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KITITAS COUNTY
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DEPARTMENT OF COMMUNITY DEVELOPMENT

501 North Anderson Street

Ellensburg WA 98926

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July 1, 2005

Joanna Valencia, Staff Planner
Kittitas County Community Development Services
411 N. Ruby, Suite 2
Ellensburg, WA 98926

RE: Vista View Estates Plat (P-05-03) - SEPA Comments and Plat Comments

Dear Ms. Valencia:

Thank you for this opportunity to comment on this proposed plat in the unincorporated Ellensburg (UGA). Other City Departments may also be commenting as to their areas of interest.

The property has a very long history, with initial subdivision proposals dating back to 1997, and the proposals for the property have gone through numerous re-configurations, none of which have yet to be successfully platted. Due to the proposed density and the location within the UGA, the County and City have long acknowledged that the property would be required to develop to City standards and to utilize City utilities when it did develop and the property owners have executed an Outside Utility Agreement with the City to accomplish that.

SEPA Comments

In an earlier rezone action (Z-97-03) for the property, Kittitas County issued a Mitigated Determination of Non-Significance (MDNS) that required that

“Any lots created by the subsequent subdivision or short subdivision of the subject parcels shall be serviced by municipal utilities from the City of Ellensburg. The cost of extension of all required utilities and other construction improvements shall be born by the proponent. The proponent shall construct, according to applicable design plans approved by Kittitas County and/or the City of Ellensburg, all water, sanitary sewer, storm drainage, frontage and internal road improvements prior to final approval of any division or boundary line adjustment of the subject parcels.”

The City requests that the requirements of that earlier MDNS be incorporated into any SEPA determination made for the current proposal (P-05-03).

In addition, in the City's Comprehensive Plan Urban Growth Area Chapter that was adopted in 1998 in conjunction with the County's adoption of the Ellensburg Urban Growth Area boundary, the City has identified Future Arterial/Collector Corridor Extensions that it wants to both protect until, and to develop as the underlying UGA properties develop. That Comp Plan Future Arterial/Collector Corridor Extension Map (Figure E in the UGA Chapter) has always identified the eastern property line of this property as being the future north/south arterial/collector extension corridor between Kittitas Highway and Pfenning Road to the north. The City has deemed that corridor to be very important to the efficient flow of traffic within the City as the City continues to grow into the unincorporated UGA through developments such as this. This north/south arterial/collector corridor will provide an alternative route to the schools on Capitol Avenue that is also a main collector heading into the downtown, and to Pfenning Road that provides direct access to the Vantage Highway and rural areas east of Ellensburg as well as serving as a bypass route to the north of Ellensburg for people exiting at the south I-90 interchange.

The Vista View Estates plat as proposed does not provide any north/south extension from Kittitas Highway and instead keeps all traffic entering from Kittitas Highway internal to the development except for a future option to extend Seattle Avenue to the west to connect with Willow Street. A more coordinated grid street system in this plat must provide for the future arterial/collector street extension northward to Pfenning Road, either along that eastern property line as the City's Comp Plan has identified, or at some other logical location, such as perhaps Oak Street. In addition, the Seattle Avenue corridor must be extended to connect with that north/south arterial/collector to provide neighborhood connectivity. The City respectfully requests that as a SEPA condition, the applicant be required to work with the City to identify, plan and provide for a future north/south arterial/collector route between the Kittitas Highway and Pfenning Road and to extend Seattle Avenue through the plat to connect with that north/south arterial/collector.

The proposed plat is also subject to Kittitas County Critical Areas Ordinance review and any required setbacks should be made a part of the SEPA Determination.

Plat Comments

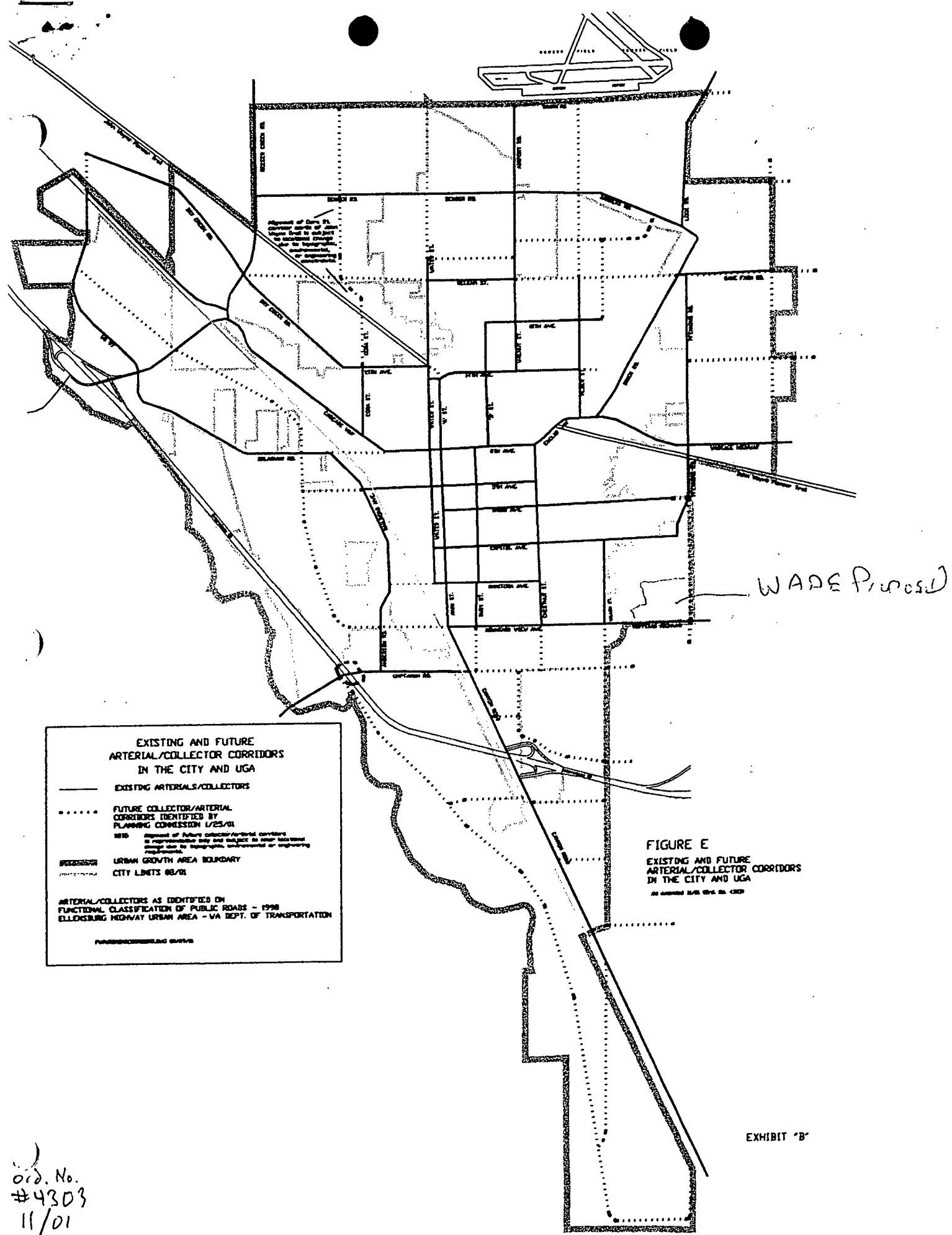
The City incorporates the SEPA comments above as also being comments on the plat application itself and requests that they be made conditions of preliminary plat approval. The Vista View Estates Plat will have to be serviced by City utilities. The cost of extension of all required utilities and other construction improvements will have to be borne by the proponent. The subdivision must be constructed according to applicable design plans approved by Kittitas County and/or the City of Ellensburg, for all water, sanitary sewer, storm drainage, frontage and internal road improvements prior to final approval of the plat. A north/south arterial/collector roadway must be planned and provided for between the Kittitas Highway and the north property line. And all Kittitas County Critical Areas Ordinance requirements must be complied with.

Thank you for this opportunity to comment.

Sincerely,



Mike Smith, Senior Planner



WADE Proposed

EXISTING AND FUTURE ARTERIAL/COLLECTOR CORRIDORS IN THE CITY AND UGA

— EXISTING ARTERIALS/COLLECTORS

..... FUTURE COLLECTOR/ARTERIAL CORRIDORS IDENTIFIED BY PLANNING COMMISSION 1/25/01

NOTE: Placement of future collector/arterial corridors is representative only and subject to later technical design and to transportation, technical or engineering requirements.

▨ URBAN GROWTH AREA BOUNDARY CITY LIMITS 08/01

ARTERIAL/COLLECTORS AS IDENTIFIED ON FUNCTIONAL CLASSIFICATION OF PUBLIC ROADS - 1998 ELLENSBURG HIGHWAY URBAN AREA - WA DEPT. OF TRANSPORTATION

PLANNING/ENGINEERING DIVISION

FIGURE E
EXISTING AND FUTURE ARTERIAL/COLLECTOR CORRIDORS IN THE CITY AND UGA
AS APPROVED 1/25/01 BY THE COMMISSION

EXHIBIT "B"

Ord. No.
#4303
11/01