed highway in this area with a posted speed limit of 65 miles per hour. The property has an existing approved approach connection at milepost 140.76 Left. All lots from this property must use this approach. The approach was approved on May 31, 2005, as permit number 44282. No additional access directly to US 97 will be allowed from the property. The approach is acceptable to accommodate the proposed subdivision traffic. No additional action is necessary by the proponent.
2. Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.
3. US 97 is an existing facility and the proponent will be expanding a more noise-sensitive land use. The proponent and future residents should be aware that they are proposing additional residential development in an area with existing traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, US 97 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.
4. Any proposed lighting should be directed down towards the site, and away from US 97.

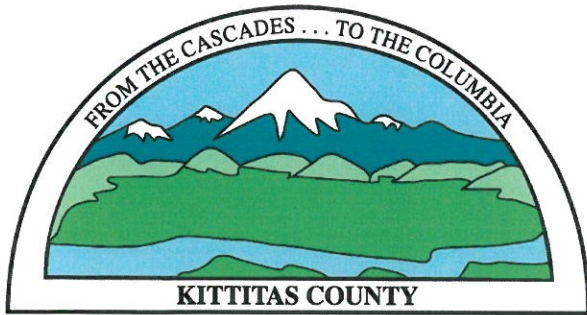
Thank you for the opportunity to review and comment on this proposal. If you have any questions concerning our comments, please contact Dan Eberle at (509) 557-1637.

Sincerely,

Bill Preston, P.E.
Regional Planning Engineer


by: Rick Holmstrom, Assistant Regional Planning Engineer

BP: rh/jjg
cc: File #9, SR 97
Terry Kukes, Area 1 Maintenance Superintendent



PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/

Administration

Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926

Environmental Health
411 North Ruby Street, Ste 3
Ellensburg, WA 98926
Phone (509) 962-7698
Fax (509) 962-7052

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May 14, 2008

Trudie Pettit, Staff Planner
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA. 98926

RE: Lookout Large Lot, (LL-08-03)

Dear Ms. Pettit,

Thank you for the opportunity to comment on the above referenced project. Water availability and soil logs are needed for the file prior to final plat approval.

If you need any further information, please feel free to contact me. Thank you for your time.

Sincerely,

A handwritten signature in cursive script, appearing to read "Holly Duncan".

Holly Duncan
Environmental Health Specialist



KITTITAS VALLEY FIRE & RESCUE

PO Box 218 • Ellensburg, WA 98926 • (509) 933-7235 • Fax (509) 962-7254 • elliotttr@kvfr.org

April 28, 2008

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KITTITAS COUNTY
CDS

Trudie Pettit, Staff Planner
Kittitas County Community Development Services
411 N Ruby St
Ellensburg, WA 98926

Trudie:

I have reviewed the application for the Lookout Large Lot, LL-08-03. I provide review of proposed development and construction for Kittitas County Fire District 2. It should be noted, for information purposes, that the nearest staffed fire station is over five miles from this proposed development and is subject to extended fire and emergency medical service response times. The Fire District has no code enforcement authority so my input is, for the most part, informational only.

The following fire code issues will need to be addressed:

1. The addresses need to be clearly visible from both directions at the county road for all properties.
2. The fire department access road needs to be capable of supporting 75,000lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus in accordance with IFC 2006 – Appendix D.

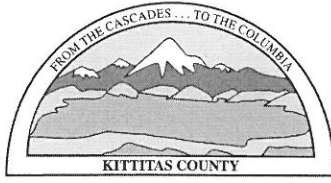
Thank you for your time and consideration in these matters.

Respectfully,

A handwritten signature in black ink, appearing to read "Rich Elliott".

Rich Elliott – Deputy Fire Chief
Kittitas County Fire District 2

CC – Kittitas County Fire Marshal



KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Trudie Pettit, Community Development Services
FROM: Randy Carbery, Planner II *rc*
DATE: May 7, 2008
SUBJECT: Lookout Large Lot Subdivision 08-03



Our department has reviewed the short plat application and has the following comments:

- “Conditional Preliminary Approval”** is recommended based on the information provided. See below for conditions of preliminary approval.
- “Additional Information Requested”. Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

The following shall be conditions of preliminary approval:

1. Access to Lot 11: It appears that access to lot 11 is proposed directly off the northwest lot corner. This may not be (functionally) a safe location for the access, given the close proximity of State Route 97 and would not meet minimum access spacing requirements:

Current Kittitas County Road Standards, Chapter 5, Page 5, Table 5-1, Access Spacing Requirements, (4): *Includes public and private roads and all other access points.*

The applicant or their appointed representative(s) shall contact our office to discuss an alternate access location for lot 11. An approved access location for lot 11 shall be identified prior to final approval of the Large Lot Subdivision

2. Cul-de-Sac: The applicant has indicated that the location of the cul-de-sac or turn around area is further south of this proposed subdivision. However, no cul-de-sac or turn around area is identified on the Large Lot Subdivision application.

The location of the cul-de-sac or turn around area shall be depicted on the face of the Large Lot Subdivision application, prior to final approval of the Large Lot Subdivision., regardless of its location.

3. Contours: Sheet 1 of 3 shows contours, however, the intervals used are not easily read at the scale provided and do not provide enough detail for an effective review of the

Page 1 of 5

application. The applicant shall provide updated contour information with the appropriate intervals, as required by KCC16.12.030 Existing conditions.

Unless otherwise indicated, the following shall be shown on the preliminary and final drawings.

- A. *Contour lines at intervals of five feet for slopes less than thirty percent, and ten feet for slopes over thirty percent at preliminary review only , or the use of USGS maps to represent elevations and slopes at preliminary review may be used and where such maps are utilized at preliminary review they must be verified by Contour lines of five feet for slopes less than thirty percent and ten feet for slopes over thirty percent at final review.*
4. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
5. Private Road Improvements: Access to lots 2, 3, 4, 5, 6, 7 & 8 shall be via Easement "R" as depicted on the face of the plat. Access shall be a joint-use access and Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
6. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or

more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.

7. Joint-Use Driveway: Access to lots 9 & 10 shall be via Easement "R" as depicted on the face of the plat. Access shall be a joint-use access and shall serve no more than two tax parcels. Per Kittitas County Road Standards, 9/6/05 edition.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: Access to lot 1 shall be via Easement "S" as depicted on the face of the plat. Access shall be a single-use access shall serve no more than one lot. Per Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements.

8. Plat Notes: Plat notes shall reflect the following:

- a. Entire private road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the State of Washington specifying that the road meets current Kittitas County Road Standards prior to the issuance of building permit for this plat.
- b. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.
- c. Maintenance of the access is the responsibility of the property owners who benefit from its use.
- d. 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.

- e. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - f. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.
9. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED
This ____ day of ____, A.D., 20__.

Kittitas County Engineer

10. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
11. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
12. 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.
13. 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.
14. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
15. 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.
16. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT< 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

Please let me know if you have any questions or need further information.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

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MAY 02 2008

KITTITAS COUNTY
CDS

April 29, 2008



Your address
is in the
**Upper
Yakima**
watershed

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

Dear Ms. Pettit:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Lookout Large Lot subdivision of 235.10 acres into 11 lots, proposed by Frank and Judy Raglund [LL 08-03]. We have reviewed the documents and have the following comment.

Water Resources

Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.

The Attorney General's Opinion, (AGO 1997 No. 6) regarding the status of exempt ground water withdrawals, states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic use exceeds 5,000 gallons per day or if a total of more than .5 acre of lawn and garden are irrigated.

The Attorney General's opinion suggests that caution should be used in finding developments to be exempt from needing a water right permit if the possibility exists that the development of the project will result in the ultimate withdrawal of water in excess of 5,000 gallons per day or the irrigation of more than .5 acre of lawn and garden.



There is a concern about irrigation with a single groundwater exemption, which only allows up to ½ acres. With the proposed lot size, irrigation could easily be over 0.5 acres. If irrigation water is available through an irrigation district, know that the water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012