



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Mackenzie Moynihan, Staff Planner, Community Development Services
FROM: Randy Carbary, Planner II *RC*
DATE: June 3, 2008
SUBJECT: F & G Performance Based Cluster Plat

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KITTITAS COUNTY
CDS

Our department has reviewed the Short Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval" has been granted, based on the information provided. See below for conditions of preliminary approval:
- "Additional Information Requested"**. Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

- 1) Road Maintenance: Our office has had the opportunity to discuss this project with some of the other agencies which have an interest in proposed access via Forest Service Road 4510. There are still some issues regarding year-round use of the road and maintenance of the road which have not yet been addressed. These issues shall be addressed prior to the issuance of the Conditional Preliminary Approval:
 - a) *A Road Maintenance Agreement shall be required which addresses the seasonal use of the road including but not limited to snow plowing, access and maintenance of groomed trails and the ongoing general maintenance of the road. The terms of the Road Maintenance Agreement shall be accepted by the Forest Service, prior to the issuance of the Conditional Preliminary Approval.*
 - b) *The road work shall be bonded for or completed to the satisfaction of the Forest Service, prior to Final Approval.*
- 2) Second Access: Current Kittitas County Road Standards requires that "At least two ingress-egress routes which are interconnected are required for all roads that serve more than 40 lots". This proposed development will exceed the 40 lot threshold. Our department has recommended approval of several development applications in other areas of the county with the understanding that a second access would be provide. As

of the date of this correspondence many of these required second access roads have not yet been established.

In order to establish the feasibility of this second access route, our department has identified the following issues and is requesting additional information, prior to granting conditional approval of this application:

- 3) Easement(s): The applicant shall provide the Department of Public Works with a map detailing the course of the proposed second access from Forest Service Road 4510 to Chandler Road. The map shall depict the necessary easements, as required by current Kittitas County Road Standards. All recorded easements shown shall include the Kittitas County Auditor's File Numbers.
- 4) Road Plans: The applicant shall provide the Department of Public Works with a set of construction plans detailing the route of the proposed second access from Forest Service Road 4510 to Chandler Road
- 5) Gated Access: The applicant shall indicate whether the second access road will be gated. If gated the applicant shall specify where gate(s) are proposed, the type of gate(s) and how maintenance and emergency access will be addressed.
- 6) Traffic Impact Analysis: In order to fully review the impacts of the development, the applicant shall be required to submit a traffic impact analysis that follows the guidelines of the Department of Public Works' Traffic Impact Analysis. The traffic impact analysis shall be completed by an engineer licensed to practice in the State of Washington.

At a minimum, the Traffic Impact Analysis shall address the impacts on the following roads:

Woods & Steele Road
Chandler Road
Forest Service Road 4510
Westside Road

The applicant and/or consultant should contact the Department of Public Works prior to beginning the traffic impact analysis for additional information.

Please let me know if you have any questions or need any additional information.