



COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St., Ellensburg WA 98926

Land Use Permitting (509) 962-7231
comdev@ci.ellensburg.wa.us

Construction Permitting (509) 962-7239
permits@ci.ellensburg.wa.us

February 4, 2025

Bradley Gasawksi
Kittitas County Planning Department
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

RE: SP-25-00001 Graf Short Plat – City of Ellensburg Comments (File # EX25-001)

Dear Mr. Gasawski,

Thank you for the opportunity to comment on the proposed Graf 2-lot Short Plat at 2601 Hannah Road, in the unincorporated Ellensburg Urban Growth Area. The City of Ellensburg has reviewed the preliminary short plat and narrative, and provides comments from:

- Mark Rud, Associate Planner
- Craig Jones, Development Coordinator
- Dan Johnson, Fire Marshall
- Darin Yusi, Gas Engineer

Luis Perez, Engineering Technician with the Light Department additionally provides the following:

COE Light Dept. Requires a 10ft utility easement along Hannah Road. Contact the County PUD if they require a 10ft easement for their pole lines on lot "A". It may be in the applicant's interest to provide an easement for the solar panels and its equipment if they are to continue to provide power to lot "B".

If you have any questions, or would like to respond to these comments, please contact Senior Planner Stacey Henderson, at (509) 925-8608 or via email at hendersons@ci.ellensburg.wa.us.

Thanks,

A handwritten signature in black ink, appearing to read "Mark Rud", is written over a light blue horizontal line.

Mark Rud
Associate Planner



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DATE: February 4, 2025

FROM: Mark Rud, Associate Planner

THRU: Dan Carlson, Community Development Director

FILE #: EX25-001 – County File SP-25-00001

RE: Proposed Graf 2-Lot Short Plat

LOCATION: 2601 Hannah Rd – Parcel ID # 841133

The "Interlocal Agreement Between The City of Ellensburg and Kittitas County Concerning Annexation and Development Within the Ellensburg Urban Growth Area" was executed December 20, 2021, adopted by Kittitas County Resolution No. 2022-013 January 18, 2022. The Agreement requires unincorporated development within the Ellensburg UGA to meet certain City standards. Section 11.4 includes subdivisions among Project Permit Applications subject to applicable LDC standards.

Section 6.1 requires unincorporated UGA developments meet LDC regarding "land uses, setback standards, [and] density requirements" as modified by Agreement Exhibit C.

The property's County zoning designation is Urban Residential. Exhibit C-5 applies the LDC's Residential Suburban (R-S) zoning standards to this County zone.

No LDC standards of the Agreement apply to the short plat in and of itself, as the intensity standards of the R-S District re. lot size and frontage are "None."

Ellensburg Planning noted solar panels on proposed Lot A, presumably providing power to the residence on proposed Lot B. Applicant may wish to consider recording a private easement for these panels and its electrical service that crosses lot boundaries on the face of the plat.

The City appreciates continued consultation with the County at the time development applications are submitted, to ensure proposals' conformance with LDC land uses, densities, and setbacks per Section 6.1 and Exhibit C of the Agreement.



CITY OF ELLENSBURG

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

Memorandum

Date: January 27, 2025

To: Bradley Gasawski, County Planner

From: Craig Jones, Development Coordinator *CJ*

Thru: Derek Mayo, City Engineer *DKM*

Re: County SP-25-00001 Graf – EX25-001

The City Public Works Department has no direct comment at this time on the proposed short plat at 2601 Hannah Rd. Applicant is cautioned that future development of these parcels may trigger utility extensions and street frontage improvements. City water is available to be extended to serve the property from Bender Rd. No sewer available to serve the property.

Public Works will comment on all future development of the property at time of development. Future land use actions or construction may trigger additional easements or right of way dedications along with utility and street improvements.





Fire Marshal
509-856-4455 cell
509-933-7241 office
prevention@kvfr.org

Fire Marshal Short Plat Comments

Project: Short Plat Graf EX25-001
Permit#: SP-25-00001 / EX25-001
Occupancy Type: R
Date: 01/27/2025

Comments:

- 1) Must meet current IFC and City of Ellensburg Code requirements at the time of construction for the occupancy classification and construction type. Will be required to meet current IFC and City of Ellensburg Code anytime there is a change in occupancy classification.
- 2) Standard Addressing per City Code requirements to include ADU units if applicable.
- 3) Fire dept. access and turnarounds per IFC Section 503 and Appendix D. Fire department access roads shall be a minimum of 20' wide, access roads shall be a minimum of 26' wide in the vicinity of fire hydrants. No parking signs shall be posted on one or both sides of the fire access road depending on width. Fire dept. access roads cannot exceed 150' in length without an approved turnaround per IFC Appendix D. Road surfaces must be rated for a minimum of 75,000 lbs. or City of Ellensburg Road standard if it requires a higher rating.

Thank you,

Dan Johnson
Fire Prevention Captain
Fire Investigator, IAAI FIT
Kittitas Valley Fire & Rescue
400 E. Mountain View Ave, Ellensburg WA 98926
Office: 509.933.7241
Cell/Text: 509.856.4455
Fax: 509.933.7245
prevention@kvfr.org





Public Works & Utilities Department


Natural Gas Division

501 North Anderson Street; Ellensburg, WA 98926

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

www.ci.ellensburg.wa.us

Memorandum

Date: January 22, 2025
To: Bradley Gasawski, Kittitas County Community Development
From: Darin Yusi, Gas Engineer 
Re: Graf Short Plat – KC25-001 / SP-25-00001

The following are the City of Ellensburg Gas Division comments for the proposed short plat at 2601 Hannah Road.

Natural Gas:

There is a natural gas utility map attached showing the existing infrastructure in the vicinity of the proposed project. The existing residence has a service line that runs from Hannah Rd to the northeast corner of the residence.

There are no direct requirements by the City Gas Division for the proposed short plat as presented.

If at any time in the future natural gas is desired for new buildings, please visit the City webpage or call the City Energy Services Department for information on natural gas service.

Statement from the Gas Division regarding the new building/energy codes: *With growing concerns about whether existing or new buildings can utilize natural gas, I would like to inform the applicant that there have been no laws, codes, or rules in Washington State or with the City of Ellensburg prohibiting the use of natural gas. The new building/energy codes that went into effect on March 15, 2024, have more stringent energy code requirements for certain buildings that **may** increase costs to utilize natural gas. However, none of the code changes prohibit natural gas use.*

For any further questions or clarifications regarding these comments or the proposed project, please contact myself at 509-962-7229.



**Know what's below.
Call before you dig.**

Remember to always call 811 (the One-Call Underground Utility Notification Center) prior to any excavation on private property or in the right-of-way.



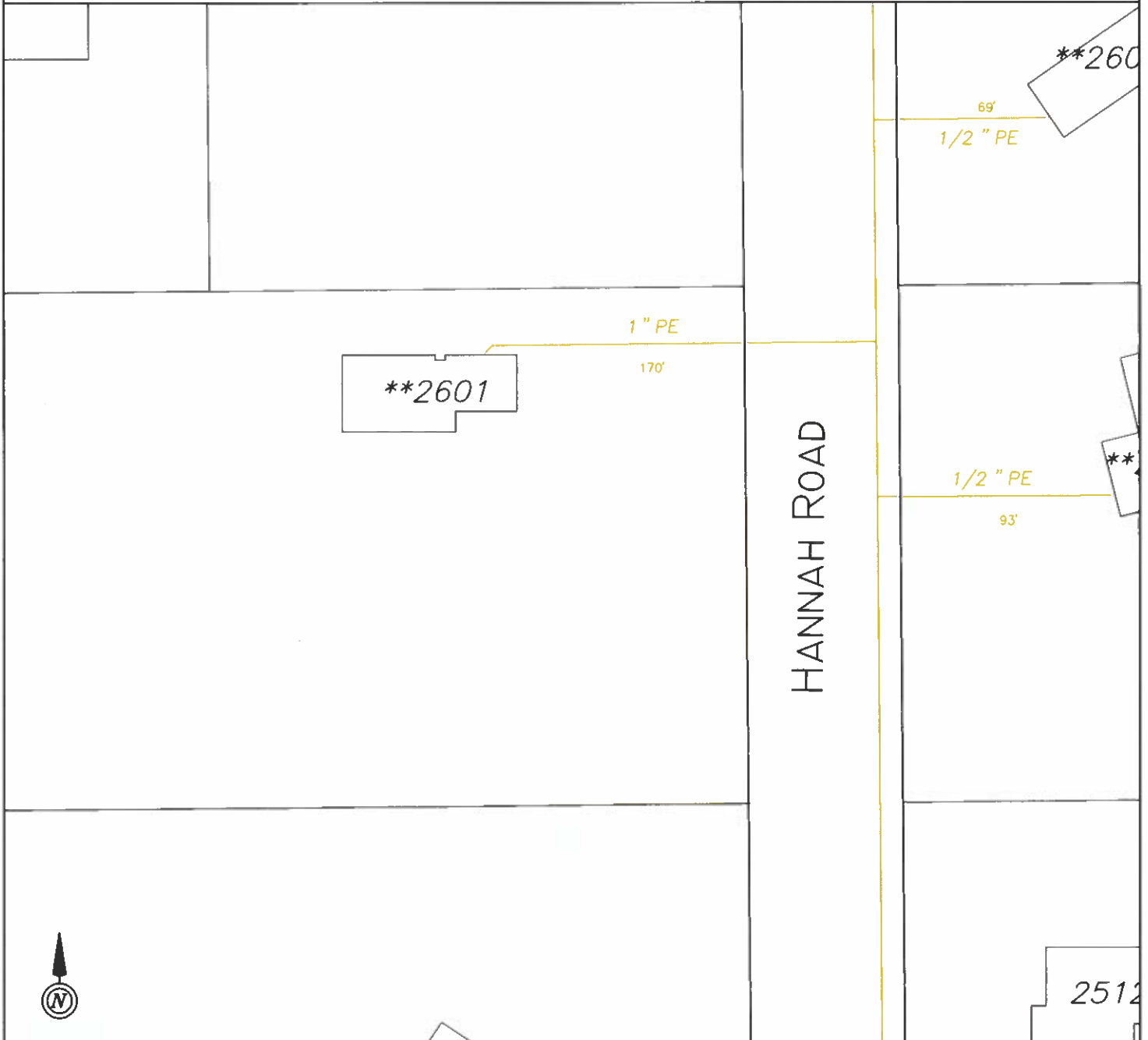
CITY OF ELLENSBURG
NATURAL GAS DIVISION
UTILITY MAP REQUEST INFORMATION

PROJECT ADDRESS
2601 HANNAH ROAD

DATE
01/22/2025

CONTACT NAME
JOHN & LINDA GRAF

WORK PHONE



QUESTIONS: DARIN YUSI 509-962-7229

DISCLAIMER:
THE CITY OF ELLENSBURG GAS DIVISION 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.



Know what's below.
Call before you dig.