

KITTITAS COUNTY  
DEPARTMENT OF PUBLIC WORKS  
PUBLIC HEARING STAFF REPORT

**AGENDA DATE:** January 2nd, 2018

**ACTION REQUESTED:** Set a Public Hearing to consider the vacation of a portion of Perry Road and right of way.

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**BACKGROUND:** During the summer of 2017, Kittitas County Public Works held several onsite meetings with Phil Hull a representative of Zirkle Fruit Company discussing options for access to accommodate a growing agricultural operation along Perry Road.

Kittitas County Code allows for one access off of a County Road per parcel with an optional second access for agricultural purpose. The operational need along the Southern half of Perry Road has required Zirkle Fruit to look at options to have and maintain several access points, truck turn arounds, staging, and loading areas for fruit production.

Zirkle Fruit is the sole owner of all land south of the Kittitas Reclamation District canal along Perry Road. This prompted Public Works to recommend Zirkle Fruit to submit a road vacation application allowing them to control operation along this portion of Perry Road to better accommodate their operation and alleviate the public road requirements that were hindering their needs.

Perry Road no longer services multiple landowners south of the aforementioned canal rendering the need for a public road inapplicable. Zirkle Fruit expressed concern with the potential of being required to purchase the road right of way, the cost of the road vacation application without any certainty of success, and the loss of future road maintenance.

Public Works requested the opinion of the Prosecuting Attorney's office on the whether or not compensation

of fair market value for the road right of way would be required in order to vacate. The resolution was that the language is such that compensation may be required but does not need to be in order to vacate. Public Works shared this information with Zirkle Fruit Company and received a road vacation application and accompanying fee for a portion of Perry Road.

Public Works recommends setting a public hearing to consider the vacation as the public will be benefited by its vacation and abandonment due to the reduction in maintenance and lack of public interest due to the change of land ownership and surrounding agricultural operations.

- INTERACTION:** Public Works, Phil Hull-Zirkle Fruit Company
- RECOMMENDATION:** Set a Public Hearing for February 6th, 2018 at 2pm to consider the vacation of a portion of Perry Road and right of way.
- HANDLING:** Return signed copy of public hearing notice to Public Works
- ATTACHMENTS:** Public hearing notice  
Road Vacation Application
- LEAD STAFF:** Lucas Huck, County Engineer

**Public Notice**  
**Kittitas County, Ellensburg WA**

The Board of Kittitas County Commissioners will meet at 2:00 pm on February 6, 2018 in the Commissioner's Auditorium located at the Kittitas County Courthouse, 205 W. 5th, Room 109, Ellensburg, Washington to consider the vacation of a portion of Perry Road and Right of Way.

More information is online at <http://www.co.kittitas.wa.us/notices/>.

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Clerk of the Board

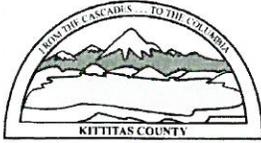
Publish:

Daily Record: 01/23/18; 01/30/18

For more information, contact Public Works

Anyone with an interest in this matter is urged to attend said hearing where all testimony will be taken. Written comments may be received at 205 W 5th Ave. STE 108, Ellensburg, WA 98926 at or prior to the hearing.

Kittitas County complies with all ADA requirements.



**KITTITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

**Road Vacation Application**  
**Fee: \$4,205.00**

**Applicant / Designated Agent**

Name Zirkle Fruit Company  
Address PO Box 190, Selah WA 98942  
Phone Number 509-697-6101

**Property Owners Adjacent to Vacated Area (If Necessary Attach more sheets as needed.)**

Name Zirkle Fruit Company  
Address PO Box 190, Selah WA 98942  
Phone Number 509-697-6101

Name Eric S. Moe and ~~Andrei~~ Peter & Molly Nisbet  
Address 906 E. 4th Ave Ellensburg, WA 98926  
Phone Number \_\_\_\_\_

**Location (Any of the following, please be as accurate as possible)**

*Kittitas County Public Works is willing to assist with this process if the applicant or designated agent requests assistance.*

**Legal Description:**

Lerry Road right of way from approximate  
mile post .45 just south of the Irrigation  
canal to the ending mile post.  
OR

411 N. Ruby, Suite #1  
Ellensburg, WA 98926

TEL (509) 962-7523  
FAX (509) 962-7663

Vacated from Mile Post Approx. .45 to Mile Post 1.01 or EOR

Vacated from End of Driveway at 761 Perry Road to Driveway at 1643 Perry Road

**Reason for Request:**

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**Additional Notes or Comments:**

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**Please submit completed application and application fee to:**

**Kittitas County Public Works**

**411 North Ruby, Suite 1**

**Ellensburg, WA 98926**



Kittitas County Office Of The Treasurer  
Brett Wachsmith, Treasurer  
205 W 5th Avenue, Suite 102  
Ellensburg, Wa 98926  
Phone (509)962-7535 Fax (509) 933-8212

Cash Receipts

Receipt Number: 2017-6319 Date: 10/02/2017

Received From: PW FRONT COUNTER SALES 9/29 - Christina

Check Amount: \$4,355.00  
Cash Amount: \$0.00  
Other Amount: \$0.00  
Total Amount: \$4,355.00

Deputy: AMYC Receipt Type: CHK

Template:

Comments:

CSR 2017-4565

PW# 002571. SAMMAMISH CHK#6251. ZIRKLE CHK# 129668. CASTO'S CHK# 6992. YAK RV CHK#2697. CARDWELL CHK# 3918.

<u>FundCode</u>	<u>GLCode</u>	<u>Description</u>	<u>Amount</u>
106	34589002	GRADING >500 - SAMMAMISH CHK# 6251	\$1,250.00
106	34490105	RD VACATION APP - ZIRKLE CHK# 129668	\$2,000.00
106	32240102	ACCESS/ADDRESS - CASTO'S CHK# 6992	\$330.00
106	34589001	GRADING <500 - YAK RV CHK# 2697	\$505.00
106	32240101	ACCESS - CARDWELL CHK# 3918	\$270.00
Total Amount:			\$4,355.00

Kittitas County Treasurer's Office

Submitted By: AMY CZISKE



Kittitas County Office Of The Treasurer  
Brett Wachsmith, Treasurer  
205 W 5th Avenue, Suite 102  
Ellensburg, Wa 98926  
Phone (509) 962-7535 Fax (509) 933-8212

Cash Receipts

Receipt Number: 2017-7738 Date: 11/30/2017

Received From: PW-CASH REGISTER FRONT COUNTER SALES-CHRISTINA

Check Amount: \$2,535.00  
Cash Amount: \$0.00  
Other Amount: \$0.00  
Total Amount: \$2,535.00

Deputy: CECILIAR Receipt Type: CHK

Template:

Comments:

CSR 2017-5551  
CK# 3065 - GRAY; CK#133508 - ZIRKLE

<u>FundCode</u>	<u>GLCode</u>	<u>Description</u>	<u>Amount</u>
106	32240102	ACCESS/ADDRESS - GRAY CK#3065	\$330.00
106	34490105	RD VACATION - ZIRKLE FRUIT CK#133508	\$2,205.00
Total Amount:			\$2,535.00

Kittitas County Treasurer's Office  
Submitted By: CECILIA RAHME

509-969-2832



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

## ACCESS AND ADDRESS APPLICATION

Rec # 1273

Application for:  Address \$100.00  Access \$270.00  Access and Address \$330.00  
Payment Method:  Check 0127794  Cash

Owner Name ZIRKLE Fruit Company  
Mailing Address PO Box 190, Selah WA 98942

Permit # AC-17-00123

Phone Number 509 697 6101  
Email Address jessicap@zirklefruit.com



Applicant Name Same as Owner  
Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_  
Email Address \_\_\_\_\_

DEPT OF PUBLIC WORKS

DATE STAMP

### Request Access and/or Address for:

- Approved Subdivision
- Pending Subdivision
- Agricultural Access
- Single Family Dwelling
- Commercial Access
- Temporary Access
- Other \_\_\_\_\_

Number of Lots to be served by the Access: 1

Assessor's Map No.: 17-19-33010-0015

Plat Name \_\_\_\_\_ Lot \_\_\_\_\_

Road Name of Access Location: Perry Rd.

Distance and Direction to Nearest Intersection or Adjacent Address: \_\_\_\_\_

Desired Width of Driveway: 40" (Minimum Width Requirement is based on length of driveway)

### CALL BEFORE YOU DIG 1-800-424-5555 OR 811

Applicant is responsible for calling for underground utility locates 48 hours prior to construction.

- I have attached a site map with details on the access, driveway and any buildings (existing or proposed).
- Applicant will stake along right-of-way to mark desired location of access.
- Applicant agrees to perform the work in compliance with the Kittitas County Road Standards and the requirements on the Access Permit.
- Applicant certifies that the access applied for is only for the purpose indicated.

Applicant declares he/she is the owner or owner's agent of the real property whose access is under construction.

Applicant Signature [Signature] Date 5-11-2017

**Reviewers Notes:**

NEW ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ ZIP: \_\_\_\_\_

PRIVATE ROAD CERTIFICATION REQUIRED PRIOR TO \_\_\_\_\_

ACCESS REQUIREMENTS PRIOR TO BUILDING PERMIT:

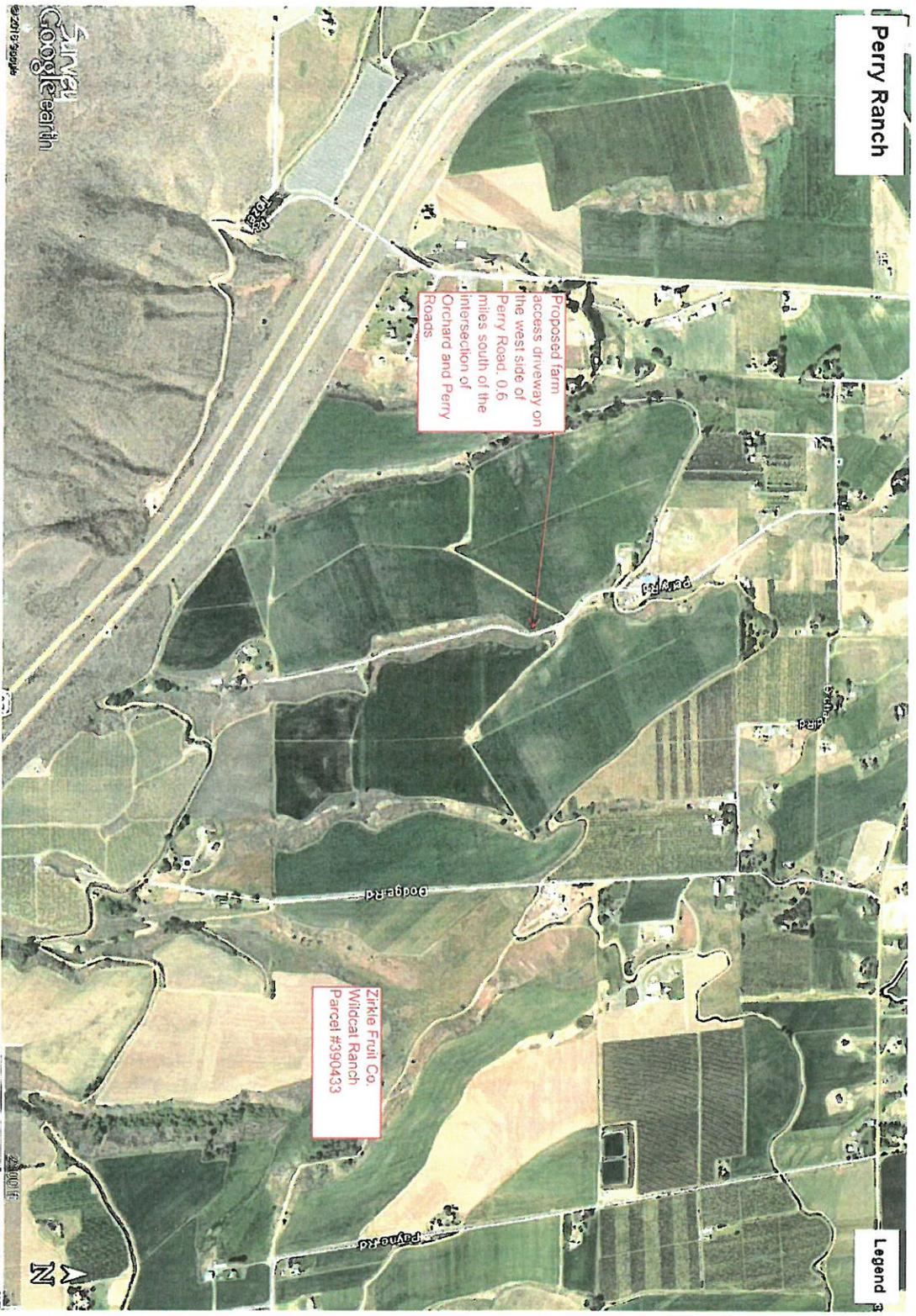
- PAVED APRON REQUIRED – WSDOT DESIGN STANDARDS
- CULVERT REQUIRED-MUST BE BEDDED ON A MINIMUM OF 4" OF 5/8 GRAVEL OR EQUIVALENT
  - Minimum Culvert Diameter: \_\_\_\_\_ Inches
  - Minimum Beveled End Length: \_\_\_\_\_ Feet
  - Total Culvert Length: \_\_\_\_\_ Feet
  - Minimum Cover of: \_\_\_\_\_ Inches
- 4:1 BEVELS REQUIRED ON CULVERT ENDS
- CONSTRUCT APRON(FIRST 20 FEET) WITH NO MORE THAN 6% GRADE
- COMPACTED GRAVEL SURFACE LAYER REQUIRED
- 10 FOOT TURNING RADIUS ON APRON
- SIDE SLOPES OFF OF APRON NOT TO EXCEED A 4:1 SLOPE
  
- PERMIT EXPIRES ON: \_\_\_\_\_

DRIVEWAY REQUIREMENTS PRIOR TO OCCUPANCY PERMIT:

- DRIVEWAY NOT TO EXCEED 15% GRADE
- DRIVEWAYS LESS THAN 150 FEET IN LENGTH TO BE A MINIMUM OF 12 FEET WIDE WITH COMPACTED GRAVEL SURFACE LAYER
- DRIVEWAYS LONGER THAN 150 FEET IN LENGTH TO BE A MINIMUM OF 16 FEET WIDE WITH COMPACTED GRAVEL SURFACE LAYER
- DRIVEWAY SET BACK OF 5 FEET FROM SIDE PROPERTY BOUNDARIES
- SIDE SLOPE OFF DRIVEWAY SURFACE LAYER NOT TO EXCEED A 2:1 SLOPE

<b>NOTES:</b>		
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_____		
Reviewers Signature	Title	Date
_____	_____	_____
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Perry Ranch

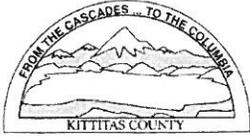


Proposed farm access driveway on the west side of Perry Road, 0.6 miles south of the intersection of Orchard and Perry Roads

Zirkle Fruit Co.  
Wildcat Ranch  
Parcel #390433

Legend





KITITITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.: 00033892**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 012293

**Date:** 5/12/2017

**Applicant:** FRUIT CO ZIRKLE

**Type:** check # 0127794

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
AC-17-00123	PUBLIC WORKS ACCESS	270.00
	Total:	270.00