

DEPARTMENT OF COMMUNITY DEVELOPMENT

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Ellensburg WA 98926

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July 25, 2005

Kittitas County Planning Commission  
Kittitas County Community Development Services  
411 N. Ruby, Suite 2  
Ellensburg, WA 98926

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

Dear Planning Commissioners:

Thank you for this opportunity to comment on this proposed plat in the unincorporated Ellensburg (UGA). This Department and other City Departments have previously commented during the SEPA process and I would ask that those City comments be made a part of the official record for this proposed plat because those comments addressed both SEPA and Plat development issues.

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.

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 the preliminary plat approval for the Vista View Estates (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 and attached hereto) 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 for people exiting at the south I-90 interchange.

The Vista View Estates preliminary plat as proposed does not provide any north/south extension through the plat 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 should be required for this plat and the SEPA MDNS that was issued July 11, 2005 has several requirements that the City is supportive of, including the requirements that:

The applicant will be required to work with the City to identify, plan and provide for a future north/south arterial/collector route between Kittitas Highway and Pfenning Road and to extend Seattle Avenue through the plat to connect to that north/south arterial/collector;

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;

A future Locust Street, Seattle Avenue and Oak Street corridor shall be protected with a temporary cul-de-sac in order to accommodate for future extension;

The Kittitas Highway is identified as an arterial on the City's road master plan.

The extension of Pfenning Road at the easterly border of the plat is also identified as a future arterial on the City's road master plan. The proposed Pfenning Road ROW shall be 80' wide; and,

The alignment of the proposed Pfenning Road will need to extend to the northerly edge of the proposed plat. Specific issues related to roadway alignment and driveway access will be reviewed at the time of civil plan submittal;

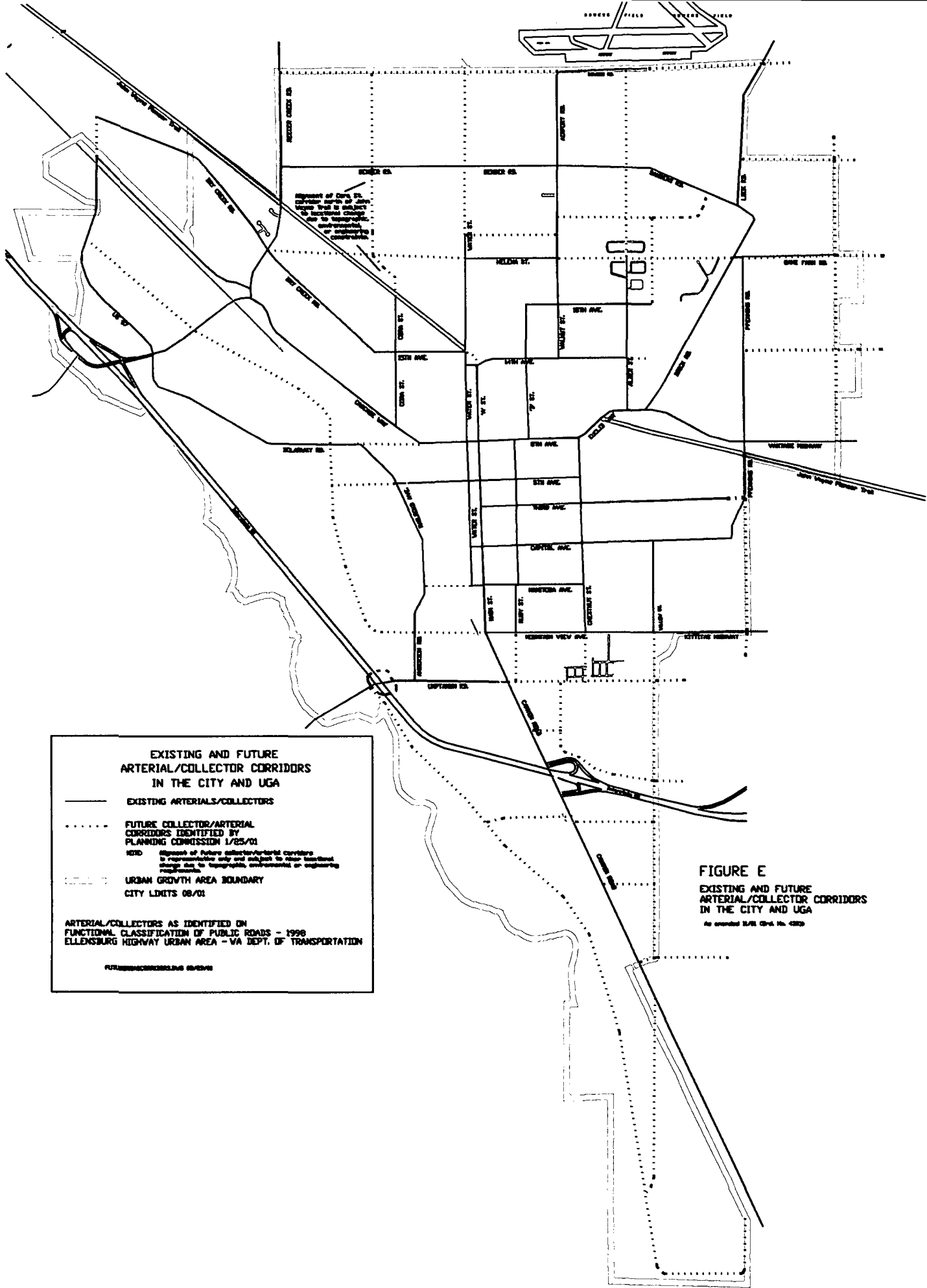
The City respectfully requests that all of the requirements contained in the SEPA MDNS that was issued July 11, 2005 be made conditions of preliminary plat approval for the Vista View Estates Plat (P-05-03).

Thank you for this opportunity to comment.

Sincerely,



Mike Smith, Senior Planner



Alignment of Clark St. proposed north of Johnson Blvd is subject to additional change due to topographic, environmental or engineering considerations.

**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: Alignment of future collector/arterial corridors is representative only and subject to future functional change due to topographic, environmental or engineering considerations.

- - - - - URBAN GROWTH AREA BOUNDARY  
CITY LIMITS 08/01

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

PLANNING COMMISSION 08/01/01

**FIGURE E**  
EXISTING AND FUTURE  
ARTERIAL/COLLECTOR CORRIDORS  
IN THE CITY AND UGA  
As amended EURE Ord. No. 4329