

## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

April 5, 2016

Jeff and Cindy Strole  
2546 Robbins Road  
Ellensburg, WA 98926

RE: Strole Agriculture Short Plat, SP-15-00009

Dear Applicant,

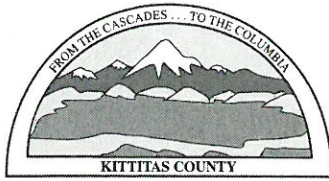
Enclosed are the comments received regarding the Strole Agriculture Short Plat (SP-15-00009):

March 21, 2016	Kittitas County Department of Public Works – Kelly Bacon
March 16, 2016	Washington State Department of Ecology – Gwen Clear
March 7, 2016	Kittitas County Fire Marshal – Brenda Larsen

Please review all comments and notify me of any questions you may have. I will be issuing a decision based in part on the comments received.

Sincerely,

Kaycee Hathaway  
Staff Planner



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### DETERMINATION OF CONCURRENCY FINDING

**Project:** TC-16-00003

**Description:** A 4-lot short plat

**Proponent:** Jeffery Strole  
2546 Robbins Rd  
Ellensburg, WA 98926

**Landowner:** Jeffery Strole  
2546 Robins Rd  
Ellensburg, WA 98926

**Location:** The project is located at 2546 Robbins Road, Ellensburg, in a portion of Section 35, T19, R18, in Kittitas County.  
Assessor's map number: 19-18-35020-0002.

**Serving Roadway:** Robbins Road

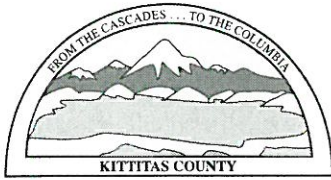
**Capacity Allocation:** 40 ADT

Kittitas County Department of Public Works has determined there will not be a significant impact to the County roads serving this project and there is sufficient capacity on the serving roadways for the additional traffic to be generated by this project. No mitigation will be required. This decision was made after review of the completed transportation concurrency management application which is on file with Public Works. This information is available to the public on request.

This concurrency finding is issued under KCC 12.10. This determination may be appealed per KCC 15A.07 or KCC 15A.08, based on the underlying land use decision. The applicant may request reconsideration of the results of the concurrency evaluation by the Public Works Director within 15 days of this notification.

**Signed:** Kelly Bacon, Engineer Technician I

**Date:** March 28, 2016



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Community Development Services

FROM: Kelly Bacon, Engineer Technician I

KB

DATE: March 21, 2016

SUBJECT: Strole Ag Short Plat SP-15-00009

#### The following shall be conditions of preliminary approval:

1. Floodplain: Needs to be depicted on the face of the Short Plat
2. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined KCC12.01150.
3. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 12/15/15 edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit.
4. Private Road Improvements: Access from Robbins Road shall be constructed as a Low-Density Private Road. See Table 4-4, current Kittitas County Road Standards, 12/15/15 edition.
  - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
  - b. Minimum centerline radius will be 60'.
  - c. The surface requirement is for a minimum gravel surface depth of 6".
  - d. Maximum grade is 10%.
  - e. Stopping site distance, reference AASHTO.
  - f. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - g. Any further subdivision or lots to be served by proposed access may result in further access requirements.

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- h. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
  - i. All easements shall provide for AASHTO radius at the intersection of county road.
  - j. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
5. Stream Crossing: Improvements to the existing bridge may be required. Any improvements shall meet all requirements of KCC 12.07 and KCC 20. An HPA from WDFW may be required for any improvements to the bridge or work within the stream.
6. Turnaround: When a road extends more than 150' from the centerline of a County road or other publicly maintained road or serves more than three lots, a turnaround shall be provided. The turnaround shall be a cul-de-sac for roads serving five or more lots/units. The turnaround may be a hammerhead for roads serving four or less lots/units or for a land use development activity occurring prior to the end of the road. Cul-de-sac and hammerhead designs must conform to the specifications of the International Fire Code. A cul-de-sac shall have an easement diameter of at least 110 feet and a driving surface of at least 96 feet in diameter.
7. Driveways: A driveway shall serve no more than two tax parcels. See Kittitas County Road Standards, 12/15/15 edition.
- a. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
  - b. Maximum grade shall be 15%.
  - c. Crushed surface depth per WSDOT standards.
  - d. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - e. Any further subdivision or lots to be served by proposed access may result in further access requirements.
8. Plat Notes: Plat notes shall reflect the following:
- a. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.
  - b. Maintenance of the access is the responsibility of the property owners who benefit from its use.
  - c. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
  - d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

- e. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.
9. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED  
This \_\_\_\_ day of \_\_\_\_, A.D., 20\_\_.

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Kittitas County Engineer

10. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
11. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
12. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
13. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
14. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
15. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

March 16, 2016

Kaycee Hathaway  
Kittitas County Community Development  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: SP-15-00009

Dear Ms. Hathaway:

Thank you for the opportunity to comment on the short subdivision of approximately 80.5 acres into 4 lots, proposed by Jeff and Cindy Strole. We have reviewed the application and have the following comments.

**SHORELANDS/ENVIRONMENTAL ASSISTANCE**

A wetland delineation should be done for proper placement of building envelopes and roads. Lots should be designed which do not require intrusion into wetland areas or their required buffers zones for access or infrastructure (wells and utilities, etc.) and buildings. The National Wetland inventory maps may not show the full extent of wetlands or their exact location and therefore on-site investigation to identify wetland areas should be required before final lot line locations and building permits are approved.

If you have any questions or would like to respond to these Shorelands/Environmental Assistance comments, please contact **Catherine Reed** at (509) 575-2616 or email at [catherine.reed@ecy.wa.gov](mailto:catherine.reed@ecy.wa.gov).

Sincerely,

Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012  
[crosepacordinator@ecy.wa.gov](mailto:crosepacordinator@ecy.wa.gov)

5238





# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

Office (509) 962-7657 Fax (509) 962-7682

March 7, 2016

Kaycee Hathaway  
Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Strole (SP-15-00009)

Dear:

After conducting a review of the above named project, I have the following comments:

- The driveway(s) for any new lot must comply with Kittitas County Code, i.e. any driveway greater in length than 150' shall be no less than 16 feet in width.
- The addresses shall be posted at the front of the property and easily visible from the road to emergency responders.
- Any new structures or substantial development to existing structures will require compliance with the Wildland Urban Interface Code.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen  
Fire Marshal