



COMMUNITY DEVELOPMENT DEPARTMENT

501 North Anderson Street, Ellensburg WA 98926

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

Kirsten Sackett, Director

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Memorandum

Date: August 18, 2017
To: Dusty Pilkington, Kittitas County Community Development
From: Kirsten Sackett, Community Development Director *KS*
Re: Commons at Dry Creek, PD-16-000001 and LP 17-00004

The following comments are provided by the City of Ellensburg Community Development department in reference to the proposed Commons at Dry Creek (previously known as Carrier Heights).

As you are already aware, the developer will be required to connect to City utilities and enter into an Outside Utility Agreement, and that pursuant to KCC 12.04.040, Design Criteria within an Urban Growth Area, City road standards will apply:

- A. Roads proposed within the UGA shall conform and support the road system or grid, Transportation Plan and Comprehensive Plan of the affected city.
- B. Roads constructed within the UGA shall comply with the road standards of the affected city or Kittitas County Road Standards, whichever is more stringent. The city shall have the final approval of the road alignment, geometry and construction requirements.
- C. Utilities constructed within the UGA shall comply with the requirements of the affected city.

Additionally, in accordance with the KCC, and as referenced in the City Public Works comment letter (dated 8-17-17), it will be necessary for the applicant to enter into an Agreement Waiving Right to Protest LID and Annexation.

With the above-referenced citations in mind, the City anticipates that, if this development proposal is approved by the County, the subject property/development will be annexed into the City at a future date. While there is not currently an interlocal agreement in place between the City of Ellensburg and Kittitas County, the City would still request to be apprised of, and included in the review of, all phases of the development, to ensure compatibility with various City standards. This is in keeping with KCC 17.36.070 Inter-jurisdictions review of PUD's, which reads as follows:

Proposed PUD projects occurring within the Urban Growth Area shall be jointly reviewed with the associated city. (Ord. 2007-22, 2007)

As such, the Community Development Department would request that all drawings and plans continue to be forwarded to the City in a timely manner so that City Staff may continue to provide coordinated project review. This would include any and all revisions or updates, and all supporting documentation, submitted by the applicant.

Regarding compatibility with the City's Form and Intensity Standards for subdivisions, this Department would note that the proposed density of the PUD is compatible with City density allowances.

Community Development would also advise that the Critical Areas requirements of the state be followed.

Finally, this Department would also recommend that if approval is granted, that all applicable County code requirements pertaining to development within the UGA, be cited within the Conditions of Approval.