

DEPARTMENT OF COMMUNITY DEVELOPMENT

501 North Anderson Street, Ellensburg WA 98926

Land Use Permitting (509) 962-7231 Construction Permitting (509) 962-7239

Michael Smith, Director

Phone: (509) 962-7232 Fax: (509) 925-8655 E-Mail: smithm@ci.ellensburg.wa.us

August 5, 2010

Dan Valoff, Staff Planner  
Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926



RE: Comments on SEPA Review and Preliminary Plat Notice of Application  
- Currier Creek Estates Division 3 & 4 (LP-10-00002)

Dear Mr. Valoff:

Thank you for the opportunity to comment on the above-referenced preliminary plat submittal for property within the Ellensburg Urban Growth Area.

It is my understanding that this is a re-submittal of a phased preliminary plat previously approved by the County for which several Divisions (Phases) have been completed and the preliminary approval for the two remaining Divisions has now lapsed which requires this resubmittal to move forward with those remaining 2 Divisions.

The original plat has previously undergone review and comment by the City and the project is required to develop to City development standards because of an Outside Utility Agreement entered into by the property owner with the City for provision of City utilities. It is my understanding that very little has changed from the originally approved preliminary plat that has lapsed and this new re-submittal other than a phasing line has been shifted. If I am incorrect in that understanding, I would appreciate some analysis from the County as to those changes. In light of that the City has very few new comments for this resubmittal.

Critical Areas

This unincorporated property is within the Ellensburg UGA and is expected to be in the City at some point in the future. Because of that future reality, the City has a valid interest in ensuring that developments in the unincorporated UGA comply with the City's Critical Area Ordinance in order to have a uniform application of buffers and setbacks on critical areas in the City in the future.

Recently the City adopted a new Critical Area Ordinance based on Best Available Science and the minimum buffer width for a stream such as Currier Creek is 85-feet from ordinary high water mark. It is not possible to get a clear measurement of the proposed buffer as represented on the preliminary plat drawings provided with this SEPA Checklist and the City would recommend that a minimum 85-foot buffer be imposed from ordinary high water mark of Currier Creek, that signage be placed at intervals along that buffer advising that it is a critical area and should not be disturbed without first consulting with the County Planning Department, and that the buffer be clearly denoted on the face of the final plat with clear reference that it is a critical area buffer and is not to be disturbed without first consulting with the appropriate agency.

In addition, I have reviewed the August 2, 2010 comments from Brent Renfrow, District Habitat Biologist for the WA Department of Fish & Wildlife, regarding this re-submitted preliminary plat and I agree with all of the recommendations and requests contained in that letter and urge the County to follow those recommendations and requests. In particular, the City recommends that some requirement be imposed that would protect the Currier Creek buffer from clearing and filling activity by future lot owners, that will ensure the maintenance of that buffer for Currier Creek in its natural functioning condition, and that would remove the levee that has apparently been created without benefit of any permit review so that the Currier Creek floodplain can be restored to its natural functioning condition.

#### Energy Services

The plat is being built to City Standards due to the requirements of the Outside Utility Agreement that provided City utilities to the property. The City Energy Services Department has provided comments which are attached. Most of those are development related and will be dealt with at time of construction. They have, however, raised a concern regarding the maintenance of those lights and the responsibility for someone to pay the cost for keeping those lights lit and that concern clearly goes to the SEPA issue of public safety, safe streets, etc.

The issue is that the County owns the right-of-way in which the required street lights are installed and is not willing to pay the monthly charge to keep the lights lit at night or to pay for maintenance of the lights when something goes wrong. The developer, while responsible for paying for the initial cost of the lights and the initial installation of the lights, has no further responsibility for the lights because they are installed in County right-of-way. The result is that lights go out and are not fixed or replaced, and sidewalks and streets are then unlit at night and public health and safety suffers.

The City requests that some mechanism be established and required of the developer that will ensure that the street lights that are installed by the developer as a condition of plat approval in the County right-of-way for the project remain functioning. Such a mechanism might be through posting of a maintenance bond with the County or perhaps a requirement in a Homeowner's Association.

#### Public Works

The City Public Works Department has provided comments via the attached August 4, 2010 letter from Craig Jones, Engineering Tech II.

#### Kittitas Valley Fire and Rescue

I am attaching a letter from the Fire Marshal indicating that fire hydrants will need to be installed.

Thanks again for this opportunity to comment. **I would also request that these comments be submitted for the record for the preliminary plat open record public hearing.**

Sincerely,



Mike Smith, Director

CITY OF ELLENSBURG  
ENERGY SERVICES – ELECTRIC DIVISION  
501 N. ANDERSON ST  
ELLENSBURG, WA 98926  
TEL: (509) 962-7124

RE: Currier Creek Plat – Phases 3 & 4

This information summarizes the requirements to provide electrical utility equipment in the City of Ellensburg service territory in response to your request for preliminary plat approval.

Developer will be required to provide electrical facilities to all resulting lots in the proposed development according to the following specifications and provide easement for those facilities that will be used to serve the development.

To facilitate the design process, Developer must furnish the following information to Energy Services:

- Plans showing existing conditions, with proposed development "grayed-out".
- "Cut-and-Fill" plan showing any proposed changes in finished grade.
- All proposed loads should be provided. (Include irrigation pumps).

The above should be provided in digital format, in AutoCAD2004 or later version.

Contact City of Ellensburg, Energy Services Department for the following specifications you will need for your project. Some of these will be included with your application for electrical service.

1. A standard trench profile, outlining the depths & separations between utilities.
2. Permanent electrical meter specifications if applicable.
3. Temporary power for construction - meter specifications, if applicable.
4. Vault pit dimensions for electrical vaults.

Communications facilities will typically follow the electrical design layout, and will most likely be installed jointly in the same trench with electrical.

A complete drawing set showing plans for electrical layout will be e-mailed to your engineering consultant, for inclusion in the bid packages. These will be in the latest version of AutoCAD. If necessary, we can e-mail an earlier version or mail hard copies.

Following this electrical design work, the design, inspection, and installation costs will be invoiced to the developer per City Code.

For multi-family dwelling developments, the scope of design will cover all the electrical facilities up to the meter locations on the building(s) within the development.

After the City of Ellensburg receives payment for the invoiced amount, Energy Services will consider the project active, and will order all materials required for the project.

## INSTALLATION

The developer will be required to pay for and provide the following:

- All trenching, vault pits, & back fill required for the electrical facilities within the plat.

The developer will be required to provide the appropriate trenches and vault pits, including bedding sand and control staking for the electric utility installations in a manner conducive to installing the utility in its entirety during one mobilization of labor, equipment, and materials.

If the required trenching is provided in a manner resulting in multiple mobilizations of an Energy Services utilities labor, equipment, and/or material resources, the developer will be responsible for the additional cost to Energy Services or it's contract construction crew for the repeated mobilizations to allow installation of that utility.

Trenches and/or vault pits must be ready including sand bedding at proper grade per City specifications before electrical construction crew arrives on site.

- Surveying and control staking and/or lot corner stakes prior to vault and conduit installation.
- Bedding sand and labor associated with sand installation. Maintenance sand will not be accepted as bedding material. Developer must provide sand on site and be prepared to cover duct with bedding sand as soon as all electrical & joint communication ducts are installed.
- Cost of material and labor associated with City Light crew installation of vault & conduit system.
- Ten (10) foot wide utility easements as required, along road right of way.
- Street light materials and street light installation, including concrete base, pole, fixture, lamp, fuses, fuse assembly, conduit, wiring, and installation up to point of connection.

These must be provided per the specifications set forth by the City of Ellensburg, Energy Service and Public Works Departments.

Installation Pre-requisites:

Development design completed and approved by the City.

Application for electrical service (permanent or temporary) must be received by the City.

Easements for electrical facilities must be submitted & recorded.

Applicant must pay in full the invoice for electrical facility installation.

The City must order and receive the materials required for the installation (please note, materials can not be purchased until the invoice is paid in full)

The City must be given a minimum of two weeks notice to schedule the work to make sure our underground electrical construction contractor can be available to perform the work. If our contractor cannot begin work with just two weeks notice, you will be notified as soon as possible. Also, please note the City will need to charge for mobilization costs for false starts on projects that are not ready when scheduled

Houses and buildings must have electrical service entrance equipment installed and be approved for service by the State Electrical Inspector prior to energizing and meter installation.

The City of Ellensburg will furnish the following at developer's expense:

- Transformers and switch cabinets within the plat

- 15KV Underground cable and cable terminations (when vault and duct system is complete.)

These specifications are based on current policy and procedures which may be under review, and are valid for ninety (90) days after the City of Ellensburg Energy Services Department receives application for electrical service. If the City of Ellensburg has not commenced electrical construction on this project within that period, the City will implement the most recently adopted policy and procedures as applicable.

## Mike Smith

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**From:** Wayne Weidert  
**Sent:** Wednesday, August 04, 2010 10:15 AM  
**To:** Mike Smith  
**Cc:** Richard French; Tyler Goeden  
**Subject:** Emailing: Currier Ck 3 & 4 extension.pdf  
**Attachments:** Currier Ck 3 & 4 extension.pdf

Mike, our comments are attached regarding the application for an extension for the Currier Creek Phase 3 & 4 Preliminary Plat approval.

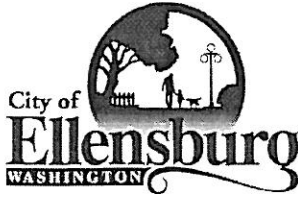
Please note this developer and that for Vista View and The Grove are being allowed by the City to comply with the Outside Utility Agreement and build the development to City Standards. However, once the development is built and established, the City has no way to compel the new owner of the Street Lights in the Rights of Way, (that would be Kittitas County) to pay the monthly cost of keeping those lights lit as well as maintenance of the lights.

Possible results are dark streets, phone calls from residents in the dark streets to City Energy Services, and Energy Services additional costs to "mothball" completed street light systems no one wants to pay to use. This is not addressed in the Outside Utility Agreement template we currently use, and might be something that we change in future agreements.

Sincerely,

Wayne

are handled.



# CITY OF ELLENSBURG

Public Works Department  
501 N Anderson Street; Ellensburg, WA 98926  
Ph: (509) 962-7230 Fax: (509) 962-7127

Date: August 4, 2010  
To: Mike Smith, Community Development Director  
From: Craig Jones, Engineering Tech. II *CJ*  
Through: Ryan Lyyski, City Engineer *RL*  
RE: Currier Creek Estates, phase 3 & 4 revisions

RECEIVED

AUG - 4 2010

COMMUNITY DEVELOPMENT

The following are the Public Works comments on phase 3 & 4 revisions.

Public Works would suggest that the most current City of Ellensburg Public Works Development Standards be required at time of Public Works permit issuance for construction. The plat would not have to comply with a new standard, if that particular standard would trigger alteration to the underlying preliminary plat approval.

The water and gas stubs on Sunnyview Lane need to be verified that they extend to the far south of lots 155 & 156 and out of the required road improvements.

The approved civil plans show the sewer main is to be built in Sunnyview Lane to serve lots 118 – 123, 155 & 156 and the rest of the lots along Sunnyview Lane in phase 3. An easement will need to be created for the sewer line that needs to be built through the future phase 3, until such time that right of way is dedicated.

The storm design on the approved civil drawings has a system that collects water from Creeksedge Way and conveys it down Sunnyview Lane. The storm system will need to be constructed with an easement granted, until such time that right of way is dedicated or an approved engineer can redesign the storm system and create a temporary system until phase 3 is constructed.

There is also a sewer line that was constructed as part of phase 2 that runs down Middlecrest Drive and through a portion of phase 3. There will need to be an easement granted for the sewer line, until such time that right of way is dedicated.

The irrigation issue of whether the development is going to use Ellensburg Water Company or continue using a City meter for the entire projects irrigation purposes needs to be addressed, applicant shall state their desire in writing to City prior to final plat approval.

## Mike Smith

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**From:** seemillerj [seemillerj@KVFR.org]  
**Sent:** Tuesday, July 27, 2010 1:16 PM  
**To:** Mike Smith  
**Subject:** Currier Creek

Mike:

The Currier Creek Estates will require several fire hydrants to meet IFC. The access appears to be adequate. Thank you.

**Joe Seemiller, CFI**

Kittitas Valley Fire and Rescue  
Fire Code Official, City of Ellensburg  
509-962-4290 Office  
509-856-4455 Cell  
[seemillerj@kvfr.org](mailto:seemillerj@kvfr.org)