

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director

July 1, 2005

Kittitas County Community Development Services
Joanna Valencia and Marco Rains
411 N. Ruby Street
Ellensburg, WA 98926

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KITTITAS COUNTY
CDS

RE: Vista View Estates

Dear Ms. Valencia and Mr. Rains:

The Kittitas County Department has reviewed the application for the Vista View Estates and submits comments for consideration in establishing a threshold determination. Prior to establishing the threshold determination I would recommend the applicant be afforded the opportunity to review the comments and meet with staff if there are points that require clarification or modification based upon mutual agreement of the issues.

General Comments:

As Vista View Estates will require connection to city utilities and a pre-annexation agreement is required, it is in the best interest of the community to ensure the infrastructure is designed primarily in accordance city standards. This is particularly true in regards to water and sewer because after acceptance the owner of the utilities will be the city and not the county.

Water:

I will defer to city comments concerning water. However, if comments are not submitted the applicant shall extend existing sized water mains to the far eastern edge of the property along Kittitas Highway, at the option of the city. If this requires upsizing the water main in excess of what is required for the development the developer may request reimbursement for the cost difference from the city. The City Council will have the option to accept or deny the request.

The mains located in the loops will need to be sized in accordance with city standards, with hydrant locations as required by the county or city fire marshal. The applicant will install the water mains and service line stubs to the future water meter locations. The City Water Department will install the water meters and boxes when the lots are developed.

As the project is proposed to be completed in phases the water system must be constructed in phases and looped in accordance with city standards or practice.

Sewer:

I will defer to city comments concerning sewer. However, if comments are not submitted the applicant shall extend existing sized sewer mains to the far eastern edge of the property along Kittitas Highway, at the option of the city. If this requires upsizing the sewer main in excess of what is required for the development the developer may request reimbursement for the cost difference from the city. The City Council will have the option to accept or deny the request.

The applicant will need to install sewers mains on the internal roads in accordance with city standards. Side sewer stubs will also be installed to the future lot locations. Sewer mains and manholes are normally installed in the roadway per the typical city detail for utility layouts for new plats (MI-10).

Roadway and Access:

Half Street improvements including sidewalk, curb, gutter, storm drainage and street lighting will be required along Kittitas Highway along the frontage property. The future build out of Kittitas Highway will be a 44-foot face of curb to face of curb roadway. These improvements will be installed prior to annexation into the city or prior to completion of phase four, which ever is earlier.

The design standard for the internal residential streets shall be a 50' right of way width with a 38' roadway to face of curb and 5' wide sidewalks on each side, providing for 6" from the back of sidewalk to the property line. The improvements also include street lighting and storm drainage.

Lots 40 through 55 and Lot 154 shall not access Kittitas Highway, access shall be on the internal road system.

In addition to the Seattle Avenue right of way connection, a road right of way shall be stubbed out to the north boundary line for a future connection to Oak Street.

The applicants traffic study recommended the required frontage improvements and street construction per current City of Ellensburg road standards should be provided. In addition, turn lanes will be required if traffic volume counts approach 90% of what is required to trigger a left turn lane. The county will conduct counts during and at the end of each phase. A determination will be made prior to the start of each phase as to whether the modifications are required or not.

Irrigation water will need to comply with irrigation District requirements and continued in front of and through the site to any downstream users. No irrigation

water or tail water will be conveyed in the county right of way along the projects county road frontage.

Developer will need to design and construct storm drainage treatment and flow control facilities. Storm water shall not be deposited in the county right of way. Appropriate DOE permits shall be applied for to run storm water into Vista View.

Roads will be named in accordance with the new city road naming policy. There shall be no duplicate names for roads in the county. Lots addresses should be in accordance with either the city or the county addressing policy, which ever makes the most long-term sense.

Road structural strength requirement shall be in accordance with the more restrictive code.

Applicant is proposing to construct the plat in phases. Public Works requires all roadway, water, sewer and storm drainage be designed and approved prior to beginning construction of phase 1. All storm drainage storage and control facilities shall be constructed during phase 1.

All construction shall be completed prior to the issuance of building permits.

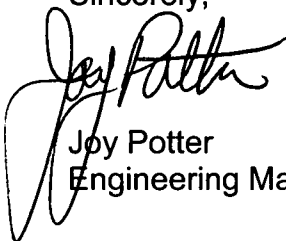
Kittitas County Road Standards for design, construction, inspection and bonding are applicable except where city standards are specifically called out.

Prior to full curb and gutter road side improvements along Kittitas Highway, the shoulders shall be widened to full width improvement with shoulder slope not to exceed 4(H);1(V).

All roads shall be dedicated to the county and upon successful completion of construction be petitioned to be placed on the county maintenance system.

If you have any questions or comments I would be happy to discuss them prior to issuing a threshold determination to discuss.

Sincerely,



Joy Potter
Engineering Manager