

# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

Scott W. Bradshaw, P.E., Director

October 27, 2005

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KITTITAS COUNTY  
CDS

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

RE: Vista View Estates

Dear Ms. Valencia:

Thank you for providing a copy of the questions and concern that Encompass Engineering has provided. I provide the following input on these items:

2.a. The City of Ellensburg will be reviewing and inspecting all internal streets, utilities and other public improvements. Kittitas County will be reviewing all improvements that are within or connected to any current County right of way, such as Kittitas Highway. Therefore, this development will have a joint review with the City and County.

2.b. The storm drainage will be handled in the same manner as 2.a.

2.c. A condition of approval is the storm water will not be conveyed in the county right of way. A variance to this condition may be requested.

2.e. A condition of approval is to remove all irrigation water from the county road right of way.

8.a. The internal roads are to be designed to the most restrictive standards, which are the City Standards. Kittitas County Public Works will be reviewing the design of all improvements within the Kittitas Highway right of way, and any other existing county right of way that may be impacted.

8.k. It is my understanding during the approval before the County Commissioners, it was determined that the Pfenning connection was not recommended. However a stub right of way was required for future access to Seattle Street and Oak Street.

8.l. It is my understanding the stubbing of Oak Street was required during the approval process before the Board of County Commissioners.

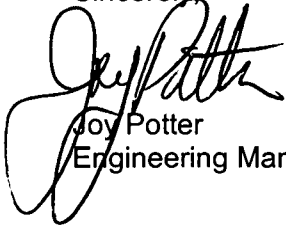
8.n. It is my understanding during the approval before the County Commissioners, it was determined that the Pfenning connection was not recommended.

8.o. It is my understanding during the approval before the County Commissioners, it was determined that the Pfenning connection was not recommended.

8.r. The county will be conducting internal reviews. It is the applicants responsibility to provide updated studies at the end of each phase.

If you have any questions regarding these items, please feel free to contact me.

Sincerely,



Joy Potter  
Engineering Manager



October 11, 2005

Attn: Joanna Valencia  
Kittitas County Development Services  
411 North Ruby, Suite 2  
Ellensburg, WA 98926

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OCT 13 2005  
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**RE: Vista View Estates (P-05-03)**

Dear Ms. Valencia:

This letter is written in regard to Kittitas County Resolution 2005-118. After reviewing the Preliminary Conditions of Approval, there are several items that need clarification prior to preparing engineering drawings. The following is a list of the items we are requesting further clarification or information on prior to moving forward with this project:

**Conditions of Approval:**

**2. Water:**

a. As required in the outside utility agreement, the installation of utility, street and other public improvements shall conform to the standards and specifications approved by the City of Ellensburg and such development standards shall use the current City development design requirements as the standard for review of the development.

*We are assuming only the City of Ellensburg is reviewing this project and the installation of utility, street, and other public improvements are to conform to the standards and specifications of the City of Ellensburg.*

b. The developer will need to design and construct storm drainage treatment and flow control facilities.

*We are assuming only the City of Ellensburg is reviewing this project and the storm flow control and treatment facilities are to be designed in accordance with the City of Ellensburg standards and specifications.*

c. Storm Water shall not be deposited in the county right of way. Appropriate Department of Ecology permits shall be applied for relating to storm water and run off. *The site currently slopes toward Kittitas Highway. As a result, storm water sheet flows into county right-of-way under current conditions. Storm water from frontage improvements and*

possibly a small portion of onsite runoff will need to be conveyed in the county right-of-way.

**e. No irrigation water or tail water will be conveyed in the county right of way along the project's county road frontage.**

*There is currently an irrigation ditch adjacent to this project along Kittitas Highway. If the irrigation water is currently being conveyed in the county right of way, we propose to continue conveying it in the right of way.*

## **8. Transportation**

**a. Internal roads shall be constructed in accordance with Kittitas County or the City of Ellensburg standards, whichever is more restrictive.**

*We are assuming only the City of Ellensburg is reviewing this project and the installation of utility, street, and other public improvements are to conform to the standards and specifications of the City of Ellensburg.*

**k. The applicant will 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.**

*Providing a future north/south arterial/collector route along the eastern boundary of this project is not practical due to existing development north of this project. As a result of the existing development between the Kittitas Highway and Pfenning Road north of this project, a connection to the north is very unlikely. In addition, existing development to the east will not allow Seattle Avenue to be connected east of this project.*

**l. 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.**

*It is possible to stub Oak Street to the north near proposed Lot 10.*

**n. The Kittitas Highway is identified as an arterial on the City's road master plan. The extension of the Pfenning Road at the easterly border of the plat is also identified as a future arterial of the City's road master plan. The proposed Pfenning Road right of way shall be 80' wide.**

*Providing a future north/south arterial/collector route along the eastern boundary of this project is not practical due to existing development north of this project. As a result of the existing development between the Kittitas Highway and Pfenning Road north of this project, a connection to the north is very unlikely.*

**o. 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.**

*Providing a future north/south arterial/collector route along the eastern boundary of this project is not practical due to existing development north of this project. As a result of the existing development between the Kittitas Highway and Pfenning Road north of this project, a connection to the north is very unlikely.*

**r. The applicant's engineer shall review the traffic and determine if a left turn lane is required off Kittitas Highway.**

*Item 8.h. states the county will be conducting traffic counts during and at the end of each phase to determine if a left turn lane is required. Is the county or the applicant's engineer responsible for providing an analysis to determine if a left turn lane is required?*

**In addition to the items listed above, please provide clarification on whether the proposed lots are to comply with the City or County's specifications in regard to lot size, width, area, and etc. At this time, we are assuming the proposed lots are to comply with the City of Ellensburg's standards and specifications. Please contact me at 509-674-7433 extension 223 to confirm a meeting date and time to discuss these issues.**

**Very truly yours,  
Encompass Engineering & Surveying**



**Chad Allen, PE**