



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Mark R. Cook, PE Director

July 06, 2016

Ms. Rose Shriner, Planner I
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA 989226

RE: Big Creek PUD

Dear Ms. Shriner:

It is my understanding that Big Creek PUD will soon go to public hearing (07-14-2016). Public Works has reviewed the preliminary PUD map supporting the proposal. We have the following comments based on our review of the preliminary PUD map:

- Public Works desires the extension of Lund Lane and the crossing of the irrigation canal be built to a public road standard. This provides maximum fire-life-safety access for emergency responders.
- Construction of "A" Road to a public standard supports the identified number of lots served by the roadway.
- Construction of "B" Road to current private road standards is acceptable. The terrain suggests that an all-weather surface be required
- The dashed line immediately west of "B" Road is assumed to be a driveway providing access to lot 43. Alternately, a private road may be built serving lots 44, 45 and 43.
- The southerly most road depicted on the map shall be extended to tie into Misty Mountain Way (minimally the right of way – 60 foot - shall be dedicated for future connection).

Please let Public Works know when you receive additional information from the developer or when additional land use action is prepared for Board action.

Sincerely,

Mark R. Cook
Director

C: Doc Hansen
Planning Official/Interim Director