

KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

STUDY SESSION MINUTES

April 2, 2007

THOSE PRESENT: Alan Crankovich, David Bowen, Mark McClain, Randy Carbery (DPW), Doug D'Hondt (DPW), Jan Ollivier (DPW), Cristina Wollman (DPW), Brandon Drexler (DPW), Kelly Carlson (DPW)

GUESTS PRESENT: Catherine Dunn, Darryl Piercy (CDS), Scott Turnbull (CDS), Wayne Nelson, Chad Bala

PERFORMANCE GUARANTEE: Director Drexler stated that the road standards are not clear when it comes to performance guarantees. He stated that it states in one area they need to be submitted prior to final plat approval and in another area is states they need to be submitted prior to a building permit. Director Piercy stated that it could be a condition of the preliminary plat, they would have to bond it or build it prior to final plat approval. Commissioner McClain suggested we get with legal to determine what is defensible. Director Drexler stated that if it was required prior to final approval it may protect the purchaser. Wayne Nelson stated that bonding at final plat is common statewide. Commissioner Crankovich stated that he would like to get away from lot-by-lot road improvements. Commissioner Bowen stated that there are still issues with the Agricultural community in that we can't force them to build or bond right away since they don't plan to develop right away. This would make them build a road in the middle of their hay fields. This would be a situation where you would need to build or bond prior to the building permit.

Board Direction: **BOCC directed staff to require a bond prior to final plat approval.**

ROAD STANDARDS: Commissioner McClain stated that he had asked Director Drexler to put this item back on the study session agenda to clarify direction of the BOCC. Commissioner Crankovich stated that the way he understood their direction was that the 40+ lot second access would be built to emergency standards, 20' wide, 1' shoulders with a 60' easement width. Director Piercy stated that as a rule the primary and secondary access should be the same surface and that the Fire Districts should be included in the discussion on road requirements. Wayne Nelson thought that the idea was to get people out of there not to get people in, and that if both access' were paved you would get more traffic on the secondary access. Director Drexler stated that as long as the

secondary access is not gated both access' will be used. Commissioner Crankovich stated that this will need to be clarified in the Transportation Plan or Plat.

Board Direction: **BOCC direction was 20' hard surface minimum on all second accesses if for emergency access only, if it will be used for second access then it will be built to the road standard specifications.**

SUNCADIA PERF. GTY: Director Drexler stated that the resolution that Director Piercy had referred to does not specify the bonding process. He stated that in looking at Suncadia's project progress report they have approximately \$145K in improvements yet to complete out of a bond of \$22 million. Director Drexler would like to know if the Director of Public Works has the authority to reduce the bond as per the road standards?

Board Direction: **BOCC directed staff to notify them when a reduction of a bond is requested. BOCC also approved for staff to reduce the Suncadia bond.**

FOREST SERVICE EASEMENTS: Chad Bala stated that he is trying to understand the process for these. He stated that he is currently waiting for an agreement between his client and the Forest Service for an easement for an exempt segregation. Director Drexler stated that there are approximately five sections in the road standards that pertain to this. Director Piercy stated that before final approval the exempt seg. will need to get comments from the Forest Service prior to processing. He also stated that the minimum standards would be the road standards. Chad Bala asked how the County could enforce the road standards over a Forest Service Easement?

Board Direction: Commissioner Crankovich directed staff to set up a meeting with the forest service, Rodney and Lucy to work these issues out.

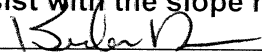
FOWLER CREEK ROAD: Chad Bala stated that Pat Deneen had gotten agreement from landowners to remove the slope. Chad had questions as to what the County would do for the project:

- 1) Stake centerline
- 2) Submit sloping requirements
- 3) SEPA process
- 4) Traffic control during project.
- 5)

Director Drexler stated that he would check with the road crew on availability for flaggers.

Board Direction: **Directed staff to assist with the slope removal as requested.**

Meeting adjourned at 2:35 p.m.



Brandon Drexler
Public Works Director