



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, CDS
FROM: Christina Wollman, Planner II *CW*
DATE: January 16, 2013
SUBJECT: Arnott BL-12-00034

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

Our department recommends final approval with the following conditions:

- a. An easement for a cul-de-sac shall be established at a point on the 40' easement where two or less lots are served.
- b. Road construction standards for lots 1, 2, 4 and 5 will remain the same as required in the Boddy Short Plat SP-05-17 and the R. Arnott Short Plat SP-05-96 with the addition of the cul-de-sac. The road and cul-de-sac must be constructed or bonded for prior to issuance of an occupancy permit for the Boddy Short Plat and building permit for the R. Arnott Short Plat.
- c. Lot 3 must construct an approach off the county road that meets the standards for construction of the 22' wide private road prior to receiving a building permit.
- d. All lots within the BLA must access from the 40' private access easement off Wilson Creek Road.
- e. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- f. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- g. 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.
- h. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- i. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- j. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.

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