



DEPARTMENT OF COMMUNITY DEVELOPMENT
501 North Anderson Street, Ellensburg WA 98926
Land Use Permitting (509) 962-7231 Construction Permitting (509) 962-7239
Kirsten Sackett, Director
Phone: (509) 962-7232 Fax: (509) 925-8655 E-Mail: sackettk@ci.ellensburg.wa.us

April 10, 2020

Patti Johnson, Director KCSW
925 S Industrial Way
Ellensburg, WA 98926

RE: Conditional Short Plat Approval
P20-015 Kittitas County Short Plat

Dear Ms. Johnson,

This letter is in regard to your request for a two (2) lot short plat for property described as:

That portion of the Southeast Quarter of the Southwest Quarter of Section 28, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, lying East of the County Road, being more particularly described as follows:

Beginning at the quarter section corner on the South boundary of Section 28 and running South 89°56' West on the section line, 458.8 feet to the East line of the County Road; thence North 16°47' East along said road, 203.3 feet; thence North 19°54' East along said road, 1,004.3 feet; thence North 18°12' East along said road, 183.7 feet to a point on the quarter section line; thence South on the quarter section line, 1,313.0 feet to the place of beginning.;

AND

That portion of the Northwest Quarter of the Southeast Quarter of Section 28, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is bounded by a line described as follows:

Beginning at the Southeast corner of said Northwest Quarter of the Southeast Quarter which is the true point of beginning; thence West along the South line of said Northwest Quarter of the Southeast Quarter, 973.8 feet; thence North 09°38' East, 785.94 feet to the South right of way boundary of the Northern Pacific Railroad; thence South 47°55' East along said South right of way boundary, 1,133.8 feet to a point on the East line of said Northwest Quarter of the Southeast Quarter; thence South 02°41' East, along said East line, 15.0 feet to the true point of beginning;

EXCEPT any portion lying within the Burlington Northern Railroad;

AND

The Southwest Quarter of the Southeast Quarter of Section 28, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT any portion lying within the Burlington Northern Railroad;

AND EXCEPT FROM ALL OF THE ABOVE:

1. Right of way for State Highway No.3 (SR-90) West Side Canal to Bull Road as conveyed to the State of Washington by deed dated June 10, 1965 and recorded September 21, 1965, under Kittitas County Auditor's File No. 324287;
2. Right of way for State Highway No.2-I (SR 131) West Ellensburg Interchange to Northern Pacific Railway as conveyed to the State of Washington by deed dated June 10, 1965 and recorded September 22, 1965 under Kittitas County Auditor's File No. 324319.

In processing a short plat, Section 15.260.120 of the Ellensburg City Code (“ECC”) requires that the Administrator consider the following decision criteria:

1. Conformance with applicable provisions of the LDC, including the building setback and intensity standards in Chapter 15.320 ECC, the streetscape design standards in Chapter 15.410 ECC, the subdivision design standards in Chapter 15.420 ECC, the project design standards in Division V, the public works development standards, and applicable critical areas standards set forth in Division VI;
2. Integration of Specific Provisions. Short subdivisions shall integrate appropriate provisions for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, natural gas mains and services, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school;
3. Public Interest. The public’s interest shall be served by the short subdivision and dedication.

After reviewing the Kittitas County Short Plat, City File Number P20-015, for conformance with 15.260.120 of the Ellensburg City Code, your preliminary short plat is hereby approved with the following conditions:

- 1) Prior to Final Short Plat approval, the applicant will work with and meet all of the requirements of the Community Development Department as set forth in the memorandum dated April 2, 2020. Contact the Community Development Department at 509-962-7235 for additional detail regarding those requirements.
- 2) Prior to Final Short Plat approval, the applicant will work with and meet all of the requirements of the Public Works Department as set forth in the memorandum dated March 23, 2020. Contact the Public Works Department at 509-962-7230 for additional detail regarding those requirements.
- 3) Prior to Final Short Plat approval, the applicant will work with and meet all of the requirements of the Energy Service Department Electric Division as set forth in the comments from pre-application meetings P18-160 and P19-106. Contact the Energy Services Department at 509-962-7124 for additional detail regarding those requirements.
- 4) Prior to Final Short Plat approval, the applicant will work with and meet all of the requirements of the Energy Services Department Gas Division as set forth in the memorandum dated March 23, 2020. Contact the Energy Services Department at 509-962-7124 for additional detail regarding those requirements.

- 5) Prior to Final Short Plat approval, the applicant will work with and meet all of the requirements of Washington State DOT as set forth in the memorandum dated March 31, 2020. Contact WSDOT (509)577-1600 for additional detail regarding the comments.
- 6) All requirements of utility providers, City departments, and affected agencies and districts must be satisfied, as outlined in adopted City Codes and other regulatory documents.

In processing the short plat request, additional standards of the ECC were also reviewed, including those found in ECC 15.420.020.C Block Design and Connectivity Standards. While not all provisions are required, the purpose of the standards in that section is to provide a sense of place and orientation, and provide multiple travel route options for all users. An exception to those standards were considered due to the existing right of way and geographic conditions.

By the applicant meeting the requirements of the conditions outlined above, the short plat will be in conformance with all applicable City Codes and does make appropriate provisions for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, natural gas mains and services, playgrounds, schools and school grounds and all relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school, and that the public use and interest will be served by the platting of said short subdivision and dedication.

The issuance of a decision on the short subdivision may be appealed to the hearings examiner. Such appeal shall identify the error or errors claimed to have been made in the land use decision and shall be filed in writing with the community development director within 14 calendar days after written notice of the decision is mailed and is accompanied by the appropriate appeal fee. Appeals shall be delivered to the community development department by mail, personal delivery or by fax before 5:00 p.m. on the last business day of the appeal period. Appeals received by mail after 5:00 p.m. on the last day of the appeal period will not be accepted, no matter when such appeals were mailed or postmarked.

This conditional approval of the preliminary short plat is valid for one year from the date of issuance, at which time a final short plat must have been submitted. Failure to submit the final short plat within that time period will result in a lapse of the preliminary short plat approval.

The required minimum improvement standards for a short plat are found in ECC 15.260.130, and the application review procedures for the final short subdivision application are found in ECC 15.260.140. Once the City receives a complete final short plat application that meets the above conditions and the requirements in ECC 15.260.140, the City will process the final short plat and attain the proper signatures to prepare the short plat for recording. If you have any questions regarding the conditions, subdivision improvements requirements, or the platting process please contact my office.

Sincerely,



Laura Wilson
Planner

Enclosure(s)

Cc: P20-015 Kittitas County Short Plat file
Cruse & Associates, Surveyor



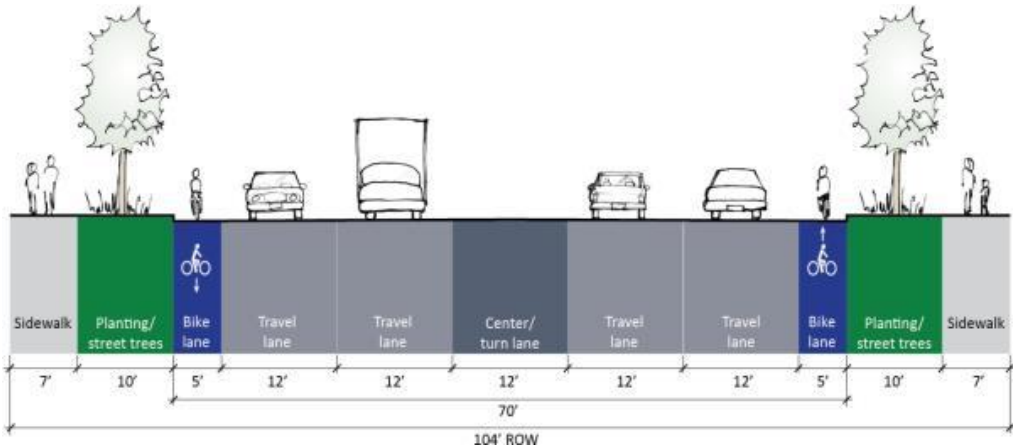
DEPARTMENT OF COMMUNITY DEVELOPMENT
501 N. Anderson St., Ellensburg WA 98926 Kirsten Sackett, Director
Phone: (509) 962-7232 Fax: (509) 925-8655 E-Mail: sackettk@ci.ellensburg.wa.us

DATE: April 2, 2020
FROM: Laura Wilson, Planner
FILE #: P20-015
RE: Proposed 2-lot Short Subdivision
LOCATION: Hwy 97, Parcel #611033

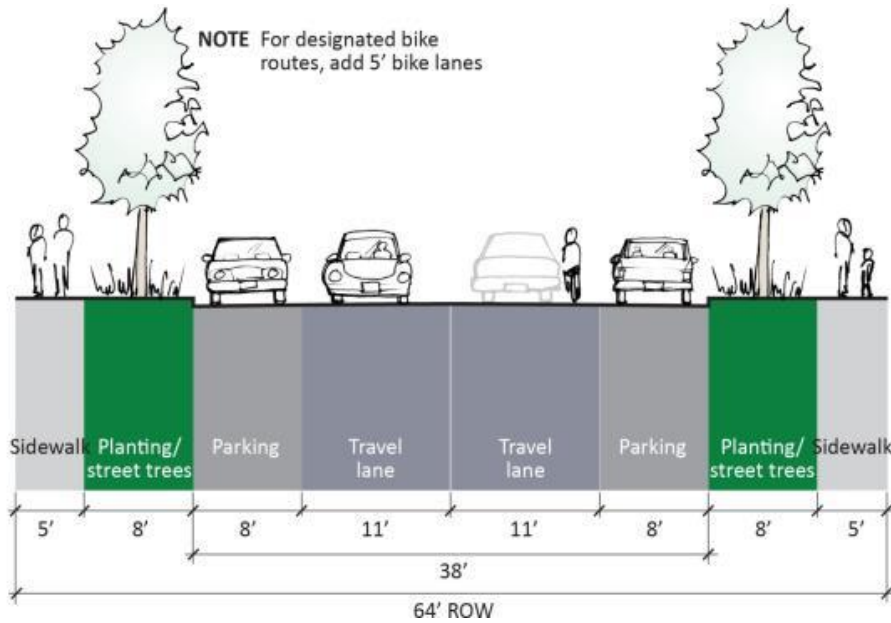
The following are the Planning comments for the Kittitas County Short Plat. Applicable Land Development Code requirements for the above referenced project include the following:

- 1. The property located at Hwy 97 is in the I-L zone. There are no minimum or maximum lot size or density requirements in the I-L zone. All future development must adhere to setbacks found in ECC 15.320.040.
- 2. Highway 97 is an existing principal arterial street and the proposed street is a future collector street. This project will trigger half street improvements along SR-97 frontage and the interior road will also require half street improvements; see Section 3, Street Standards, of the city’s public works development standards for detailed standards.

These required improvements also include landscaping in the planting strip. If Public Works approves a deferral of these streetscape improvements, a deferral shall be required through Community Development. This deferral would be recorded and run with the land. Please see ECC 15.570.040(B) Type B Landscaping for detailed landscape standards for the principal arterial street and collector street planting strip. Community Development will provide the deferral and a recorded copy will be required to be submitted prior to or at time of final subdivision application.



Principal arterials typically include two lanes of travel in each direction, a center/left turn lane, bicycle lanes, planting strips with street trees, and sidewalks. On-street parking may be included in single-family zones and in commercial zones where storefronts are permitted (see Chapter 15.510 ECC). See Section 3, Street Standards, of the city’s public works development standards for detailed standards.



Collector streets typically include one lane of travel in each direction with shared auto and bicycle lanes, on-street parking, planting strips with street trees, and sidewalks. See Section 3, Street Standards, of the city's public works development standards for detailed standards.

3. Consideration has been taken for block design flexibility pursuant to ECC 15.420.020(C) as it is warranted in industrial zones.
4. All requirements of the Critical Area determination must be met.

For questions regarding these requirements, please contact Laura Wilson at City Hall, 501 N Anderson Street, via phone at 509-962-7235, or via email at wilsonl@ci.ellensburg.wa.us.



CITY OF ELLENSBURG

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

Memorandum

Date: March 23, 2020

To: Shannon Johnson, Senior Planner

From: Craig Jones, Development Coordinator *DKM For CJ*

Thru: Derek Mayo, City Engineer *DKM*

Re: Short Plat Application for the future Transfer Station along SR-97 P20-015

The following are the Public Works comments for the Short Plat at the site of the future Kittitas County Transfer Station and Public Works Facility.

The applicant can view the City of Ellensburg's Development Standards on the City's website for more information. <http://www.ci.ellensburg.wa.us/index.aspx?NID=339>

At time of civil plan review, Staff will work with the developer's engineer regarding the specific issues related to roadway and utility improvements.

Water:

The water main available to serve this development is a 10" Ductile Iron water main that runs in SR-97 and ends approximately 1200' south of this parcel. The water main would need to be extended along the SR-97 frontage and an 8" along the east/west interior road frontage to the far extends of the parcel's frontages. Developers engineer needs to be aware that this main is a long dead end and verification of adequate flows will need to be performed. Looping of the water lines through the proposed project may be required dependent on fire flows. Each lot will need a separate water service. See attached utility map.

Backflow devices will be required on all commercial buildings. Specific issues related to water service and meter locations will be addressed at project civil submittal.

Any Fire Service and Fire Hydrant placement shall be per Fire Department requirements, and shall be constructed per City Development standards. Developer's engineer will need to verify adequate flows for the additional fire hydrants.

Sewer:

The sewer main available to serve this development is a 10" PVC main that runs in SR-97 and ends approximately 1200' south of this parcel. The sewer main would need to be extended along the SR-97 frontage and an 8" along the east/west interior road frontage to the far extends of the parcel's frontages. Each lot will need a separate sewer service. A 6" side sewer will be required for commercial buildings. See attached utility map.

Specific issues related to sewer main extension and side sewer stub construction will be addressed at project civil submittal.

Roadway and access:

This project would trigger the requirement of half street improvements along SR-97 frontage. The interior road will also need half street improvements and the width of the road section will need to support the vehicle traffic use of the road. Street improvements include concrete curb/gutter, sidewalks, street lighting, permanent signage, asphalt, asphalt markings, gravel base, storm drainage, and other items associated with minimum public improvements consistent with Public Works Development Standards. Public Works would likely support a deferral of said frontage improvements if requested by the developer. The City of Ellensburg has recently adopted a new Land Development Code. Under the new code the sidewalks will need to be separated from the curb. Road layout will need to be done by a professional engineer and meet appropriate design standards.

SR-97 right of way is under the jurisdiction of WSDOT. The project will be additionally reviewed by them for right of way and access comments.

The proposed east/west road on the current site plan complies with the comprehensive road plan.

All required parking spaces, ingress/egress, and loading areas shall be hard surfaced.

Specific issues related to roadway and access construction will be addressed at project civil submittal.

Storm water:

There currently is no storm system available for a direct connection.

The applicant shall use the current Stormwater Management Manual for Eastern Washington, or approved equivalent for reference in design of stormwater treatment and flow control for post construction requirements for new development and redevelopment. The design shall at a minimum use the following design storms, or as recommended for the proposed BMP, whichever is greater. Treatment shall be designed for the first ½” of rainfall on the property, and storm drainage detention on a 10 year storm event (1.2” of precipitation/24 hours) and retention facilities based on a 25 year storm event (1.6” of precipitation/24 hours). Specific issues related to storm water will be reviewed at time of civil plan submittal.

The applicant’s design engineer should determine groundwater elevations in the vicinity of proposed storm water treatment and flow control facilities. The water surface elevation needs to be utilized in the facility designs and should be verified when groundwater is at its highest. Typically the groundwater in the Ellensburg area is elevated from April 15th through October 15th. However, groundwater on the subject site may not be associated with seasonal irrigation and could crest at another time during the year.

The following comments are from the City Stormwater Department;

1. The site is an acre or greater and they will need to make Notice of Intent (NOI) with Ecology and apply for a Stormwater General Construction Permit months in advance of construction.
<http://www.ecy.wa.gov/programs/wq/stormwater/construction/enoi.html>
2. The Ecology permit requires a Stormwater Pollution Prevention Plan (SWPPP) be submitted with the plan set and be reviewed by the City of Ellensburg Stormwater Utility along with a set of temporary sediment erosion control plans (TESC).
3. In addition, Ecology now requires an Operation and Maintenance (O&M) Plan be submitted to the City for review and retainage. The O&M Plan must address the long term maintenance of the stormwater facilities (swales) that will be constructed onsite to deal with the flow control and treatment requirements of Core Element 5&6 in the Eastern Washington Stormwater Management Manual.

Other items:

The developer is required to obtain all other permits (HPA if required, DOE construction site grading permit, etc.) that may be required as a result of development.

During civil plan review, Public Works establishes the preliminary addressing plan, the developer will need to work with the Post Office to establish the mail delivery routing plan and mailbox locations. The Post Office requires the use of metal Collection Box Unit style mailboxes.

Due to the size and potential traffic impact of the project a complete Traffic Impact Analysis (TIA) will need to be completed. The TIA will need to evaluate the traffic impact before and after the proposed development. A draft TIA has been reviewed and comments were provided by the City Public Works Department to the traffic consultant. The Final TIA still needs to be submitted for review and approval. The city has established transportation impact fees. This project may be required to pay impact fees. You can view the traffic impact fees online at <http://www.codepublishing.com/wa/ellensburg/>.

Any proposed phase lines need to be on the plans and reviewed for utility and access conflicts.

All lots created from this development will need to have utilities stubbed to the property for future use and have access.

Additional utility easements may be required for any proposed utility outside of the right of way. Specific issues will be addressed at civil plan submittal and final plat submittal.

Landscape plans will need to be included for review of any conflicts with existing or proposed utilities.

Cc: File 19-048



CITY OF ELLENSBURG
PUBLIC WORKS DEPARTMENT
UTILITY MAP REQUEST INFORMATION

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DISCLAIMER:

THE CITY OF ELLENSBURG PUBLIC WORKS DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON THE BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLANS FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.

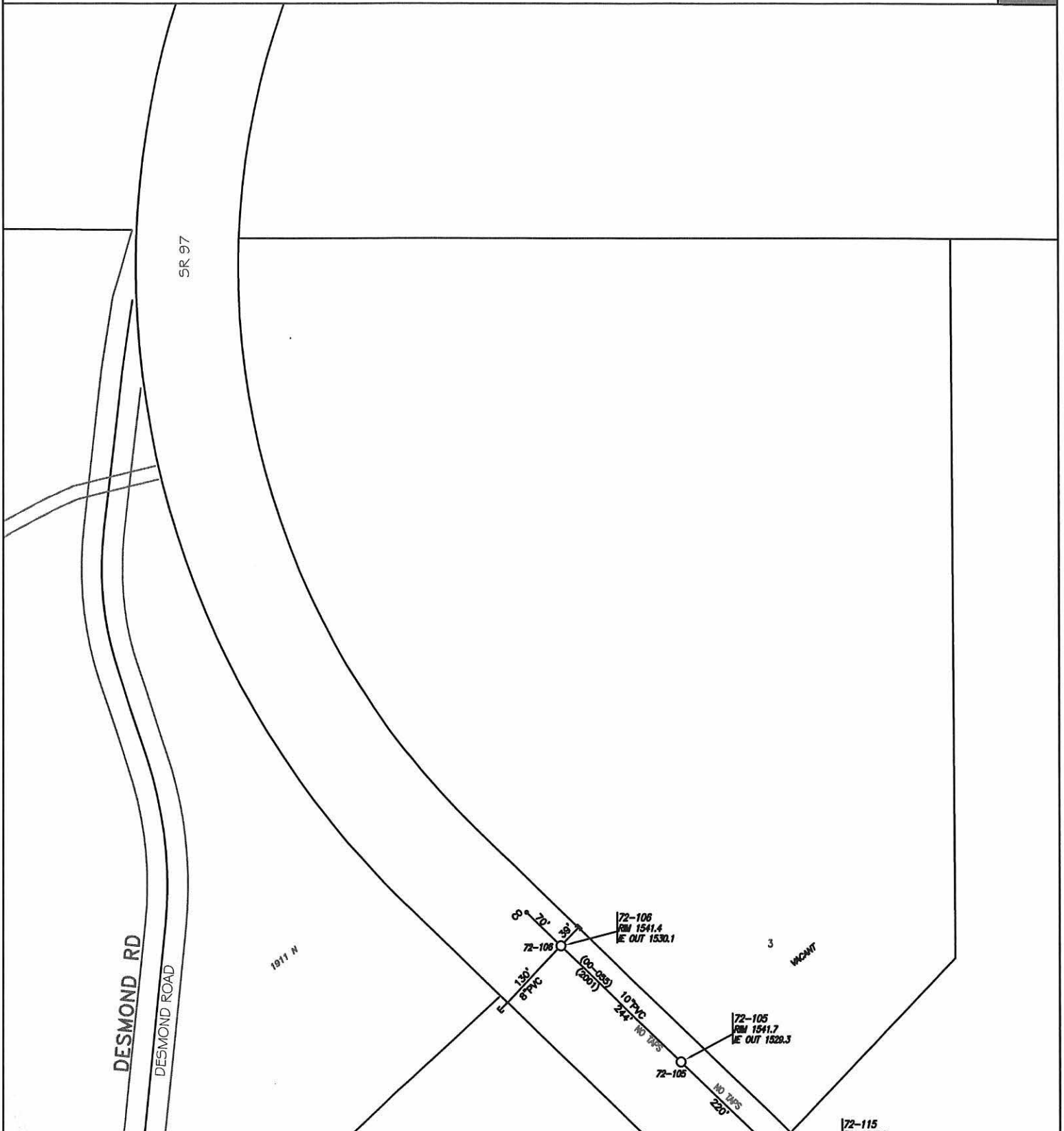


Know what's below.
Call before you dig.



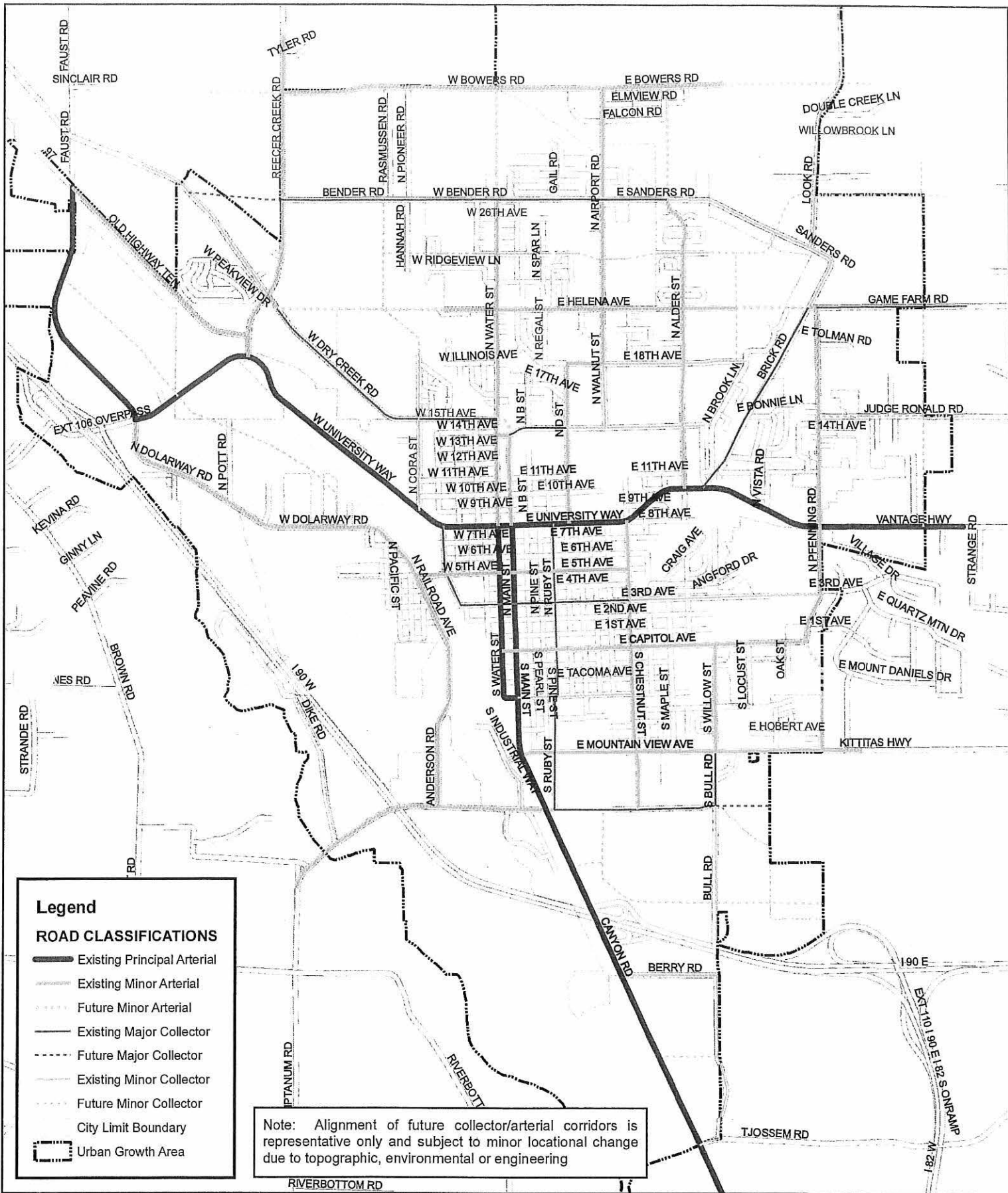
CITY OF ELLENSBURG
PUBLIC WORKS DEPARTMENT
UTILITY MAP REQUEST INFORMATION

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Legend

ROAD CLASSIFICATIONS

- Existing Principal Arterial
- Existing Minor Arterial
- Future Minor Arterial
- Existing Major Collector
- Future Major Collector
- Existing Minor Collector
- Future Minor Collector
- City Limit Boundary
- Urban Growth Area

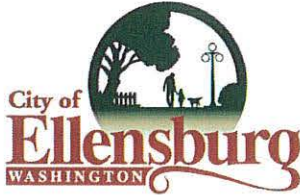
Note: Alignment of future collector/arterial corridors is representative only and subject to minor locational change due to topographic, environmental or engineering



Existing & Future Arterial/Collector Corridors

All Other Streets are Local Access Streets
As Included in City of Ellensburg Comprehensive Plan





CITY OF ELLENSBURG

Energy Services Department

501 North Anderson Street; Ellensburg, WA 98926

Ph: (509) 962-7124 Fax: (509) 925-8662

www.ci.ellensburg.wa.us

Memorandum

Date: January 18th, 2019

To: Shannon Johnson, Office of Community Development

From: Tyler Goeden, Project Engineer

Thru: Paul Meyer, Senior Electrical Engineer *PM*

Re: P18-160 SR 97 Kittitas County (Solid Waste) 1st Pre-Application

The following are the Energy Services Light Department comments for the P18-160 SR 97 Kittitas County (Solid Waste) 1st Pre-Application for proposed development on the east side of State Route 97, to the south of the intersection with Old Highway 10, just south of BNSF railroad tracks.

Electric:

The City of Ellensburg Light Department has recently extended a conduit system along the east side of State Route 97, extending to the south west corner of the property proposed to be developed by Kittitas County for their new solid waste site.

The electric conduit system consists of 2-4" (Distribution) & 2-6" conduits (Feeder), with no vaults installed, which will need to be extended across the frontage of the proposed development at applicants expense. The location of the conduit extensions will largely be determined by what type of frontage improvements the Washington State Dept. of Transportation (WSDOT) requires for this property.

Street lights are not shown on the site plan, but WSDOT may require new street lights to be installed as part of frontage improvements, which will need to be installed at applicants expense. These street lights will need to be part of the civil plans submitted to Public Works & WSDOT, and we will come up with a design to serve them as part of this development.

The nearest available high-voltage (distribution) cable is located at the north-west corner of 1817 North SR 97 (University Auto), and will need to be extended from that location to the proposed development, which is an approximate distance of 1,500 feet. This will require extra vaults and some re-routed conduits.

All work that must be done to bring City Light facilities to this site in the WSDOT Right-of-Way will require permitting through WSDOT, which can take months to process and cost several thousand dollars, and will be paid for at applicant's expense.

In order to provide electric service to any proposed construction for this development, additional easements may be required. Non-exclusive utility easements are typically required to be 10-feet in width. On large projects where easements do not follow property lines, we may require utilities to be installed, then surveyed and legal descriptions written at applicant-expense and record the easements post-installation.

These properties are annexed into the City of Ellensburg, so no other electric utilities are allowed to construct or provide new electric services to them.

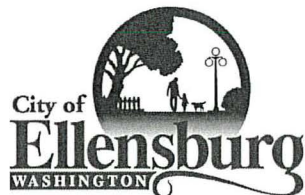
Service sizes greater than or equal to 400-amperes are customer installed, owned and maintained from the transformer. Service sizes less than 400-amperes are installed, owned and maintained by the City.

The primary distribution system will be extended through the proposed development to serve new loads. The routing of the primary distribution system, cables, services, meter locations, transformer locations, vaults, and other miscellaneous electrical facilities will need to be coordinated with City Light.

Suitable transformer & vault locations must be determined, which includes 24/7/365 access; shrubs and structures must be kept 10 feet away from the doors of the transformers and 3 feet away from the other sides of the transformers. Access includes a drivable surface to the transformer & vaults in the event they need to be lifted and / or changed out. Per EL-45 and WAC 296-46B-450, clearance to the building must be at least 3-feet from the transformer if the walls are non-combustible or 10-feet from the transformer if they are combustible.

It is advised to extend the distribution and feeder conduit systems to the areas of the development labelled as "6-acre potential lease area" & "6-acre potential sale area", as these areas could become electrically landlocked without proper foresight during this stage of planning.

During the pre-application meeting, City Public Works mentioned that a new road may be required to be brought in along the south side of the proposed development. If this new road does get installed, City Light will want to extend our distribution & feeder conduit systems along this new road as well.



CITY OF ELLENSBURG

Energy Services Department

501 North Anderson Street; Ellensburg, WA 98926

Ph: (509) 962-7124 Fax: (509) 925-8662

www.ci.ellensburg.wa.us

Memorandum

Date: November 25th, 2019

To: Shannon Johnson, Office of Community Development

From: Tyler Goeden, Project Engineer

Thru: Paul Meyer, Senior Electrical Engineer *PM*

Re: P19-106 SR 97 Kittitas County (Solid Waste) 2nd Pre-Application

Most of Energy Services Light Department comments are the same from the 1st pre-application meeting, from permit P18-160. The following are the Energy Services Light Department comments for the P19-106 SR 97 Kittitas County (Solid Waste) 2nd Pre-Application for proposed development on the east side of State Route 97, to the south of the intersection with Old Highway 10, just south of BNSF railroad tracks.

Electric:

The City of Ellensburg Light Department has recently extended a conduit system along the east side of State Route 97, extending to the south west corner of the property proposed to be developed by Kittitas County for their new solid waste site.

The electric conduit system consists of 2-4" (Distribution) & 2-6" conduits (Feeder), with no vaults installed, which will need to be extended across the frontage of the proposed development at applicants expense. The location of the conduit extensions will largely be determined by what type of frontage improvements the Washington State Dept. of Transportation (WSDOT) requires for this property.

Street lights are not shown on the site plan, but WSDOT may require new street lights to be installed as part of frontage improvements, which will need to be installed at applicants expense. These street lights will need to be part of the civil plans submitted to Public Works & WSDOT, and we will come up with a design to serve them as part of this development.

The nearest available high-voltage (distribution) cable is located at the north-west corner of 1817 North SR 97 (University Auto), and will need to be extended from that location to the proposed development, which is an approximate distance of 1,500 feet. This will require extra vaults and some re-routed conduits, which will need to be installed to serve this development, at applicants expense.

All work that must be done to bring City Light facilities to this site in the WSDOT Right-of-Way will require permitting through WSDOT, which can take months to process and cost several thousand dollars, and will be paid for at applicants expense.

In order to provide electric service to any proposed construction for this development, additional easements may be required. Non-exclusive utility easements are typically required to be 10-foot in width. On large projects where easements do not follow property lines, we may require utilities to be installed, then surveyed and legal descriptions written at applicant-expense and record the easements post-installation.

These properties are annexed into the City of Ellensburg, so no other electric utilities are allowed to construct or provide new electric services to them.

Service sizes greater than or equal to 400-amps are customer installed, owned and maintained from the transformer. Service sizes less than 400-amps are installed, owned and maintained by the City.

The primary distribution system will be extended through the proposed development to serve new loads. The routing of the primary distribution system, cables, services, meter locations, transformer locations, vaults, and other misc. electrical facilities will need to be coordinated with City Light.

Suitable transformer & vault locations must be determined, which includes 24/7/365 access; shrubs and structures must be kept 10 feet away from the doors of the transformers and 3 feet away from the other sides of the transformers. Access includes a drivable surface to the transformer & vaults in the event they need to be lifted and / or changed out. Per EL-45 and WAC 296-46B-450, clearance to the building must be at least 3-feet from the transformer if the walls are non-combustible or 10-feet from the transformer if they are combustible. If these transformer locations could be shown on the site plan, it would help Energy Services determine the best routes for our conduit & conductors to serve the development.

It is advised to extend the distribution and feeder conduit systems to the areas of the development shown as the maintenance shop and storage areas, as these areas could become electrically landlocked without proper foresight during this stage of planning.

On the new set of prints for the proposed site plan, it shows a road running along the south side of the proposed development, which was talked about during the 1st pre-application meeting. If this new road does get installed, City Light will want to extend our distribution & feeder conduit systems along this new road as well.



CITY OF ELLENSBURG

Public Works & Utilities Department

501 North Anderson Street; Ellensburg, WA 98926


Ph: (509) 962-7124 Fax: (509) 925-8662

www.ci.ellensburg.wa.us

Memorandum

Date: March 23, 2020

To: Laura Wilson, Community Development

From: Darin Yusi, Gas Engineer 

Re: Kittitas County Transfer Station Short Plat – P20-015

The following are the Gas Division's comments on the proposed Kittitas County Transfer Station and Maintenance Facility Short Plat located on Parcel 611033. These comments will remain the same as the original comments for the pre-application meeting in November 2019.

Natural Gas:

There is currently a 6-inch PE gas main running to the southwest corner of the proposed property.

As discussed in the pre-application meeting, it is required for the developer to install natural gas facilities (main and service stubs) throughout the developed property. This includes the property frontage along SR97 and along the new collector street that runs the length of the parcel on the South end. Service stubs are not being required for this development.

As stated in the pre-application, the applicant will be responsible for all costs associated with the trenching, bedding, backfill, and installation of gas facilities in accordance with the attached detail sheet.

The City Gas Division has 7 Operator Qualified (OQ) crew members that are capable of installing the facilities at a time and materials rate. If the applicant decides to hire a contractor to do the work, the contractor will need to submit documentation of their Operator Qualifications to be approved by the City Gas Division, as well as perform fusion tests which will also be approved by the City. The City will also require an inspector onsite during any gas piping or bedding work at the expense of the applicant.

The applicant indicated that they will not be using natural gas for any of the new facilities. However, if the applicant decides to serve the property with gas, they will need to complete a Main & Service Line Agreement. Contact the City Gas Division at 509-962-7124 for further questions regarding gas service.

Remember any contractor digging on the property or in the right of way must call the One-Call Underground Utility Notification Center - 811.



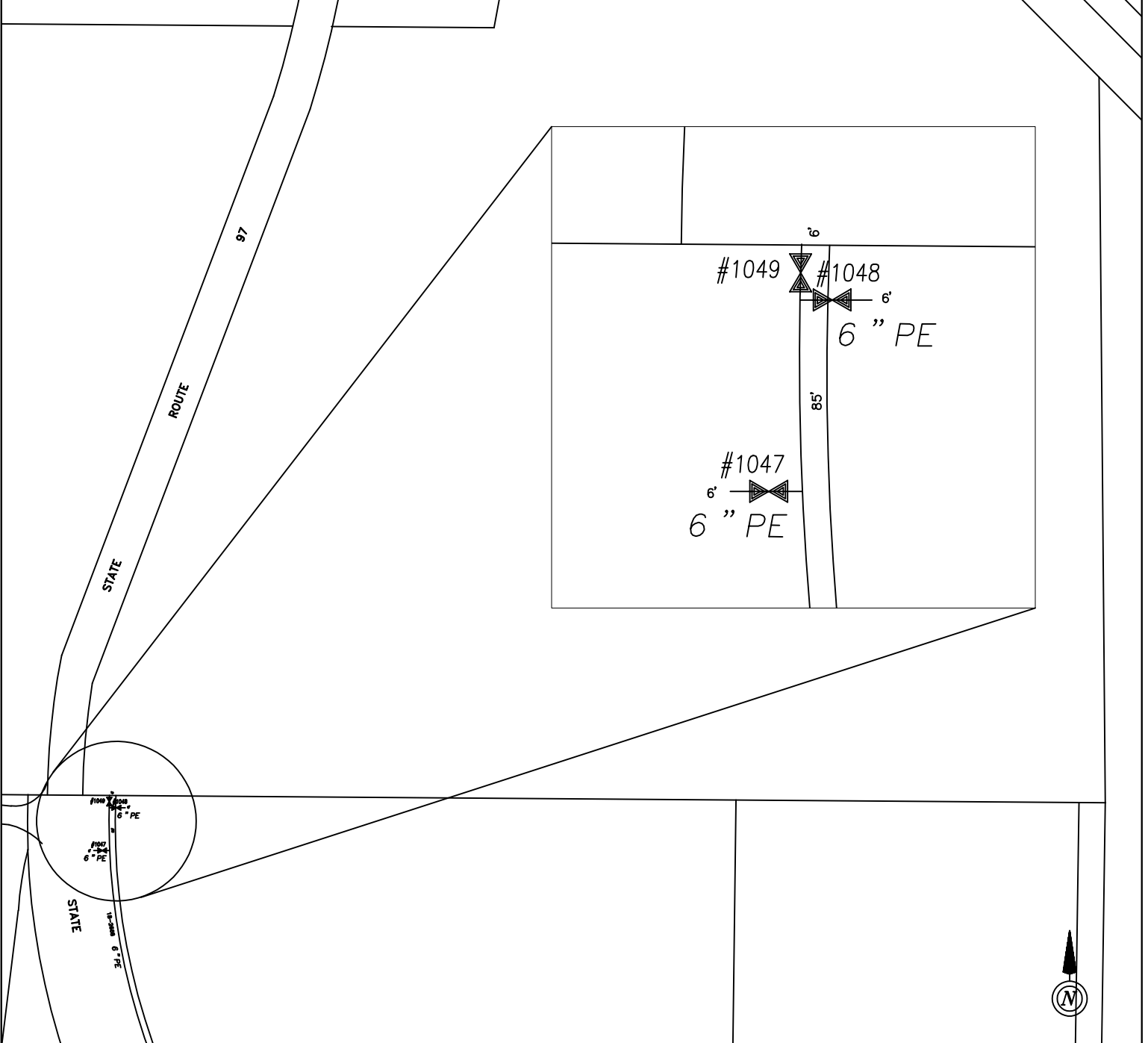
CITY OF ELLENSBURG NATURAL GAS DIVISION UTILITY MAP INFORMATION

PROJECT ADDRESS
SR97 - PARCEL #611033

DATE
11/12/19

CONTACT NAME
KITTTAS COUNTY - PATTI JOHNSON

WORK PHONE
509-962-7542



QUESTIONS: DARIN YUSI 509-962-7229

DISCLAIMER:
THE CITY OF ELLENSBURG ENERGY SERVICES DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLAN FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.





South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

March 31, 2020

City of Ellensburg Community Development Department
501 N. Anderson St.
Ellensburg, WA 98926

Attn: Laura Wilson

RE: P20-015 – Kittitas County Short Plat
US 97 MP 134.8 – 135.1 Rt.

We have reviewed the proposed subdivision and have the following comments.

The subject property is adjacent to U.S. Highway 97 (US 97), a Class 3 managed access highway within the corporate limits of the City of Ellensburg. Access control for this portion of US 97 is the authority of the City in accordance with RCW 47.24. We encourage the City to work with WSDOT to create a safe means of ingress and egress to the subject property.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

 Recoverable Signature

X *Paul Gonseth*

Paul Gonseth, P.E.
Planning Engineer
Signed by: gonsetp@wsdot.wa.gov

PG: jjp

cc: SR 97, File #2
Mike Krahenbuhl, Area 1 Maintenance Superintendent