



# **Kittitas County Hearing Examiner Public Hearing**

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**Haybrook Farms Ph. 3 Long Plat  
(LP-22-00003)**

September 22, 2022

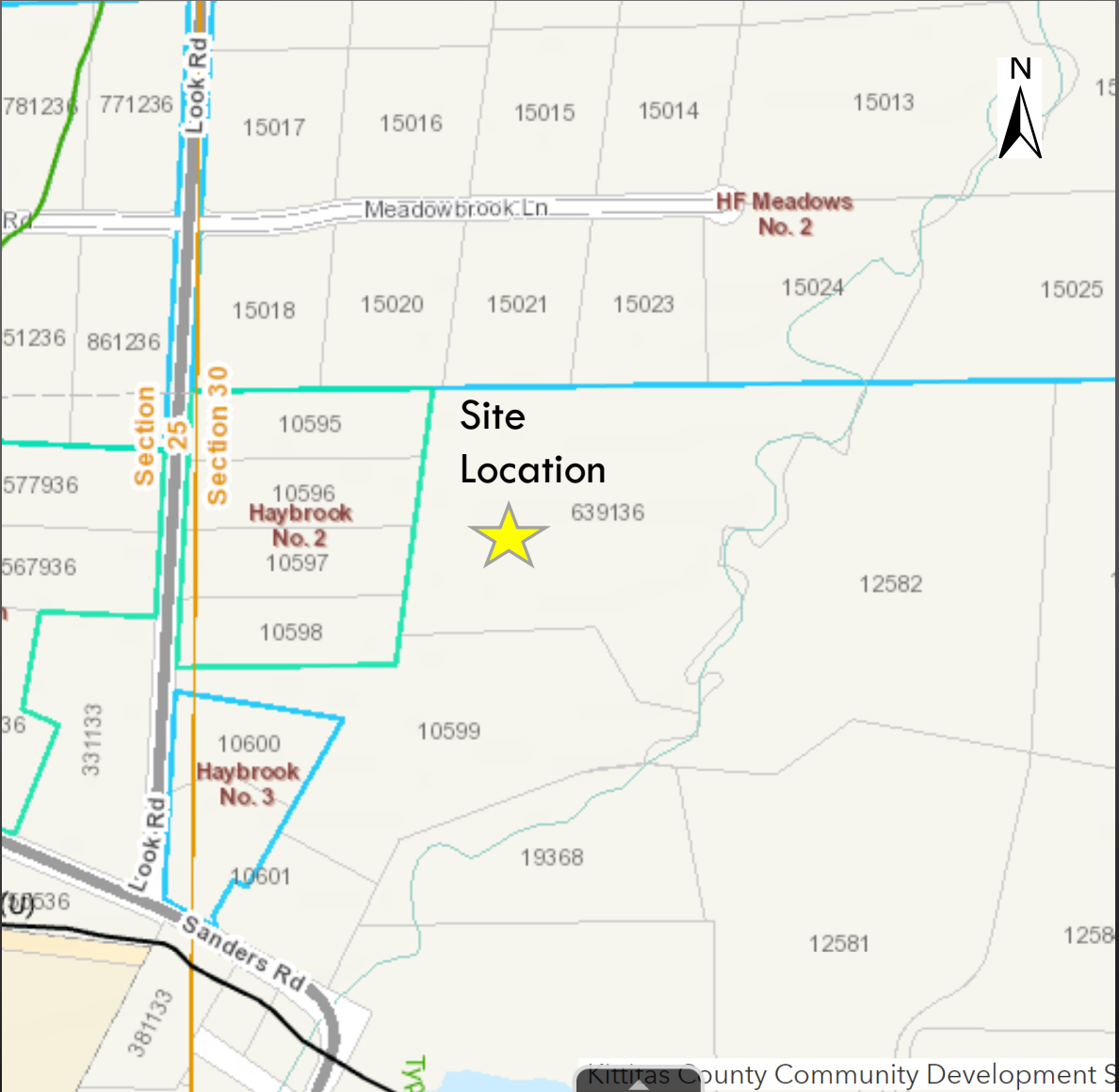
# HAYBROOK FARMS PH. 3

## LP-22-00003

### Project Description

- Haybrook Land Holdings LLC submitted an application for a 9-lot plat on 1 parcel of land totaling 14.09 acres of land that is zoned Urban Residential within Urban Growth Area of the City of Ellensburg. The property is also located within the Inner Turning Zone of the Airport Overlay Zone for Bowers Field. The proposed lots vary in size from 1.02 acres to 3.07 acres.

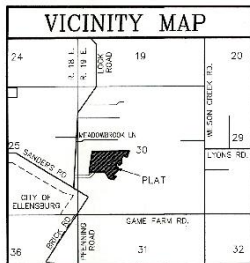
# HAYBROOK FARMS PH. 3 SITE



Access is from Look Road



# HAYBROOK FARMS PH. 3 PRELIMINARY PLAT DRAWING



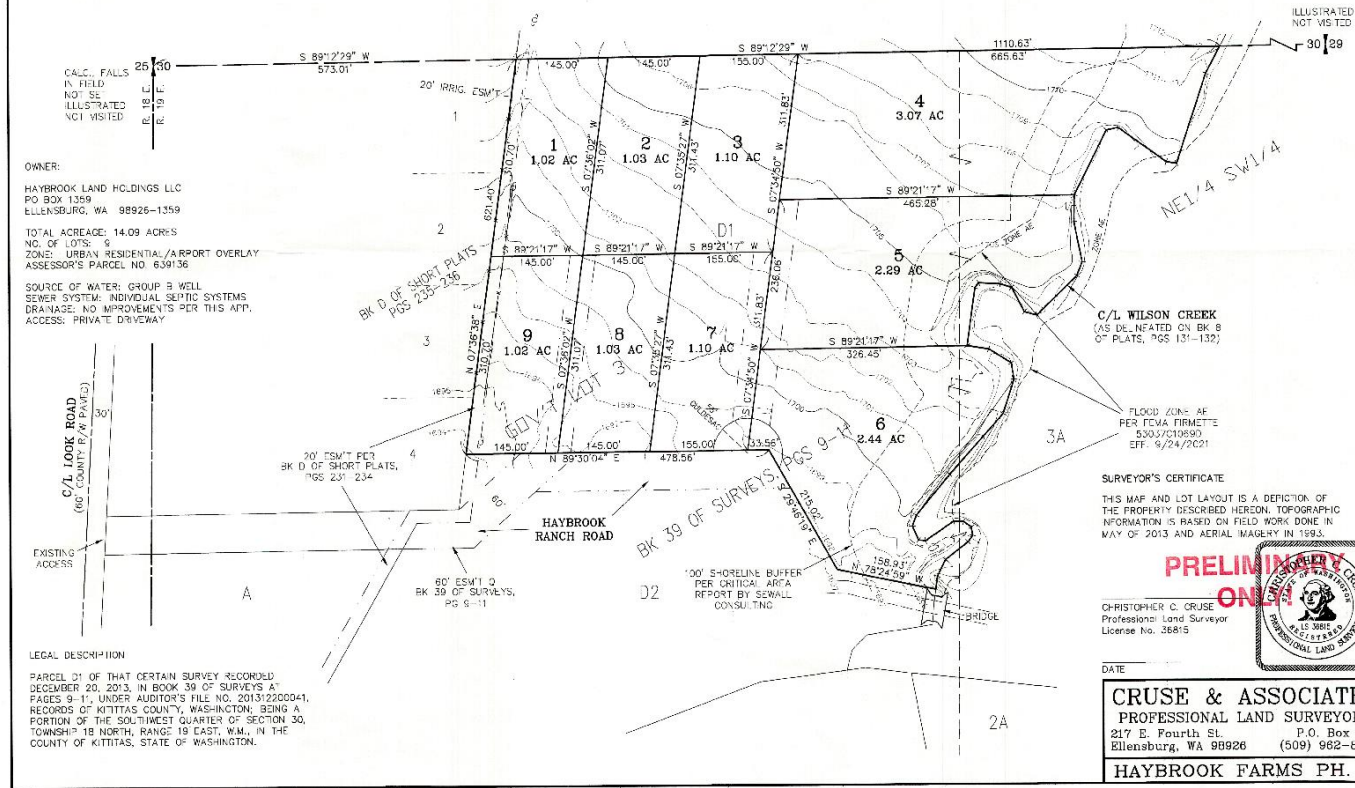
HAYBROOK FARMS PHASE 3  
PART OF SECTION 30, T. 18 N., R. 19 E., W.M.  
KITITAS COUNTY, WASHINGTON  
- PRELIMINARY PLAT -

RECEIVED  
JUN 24 2022  
Kittitas County CDS



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 36815"
- FOUND P.N. & CAP
- FENCE
- - - EASEMENT



OWNER:  
HAYBROOK LAND HOLDINGS LLC  
PO BOX 1359  
ELLENSBURG, WA 98926-1359

TOTAL ACREAGE: 14.09 ACRES  
NO. OF LOTS: 9  
ZONE: URBAN RESIDENTIAL/AIRPORT OVERLAY  
ASSESSOR'S PARCEL NO. 639136

SOURCE OF WATER: GROUP B WELL  
SEWER SYSTEM: INDIVIDUAL SEPTIC SYSTEMS  
DRAINAGE: NO IMPROVEMENTS PER THIS APP.  
ACCESS: PRIVATE DRIVEWAY

LEGAL DESCRIPTION  
PARCEL D1 OF THAT CERTAIN SURVEY RECORDED  
DECEMBER 20, 2013, IN BOOK 39 OF SURVEYS AT  
PAGES 9-11, UNDER AUDITOR'S FILE NO. 201312200041,  
RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A  
PORTION OF THE SOUTHWEST QUARTER OF SECTION 30,  
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE  
COUNTY OF KITITAS, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE  
THIS MAP AND LOT LAYOUT IS A DEPICTION OF  
THE PROPERTY DESCRIBED HERON. TOPOGRAPHIC  
INFORMATION IS BASED ON FIELD WORK DONE IN  
MAY OF 2013 AND AERIAL IMAGERY IN 1993.

**PRELIMINARY**  
**ONLY**

CHRISTOPHER C. CRUSE  
Professional Land Surveyor  
License No. 36815

DATE \_\_\_\_\_

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242  
HAYBROOK FARMS PH. 3



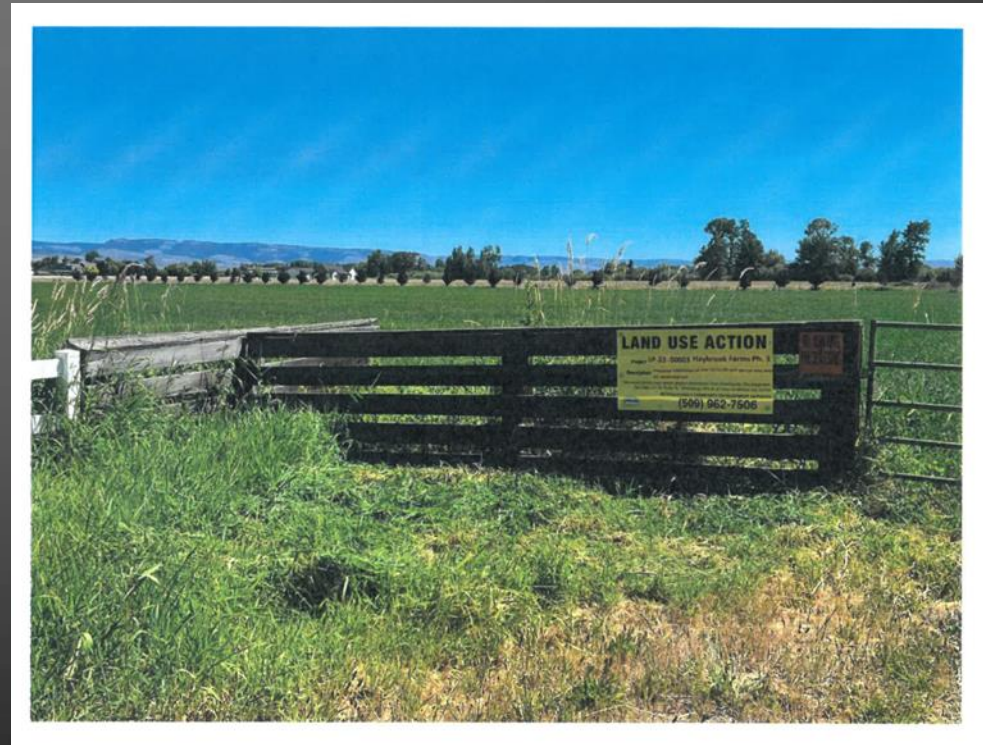
# HAYBROOK FARMS PH. 3 APPLICATION TIMELINE

- Application submitted June 24, 2022.
- Application determined complete on July 18, 2022.
- Site posted on July 20, 2022.
- Notice of Application (NOA) was issued on July 26, 2022. The notice was sent to State and Local Agencies and neighbors within 500 feet of the proposal's contiguous tax parcels and published in the County newspaper of record in accordance with KCC 15A.



# HAYBROOK FARMS PH. 3 APPLICATION TIMELINE (CONT.)

- The comment period ended on August 10, 2022
- Comments were received from various agencies
- No public comments were received





# HAYBROOK FARMS PH. 3

## LP-22-00003

### Environmental Review

- A SEPA checklist was submitted with the application and processed concurrently under the optional DNS process in WAC 197-11-355.
- CDS performed a Critical Areas Review of the parcel and identified Wilson Creek as a Type S (Shoreline) stream as well as floodplain on the property.
- The applicant submitted a Critical Areas Report with the application that also identified Wilson Creek as a Type S stream under the County's shoreline code. There were no wetlands found on the property.
- After considering comments from various agencies, CDS issued a Mitigated Determination of Non-Significance (MDNS) on September 1, 2022. The mitigated conditions included denotation of Wilson Creek on final surveys as well as the floodplain. It also included an inadvertent discovery plan for cultural resources

# HAYBROOK FARMS PH. 3 PLAT

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### Agency Comments

#### Washington State Department of Health – Office of Drinking Water (DOH-ODW)

- DOH-ODW commented that the applicant needs to communicate with Ecology even if separating their projects into smaller pieces as all of the development would be considered a single project and drinking water use needs to be evaluated as a collective
- They commented that a Group B water system would be evaluated entirely under the Kittitas County Health administrative authority

#### Snoqualmie Tribe

- Snoqualmie Tribe commented that they have cultural resource concerns but defer to more proximate tribes.

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## Agency Comments

### City of Ellensburg- Natural Gas Division

- The City of Ellensburg Natural Gas Division mentioned that the applicant's parcel is within the City's Natural Gas Territory. They commented that there are no requirements in regards to the proposed subdivision and if there is a desire to have the lots be served by Natural Gas that the applicant will need to work with them to coordinate the construction and layout of gas facilities.

### Washington State Department of Fish & Wildlife (WDFW)

- WDFW appreciated the designation of Wilson Creek and floodplain on the plat map. They commented on the importance of Wilson Creek and said that support is available to the landowners to enhance riparian habitat.

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## Agency Comments

### Kittitas County Public Health (KCPH)

- KCPH commented on the proposed Group B well and septic systems. They mentioned that the applicant has to prove legal and physical availability for all new uses of water on the proposed lots and that soil logs need to be done for individual sewage disposal systems are contemplated.

### Kittitas Reclamation District (KRD)

- KRD commented that the property lies within the KRD district and will be required to meet KRD General Subdivision Guidelines.
  - ❖ Staff has conditioned this proposal to require a Group B water system be installed and soil logs done prior to final plat approval. Staff also conditioned this proposal to meet KRD General Subdivision Guidelines.

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### Agency Comments

#### Department of Archaeology and Historic Preservation (DAHP)

- DAHP Commented that there is a high probability of encountering cultural resources on the site due to the proximity of Wilson Creek. They recommended a professional archaeological survey be done.

#### Community Development Services – Building and Fire (CDS Building)

- CDS Building Department commented that all new structures must be permitted and built to the current adopted building codes at the time of plan submittal. They also commented that all accesses and roads need to be compliant with the 2018 IFC including Appendix D and Public Works requirements. They mentioned that fire flow requirements are per the 2018 IFC including appendices B & C and to contact the Fire Marshal's office regarding fire flow and hydrant requirements.

❖ Staff has conditioned this proposal to meet fire code requirements and an inadvertent discovery plan from the SEPA MDNS

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## Agency Comments

### Kittitas County Public Works (KCPW)

- KCPW commented that this application is subject to the latest revision of the Kittitas County Road Standards, dated 2015. They gave conditions about driveways, grading, road certification and talked about roads and utilities within the Urban Growth Area (UGA). They also mentioned about flood, survey notes and water mitigation
  - ❖ Staff has conditioned this proposal to meet UGA road requirements and conditions related to driveways and grading as well as survey, flood and water mitigation concerns.



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## Public Comments

No public comments were received for this proposal



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- All of the comments received were transmitted to the applicant at the end of the comment period on 8-16-22. The applicant responded only to Public Works comments about road access and standards within the Urban Growth Area and Airport Overlay District.
- Staff has reviewed all of the application materials and comments received. The proposal was reviewed for its consistency with Kittitas County Code (KCC) and the Comprehensive Plan. The specifics of the review can be found in the Staff Report provided in your review materials.



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### Consistency

Staff finds the project to be consistent, as conditioned, with:

- Kittitas County Comprehensive Plan
- KCC Title 12 Roads and Bridges
- KCC Title 15 Environmental Policy
- KCC Title 16 Subdivisions
- KCC Title 17 Zoning
- KCC Title 17A Critical Areas
- KCC Title 17B Shorelines
- KCC Title 20 Fire & Life Safety



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### Recommendation

Staff recommends **APPROVAL** of the proposed Long Plat subject to the conditions identified in the Staff Report.

