



# Kittitas County Community Development Services

Darryl Piercy, Director

## STAFF REPORT

**TO:** Kittitas County Planning Commission

**FROM:** Joanna Valencia and Marco Rains, Planners  
Kittitas County Community Development Services

**DATE:** July 18<sup>th</sup>, 2005 for July 25<sup>th</sup>, 2005 Public Meeting

**SUBJECT:** Vistas Views Estates 187-Lot Plat (P-05-03)

### I. BACKGROUND INFORMATION

**Proposal:** Preliminary Plat Application – Vistas Views Estates 187-Lot Subdivision

APPLICATION FOR A 187-LOT PLAT (Vista View Estates #P-05-03): Rick Wade submitted a application on behalf of Rick Wade and John Miller (landowners), and has applied for a 187-lot plat on 45 acres of land that is zoned Residential, located North of Kittitas Hwy and West of Pfenning Rd. tax parcel(s) # 17-18-01086-0001, 0002, 0003 and 17-18-01087-0001, 0002, 0003, 0004., comprising part of the SE1/4 of Section 1, T. 17N. R 18E W.M., in Kittitas County. The lots contained within this application are within the Ellensburg Urban Growth Area and would be served by municipal water and sewer if the application is approved. An "Outside Utility Agreement, Annexation Covenant" between the City of Ellensburg and the owners of the subject property was signed in June, 2005.

The subject properties were rezoned from Ag-3 to Residential zoning in 1999 and 2000 (Ordinance No. 1999-13 and No. 2000-9).

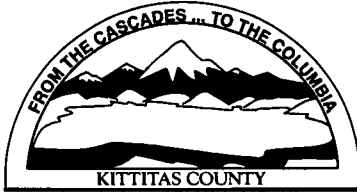
### II. POLICY & REGULATORY REQUIREMENTS

**Comprehensive Plan:** The Comprehensive Plan's Land Use Element designates the subject parcels as Urban Density Residential and High Density Residential (Ellensburg). The Urban and High Density Residential Land Use Designation does correspond with Kittitas Counties current Residential Zoning District, KCC 17.16.

The subject parcels are within the Urban Growth Area of Ellensburg. The Urban Growth Area are those areas designated by an incorporated city and approved by the county, in which urban growth is encouraged. Urban growth areas are suitable and desirable for urban densities as determined by the sponsoring city's ability to provide urban services.

**Zoning Code:** The subject zoning is Residential. The purpose and intent of the Residential zone is to provide and protect areas for homesite development designed to meet contemporary building and living standards where public water and sewer are available.

The minimum lot size for single family dwelling units is 7200 square feet. Minimum lot depth shall be 100 feet and width shall be an average of 65 feet.



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**Critical Areas:** An administrative site analysis was completed by the Community Development Services Department in compliance with Title 17A. Lyle Creek, a Type 3 creek, is the on the western border for this proposed development. Pursuant to KCC 17A.07 Class 3 waters have a 20-50 foot buffer from the Ordinary High Water Mark of the creek. Kittitas County Community Development Services, in coordination with the WA State Department of Fish and Wildlife, have been requiring a 50-foot buffer along Lyle Creek to aid in on-going stream rehabilitation efforts. The riparian corridors, as stated in the SEPA MDNS, will be part of separate "Tracts" and will assist in preservation of the corridor. This tract will be separate from any building sites and any future development within this area will have to be approved by the Kittitas County Community Development Services Department.

### III. ADMINISTRATIVE REVIEW

**Notice of Application:** A complete application was submitted to the Community Development Services Department on May 31<sup>st</sup>, 2005. A Notice of application, including the SEPA checklist, was issued on June 14<sup>th</sup>, 2005 with a July 1<sup>st</sup>, 2005 comment deadline. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties.

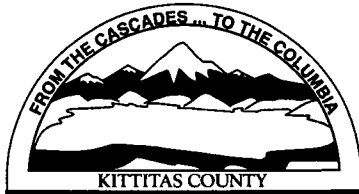
**State Environmental Policy Act (SEPA) Notice:** Pursuant to WAC 197-11-340(2) a SEPA Mitigated Determination of Non-Significance (MDNS) was issued on July 11<sup>th</sup>, 2005 and was mailed to jurisdictional government agencies, parties of record, and other interested parties. The appeal deadline ended on July 25<sup>th</sup>, 2005. The required mitigation is as follows:

#### I. Environmental Elements

- a. A 50 foot buffer from the Ordinary High Water Mark of Lyle Creek shall be shown on the final plat and designed as part of a separate Tract(s). This buffer shall remain in its natural condition. No construction activities or disturbance of the vegetation shall be allowed within the buffer area. The tracts shall be maintained by the owner or applicable homeowners association.
- b. A wood fence or equivalent will need to be placed on-site to delineate the 50 foot buffer from the Ordinary High Water Mark of Lyle Creek to ensure that the buffer is not disturbed.
- c. No fill or grading for the purposes of roads or utilities shall take place within 50 feet of the Ordinary High Water Mark of Lyle Creek.

#### II. 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.
- b. The developer will need to design and construct storm drainage treatment and flow control facilities.
- 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.
- d. Irrigation water will need to comply with irrigation district requirements and continued in front of and through the site to any downstream users.
- e. No irrigation water or tail water will be conveyed in the county right of way along the project's county road frontage.



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- f. Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted sites.
- g. There is no existing storm drain system available for interior or exterior roadway drainage. The current City of Ellensburg storm design requirements are based on treating the first ½" of rainfall on the property, and storm drainage detention on a 10 year storm event (1.2" of precipitation/24 hours) and retention facilities based on a 25 year storm event (1.6" of precipitation/24 hours). Depending upon the storm water control plan, the City of Ellensburg may require additional right of way or easements for on site storm water treatment, prior to discharge off site.
- h. The applicants design engineer shall determine groundwater elevations in the vicinity of proposed stormwater treatment and flow control facilities. The water surface elevation needs to be utilized in the facility designs and shall be verified when groundwater is at its highest. Typically the groundwater in the Ellensburg area is elevated from April 15<sup>th</sup> through October 15<sup>th</sup>.
- i. The developer shall install a 12" storm drain along the entire Kittitas Highway frontage.
- j. Stormwater and surface irrigation systems shall be kept separate.
- k. The preliminary plat indicates a detention area for storm water detention and flow control. Specific issues related to storm water will be reviewed at time of civil plan submittal.
- l. The developer shall provide storm drainage on the Kittitas Highway frontage as part of the site development. Additional right of way or a drainage easement along the Kittitas Highway frontage may be required for frontage stormwater treatment and flow control.

### III. Noise

- a. Construction activities on site shall be conducted only between the hours of 7am – 5pm.

### IV. Land and Shoreline Use

- a. 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.

### V. Housing

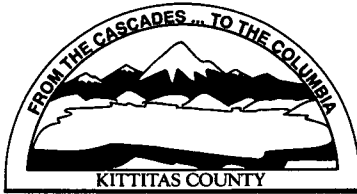
- a. Manufactured homes as defined in KCC 17.08.391 and mobile homes as defined in KCC17.08.398 shall not be allowed within the Vista View Estates Subdivision.

### VI. Aesthetics

- a. Per KCC 17.16.050 – No structure shall exceed two and one-half stories, or thirty-five feet, whichever is less in height.
- b. Maximum lot coverage regulations shall comply with the City of Ellensburg development standards.

### VII. Light and Glare

- a. Street illumination shall be installed within the internal road network and at the intersections of internal roads and county roads in accordance with the City of Ellensburg road standards. Approved down draft lighting shall be used.



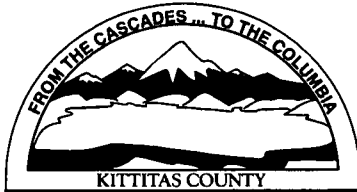
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- b. Street lights along Kittitas Highway should be 35' tall Valmonts or pole mounted, but it is likely they may need to be "Pinto" or the historic "Acorn" lights due to existing twin overhead electrical lines on the Kittitas Highway. Street lights for the interior roads can be "Pinto" or the historic "Acorn" lights. Street lighting standards will apply accordingly to this plat.

## **VIII. Transportation**

- a. Internal roads shall be constructed in accordance with Kittitas County or the City of Ellensburg standards, which ever is more restrictive.
- b. All Kittitas County Road Standards for design, construction, inspection and bonding are applicable except where City standards are specifically called out. (Refer to letter from Gordon Crane, City of Ellensburg Engineering Department, dated June 28, 2005)
- c. Street improvements, including sidewalk, curb and gutter, storm drainage, and street lighting will be required. Half Street improvement, with full height curb and gutter, sidewalks and street lighting will need to be installed along the Kittitas Highway and Pfenning Road frontages. The Kittitas Highway and Pfenning Road frontage half street improvements extension shall be constructed at a 48' wide roadway to face of full height curb, with a 7' sidewalk. (Refer to letter from Gordon Crane, City of Ellensburg Engineering Department, dated June 28, 2005 for typical roadway details from the City of Ellensburg Public Works guidelines)
- d. The design standards for the internal residential streets shall be a 50' right of way width with a 38' roadway to face of rolled up 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.
- e. 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).
- f. Lots 40 through 55 and Lot 154 shall not access Kittitas Highway; access shall be on the internal road system.
- g. The lots adjacent to Kittitas Highway shall have their driveway access along the interior streets. Driveways accessing onto arterial streets are discouraged, and to the greatest extent possible in plat design, access should be organized along neighborhood streets that may intersect arterials, i.e. cul-de-sacs, loops and neighborhood collectors.
- h. The applicant's 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.
- i. All roads shall be dedicated to the county and upon successful completion of construction be petitioned to be placed on the county maintenance system.
- j. Road names shall comply with the City's road name ordinance. (Refer to letter from Gordon Crane, City of Ellensburg Engineering Department, dated June 28, 2005)
- 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.
- 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.
- m. 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 extensions.
- 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.



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- 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.
- p. Mountain View Avenue and the roadway's continuation into the County is on the City's Bicycle route plan. The developer will need to install corresponding roadway markings and signage.
- q. Arterial roadways in the City are required to have centerline striping, installed by the developer.
- r. The applicant's engineer shall review the traffic and determine if a left turn lane is required off Kittitas Highway.
- s. All traffic signs according to MUTCD standards shall be supplied and installed by the developer.

## **IX. Utilities**

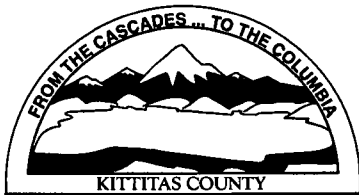
- a. The following services are required to be provided to this development per KCC 17.16.010:
  - i. City of Ellensburg Water
  - ii. City of Ellensburg Sewer
  - iii. City of Ellensburg Electric
- b. Specific requirements regarding utilities for the Vista View Estates are outlined in a letter from the City of Ellensburg. (Refer to letter from Gordon Crane, City of Ellensburg Engineering Department, dated June 28, 2005.)

**Written Testimony:** Written testimony has been received during the comment period and was contained within the Vista View Estates Plat packet sent to the Planning Commission Members on July 18<sup>th</sup>, 2005.

## **IV. SUGGESTED FINDINGS OF FACT**

**THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.**

1. Rick Wade submitted a complete application on behalf of Rick Wade and John Miller (landowners) to the Community Development Services Department on February 16<sup>th</sup>, 2005. A complete application was determined on May 31<sup>st</sup>, 2005. The applicants mailing address is P.O. Box 1265, North Bend, WA. 98045. Project parcel numbers are 17-18-01086-0001, 0002, 0003, and 17-18-01087-0001, 0002, 0003, 0004.
2. The development application included a preliminary plat depicting the division of seven (7) parcels subdivided into 187 lots with a minimum lot size of 7200 square feet.
3. Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on June 14<sup>th</sup>, 2005. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. Community Development Services issued a SEPA Mitigated Determination of Non-Significance on July 11<sup>th</sup>, 2005 with a July 25<sup>th</sup>, 2005 appeal deadline.
5. The Planning Commission finds that an open record hearing was held on July 25<sup>th</sup>, 2005 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.



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6. The properties were rezoned in 1999 and 2000 from Ag-3 to Residential. The rezones were approved per Kittitas County Ordinance No. 2000-09 and No. 1999-13 with the following SEPA condition stated for both:
  - a. **CONSTRUCTION/EXTENSION OF UTILITIES**  
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.
7. The Land Use Designation for the subject properties is Urban Density Residential and High Density Residential (Ellensburg).
8. The High Density Residential and Urban Density Residential designation is consistent with the Kittitas County current zoning designation of Residential.
9. The parcels are located within the Urban Growth Area of the City of Ellensburg.
10. The zoning to the North is Suburban, West is Ag-3 and Suburban, South is Commercial Agriculture, and East is Suburban.
11. The Planning Commission finds that additional conditions **are/are not** necessary to protect the public's interest.