



June 9, 2023

Job No. 2318-001-022

Mr. Dan Carlson
Director of Community Development Services
Kittitas County
411 N Ruby St, Suite 2
Ellensburg, WA 98926

RECEIVED
JUN 28 2023

Kittitas County CDS

RE: Preliminary Subdivision Application
McAllister Summit Subdivision

Dear Mr. Carlson:

Please accept this letter and accompanying information, on behalf of Louise McAllister, as our application to Kittitas County for the proposed subdivision of King County Parcels 707835 and 747835 located at 590 Yellowstone Rd.

The subject property zoned LAMIRD Type-1 R, is comprised of approximately 11.2 acres. Most of the project site is undeveloped and forested with the exception of parcel number 747835 which includes an existing single-family residence that will remain on site.

The following is a general project narrative that outlines the proposal as well as known issues and constraints that are relevant to this project. Please refer to the enclosed Preliminary Plat Plan Set and associated submittals for more details.

Zoning

This project proposes to follow the LAMIRD Type-1 R development standards for eight (8) single-family residential lots. The proposed single-family lots will range from approximately 0.31 acres to 8.8 acres. The Kittitas County Comprehensive plan designates this property as part of LAMIRD Land Use Category.

Surrounding Uses

North: National Forest, Residential (single-family)
South: Residential (single-family), vacant
East: National Forest
West: Residential (single-family)

Access

The subdivision will be accessed via a new private access road which will terminate with a cul-de-sac, and a private access road. Lots 1, 2, 6, 7, and 8 will be taking direct access of the new proposed right of way. All lots will utilize the new public road, with Lot 5 taking direct access from the cul-de-sac and lots 3 and 4 will be accessed via the 24-foot private road.

Water and Wastewater Facilities

The project proposes connecting to the existing public water and sewer mains located directly adjacent to the project site within the existing Yellowstone Rd right of way. Main extensions into the site within the private road easement will be coordinated through Snoqualmie Pass Utility District.

Critical Areas

There are two (2) streams on the project site. A stream known as Coal Creek passes through the eastern side of the project site and is designated as a Type 'F' stream with a standard 150' buffer. The stream located on the northwest corner of the site is designated as a Type 'Ns' stream with a 50' standard buffer. To facilitate an efficient layout and design of both access and future homesites, the project proposes buffer averaging. Please refer to the enclosed Critical Area Study provided by Sewall Wetland Consulting, Inc for further discussion.

Stormwater

All stormwater generated by the interior roadways will be collected, treated, and infiltrated in a roadside swale. This system will be designed and constructed to County standards. Stormwater on the individual lots will be infiltrated on each parcel, no combined system will be utilized.

Submittal

The following items are included in this submittal:

- Long Plat Application
- Preapplication Comments
- SEPA Checklist
- Critical Areas Report
- Plan Set

RECEIVED
JUN 28 2023
Kittitas County CDS

We understand that these materials constitute a complete submittal for a preliminary Subdivision Application. Please do not hesitate to call or email if questions about or issues with the materials submitted. Thank you for your attention to this project, and we look forward to working with Kittitas County.

Sincerely,

ESM CONSULTING ENGINEERS, LLC



CAROL ORR
Senior Planner