



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Taylor Gustafson, Environmental/Transportation Planner
DATE: March 26, 2019
SUBJECT: LPF-19-00003 Palomino Fields Division 2

TG

Please find Public Works final review comments below:

Planning:

1. Timing of Improvements: 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 a building permit for any of the structures within the proposed plat.
2. Private Road Name: A private road name application needs to be submitted for the new private road serving the Palomino Fields Plat.
3. Plat Note 13: Road is labeled on the face of the plat as Roan Road and is showing as Moan Road in the plat notes.
4. Any additional stormwater runoff shall be managed onsite.

Survey: Required Changes

Sheet 1

5. The exclusive use statement refers to the named parties in the Surveyors statement.
6. There are no named parties in the surveyor's statement (multiple sheets).
7. The proposed division actually involves a number of parcels, owned by two separate entities. The limits of all the involved parcels need to be surveyed with locations shown on the face of the plat. The concept of a "Parent Parcel" is the original lands involved, prior to proposed subdivision. The practice of outlining the project limits, and labelling them to be the parent parcel, is contrary to standard survey practice. Also note that the remaining area of the involved lots will need to be labeled with a lot, parcel or tract name as well as an area.

Sheet 2

8. As the Easternmost boundary lines of lots 1-7 fall against the town ditch canal, it is assumed that the canal boundary is coincident with the lot boundaries. It is also assumed that the

areas shown as being “more or less” may reflect the ambulatory nature of bodies of water OR the necessity of lot owners to be able to make claim to additional lands in the event additional data is discovered locating the deed description of the canal. A note explaining such would greatly assist future parties.

9. In the legend, the text adjacent to the fourth symbol has a questionable date. If dates unknown, not labelling any date at all would be sufficient.
10. Curve 2 contained within the curve table appears to be incorrect, as it does not match the closure report.

Sheet 4

11. Plat note 6 refers to a property corner, and should reference a property line.
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13. Plat note 13 is attempting to apply future limitations on dedicated right of way. The only easement rights that remain on right of way dedication are reversionary rights, which would return the lands to the underlying land owner ONLY if and when the county chose to vacate those lands. It cannot be a conditional dedication of right of way.
14. As an acceptable alternative, I would suggest a 60' wide right of way dedication, together with a temporary access easement, with sunset language included detailing the termination conditions or date of the easement.
15. Plat note 14 is attempting to vacate lands previously dedicated to the public. A plat is not the legal apparatus to perform these actions. If a vacation is desired, applicant would need to complete a “vacation application”, and it to be reviewed, discussed and approved by the county commissioners.
16. The original property descriptions as shown do not describe the lands surveyed by this plat, nor do they match the title report of record.
17. Note 6 of the surveyor’s narrative appears to be an incomplete statement.
18. 12. A statement detailing the purpose of the survey, together with the filing number should be included on the face of the plat.

Sheet 5

19. Meets and bounds description of platted parcel not required. See 2 of this memo.
20. The lands involved are actually owned by two entities. Cle Elum Pines East, LLC, and Cle Elum Pines West, LLC. Dedications and Acknowledgements for each owner will need to be included on the plat.