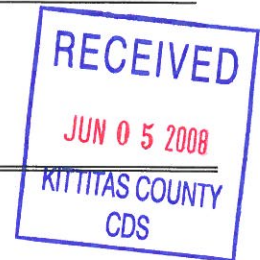


KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM



TO: Mackenzie Moynihan, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: June 2, 2008
SUBJECT: Laukala CUP-08-07

Public Works told the applicant Secret Canyon Road would need to be improved to conform to Kittitas County Road Standards during the pre-application meeting. The purpose of the improvement is primarily for emergency vehicle access and not because of the increased traffic on the road. The solution proposed by the applicant – picking up campers at the entrance – does not address emergency access and does not conform with KCRS.

The following are conditions Public Works will place on the Conditional Use Permit in order for the road to conform to KCRS. The applicants are encouraged to contact Public Works to discuss these conditions prior to the CUP conditions being issued. Any variances requested by the applicant will need to be addressed prior to the Board of Adjustment hearing.

1. 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, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of the Conditional Use Permit.
2. Private Road Improvements: Secret Canyon Road shall be constructed to meet or exceed the conditions of a Low-Density Private Road. The entire roadway width, not including shoulders, must be constructed in the same material. The roadway will need to have either a 20' gravel surface or the existing surface widened to 20'. See Kittitas County Road Standards, 9/6/05 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 12%.
 - e. Stopping site distance, reference AASHTO.

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- f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. 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.
 - j. All easements shall provide for AASHTO radius at the intersection of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
3. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed on the subject property. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
4. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
5. 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.
6. 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.
7. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.