

**From:** [Matt Boast](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** RE: SP-22-00002 Haybrook Land Holdings - Notice of Application  
**Date:** Thursday, February 10, 2022 9:28:22 AM  
**Attachments:** [image001.png](#)

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Jeremiah-

See the attached screenshot of the PUD service area. There are not PUD lines within the development area.

Power is available from PUD, but would need to be extended along County Right of Way to the entrance of the Haybrook Plat.

**Matt Boast**  
**General Manager**  
**PUD #1 of Kittitas**  
**County**

1400 Vantage Highway  
Ellensburg, WA 98926  
Phone: 509-933-7200 Ext 804  
Fax: 509-933-7190



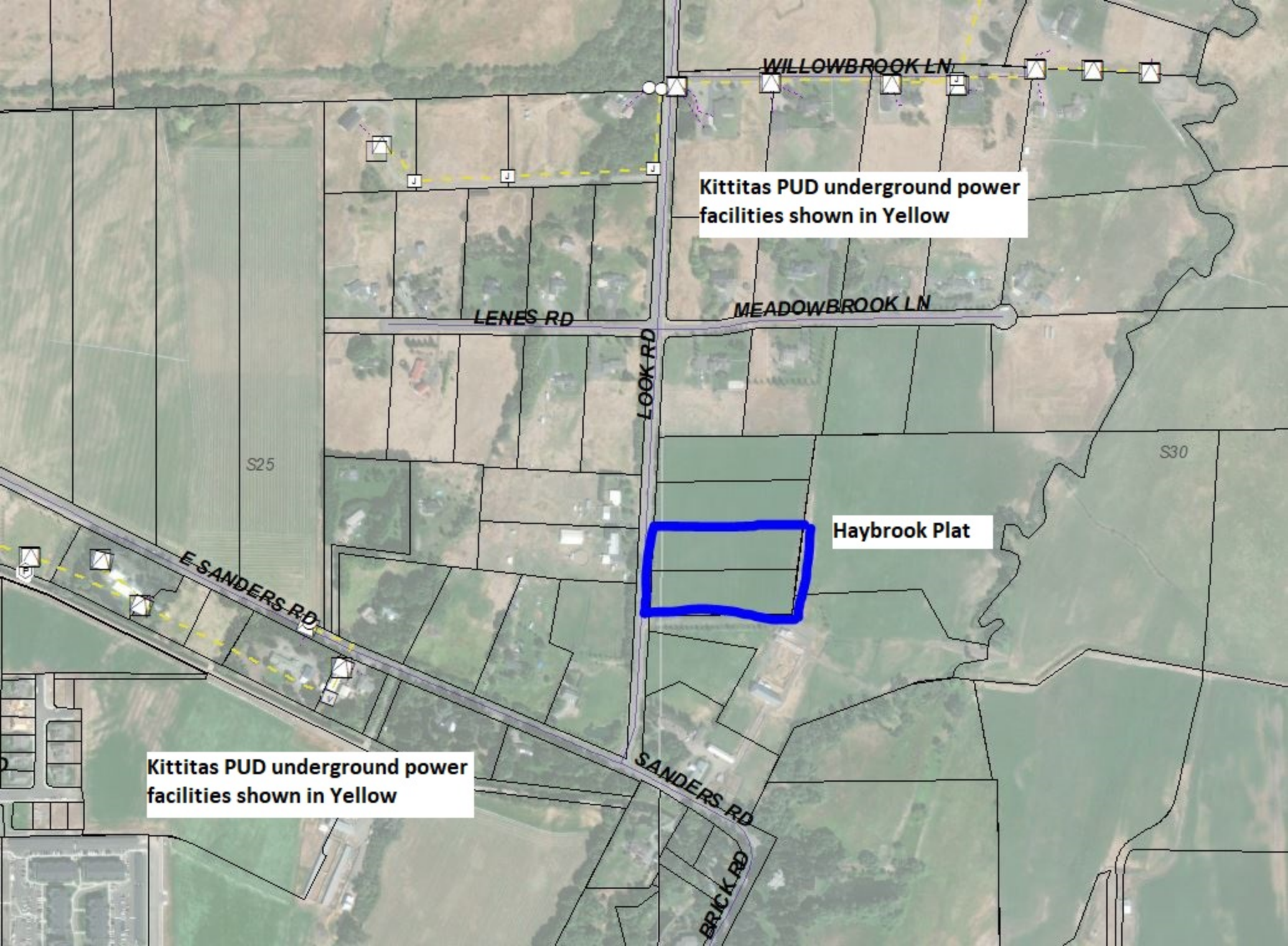
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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Sent:** Thursday, February 10, 2022 9:09 AM

**To:** Ryan McAllister <[ryan.mcallister@co.kittitas.wa.us](mailto:ryan.mcallister@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Jesse Cox <[jesse.cox@co.kittitas.wa.us](mailto:jesse.cox@co.kittitas.wa.us)>; Holly Erdman <[Holly.erdman@co.kittitas.wa.us](mailto:Holly.erdman@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Candie Leader



**Kittitas PUD underground power facilities shown in Yellow**

**Haybrook Plat**

**Kittitas PUD underground power facilities shown in Yellow**

**From:** [sara@krdistrict.org](mailto:sara@krdistrict.org)  
**To:** [Jeremiah Cromie](#)  
**Cc:** "[kevin eslinger](#)"; [Bob Main](#)  
**Subject:** RE: SP-22-00002 Haybrook Land Holdings - Notice of Application  
**Date:** Monday, February 14, 2022 1:25:14 PM

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Hi Jeremiah,

Haybrook Landholdings lies within the KRD and will be required to meet the KRD General Subdivision Guidelines. For a copy of the subdivision guidelines please contact the KRD office.

Thank you,

Sara Vickers  
Lands Clerk/RRA Specialist  
Kittitas Reclamation District  
509-925-6158  
[www.kittitasreclamationdistrict.org](http://www.kittitasreclamationdistrict.org)

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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Sent:** Thursday, February 10, 2022 9:09 AM  
**To:** Ryan McAllister <[ryan.mcallister@co.kittitas.wa.us](mailto:ryan.mcallister@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Jesse Cox <[jesse.cox@co.kittitas.wa.us](mailto:jesse.cox@co.kittitas.wa.us)>; Holly Erdman <[Holly.erdman@co.kittitas.wa.us](mailto:Holly.erdman@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Ken Grannan <[ken.grannan@co.kittitas.wa.us](mailto:ken.grannan@co.kittitas.wa.us)>; [enviroreview@yakama.com](mailto:enviroreview@yakama.com); [corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com); [jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com); [noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com); [casey\\_barney@yakama.com](mailto:casey_barney@yakama.com); [kozj@yakamafish-nsn.gov](mailto:kozj@yakamafish-nsn.gov); [matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov); [barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov); [gcle461@ecy.wa.gov](mailto:gcle461@ecy.wa.gov); [lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV); [FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov); [wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov); [Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov); [Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov); [Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov); [sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov); [jorgenja@cwu.edu](mailto:jorgenja@cwu.edu); [nelmsk@cwu.edu](mailto:nelmsk@cwu.edu); Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[stephanie.mifflin@co.kittitas.wa.us](mailto:stephanie.mifflin@co.kittitas.wa.us)>; [russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov); [rivers@dnr.wa.gov](mailto:rivers@dnr.wa.gov); [shane.early@dnr.wa.gov](mailto:shane.early@dnr.wa.gov); [SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov); [eric.keller@dnr.wa.gov](mailto:eric.keller@dnr.wa.gov); [MARTIN.MAUNEY@dnr.wa.gov](mailto:MARTIN.MAUNEY@dnr.wa.gov); [brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com); [tribune@nkctribune.com](mailto:tribune@nkctribune.com); [terry@nkctribune.com](mailto:terry@nkctribune.com); [mwoodruff@kvnews.com](mailto:mwoodruff@kvnews.com); [mbreckenridge@kvnews.com](mailto:mbreckenridge@kvnews.com); [legals@kvnews.com](mailto:legals@kvnews.com); [Deborah.j.knaub@usace.army.mil](mailto:Deborah.j.knaub@usace.army.mil);

**From:** [Mau, Russell E \(DOH\)](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#)  
**Subject:** RE: SP-22-00002 Haybrook Land Holdings - Notice of Application  
**Date:** Friday, February 18, 2022 7:27:41 AM

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Jeremiah:

The Department of Health (DOH) Office of Drinking Water (ODW) has reviewed this application and has the following comments:

- For drinking water, any groundwater usage needs to be evaluated across all lots because this is considered a single “project”. While each lot may be allowed a private well, the total extraction from all wells needs to be evaluated as a total.
- If these lots proceed with a shared water system, it would most likely be a Group B water system – and the review and approval would be under Kittitas County Health. If, for some reason, the population to be served results in a Group A water system, then DOH ODW would administer review and approval.
- If these lots connect to an existing water system, such as the water system owned and operated by the City of Ellensburg, then DOH would only seek confirmation that the local connection to the existing water system has sufficient capacity to convey additional flows.

These are the extent of DOH ODW comments.

If anyone has any questions or concerns, please contact DOH.

Thanks,

**Russell E. Mau, PhD, PE**

Regional Engineer

Office of Drinking Water

Washington State Department of Health

16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)

509-329-2116 | [www.doh.wa.gov](http://www.doh.wa.gov)

---

**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Sent:** Thursday, February 10, 2022 9:09 AM

**From:** [DAHP SEPA \(DAHP\)](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Guy Moura \(HSY\)](#); ["Aren Orsen \(HSY\)"](#); ["steve@snoqualmietribe.us"](#); [Casey Barney](#); [Corrine Camuso](#); [Gregg Kiona](#); [Jessica Lally](#); [Kate Valdez](#); [Noah Oliver](#)  
**Subject:** RE: SP-22-00002 Haybrook Land Holdings - Notice of Application (DAHP Project Tracking # 2022-02-01112)  
**Date:** Wednesday, February 23, 2022 11:35:08 AM

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Hi Jeremiah,

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. However, due to the small footprint of the project, DAHP is not requesting a cultural resources survey at this time. We do ask that you prepare an Inadvertent Discovery Plan (IDP) and prepare construction crews for the possibility of encountering archaeological material during ground disturbing activities.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP project Tracking Number is attached to any future communications about this project.

Should you have any questions, please feel free to contact me.

All the best,

**Sydney Hanson, MA** (she/her) | **Transportation Archaeologist**  
360.280.7563 (cell) | [sydney.hanson@dahp.wa.gov](mailto:sydney.hanson@dahp.wa.gov)

Department of Archaeology & Historic Preservation | [www.dahp.wa.gov](http://www.dahp.wa.gov)  
1110 Capitol Way S, Suite 30 | Olympia WA 98501  
PO Box 48343 | Olympia WA 98504-8343

My schedule: M-F 7:00 AM – 3:30 PM



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

1250 W Alder St • Union Gap, Washington 98903-0009 • (509) 575-2490  
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

February 23, 2022

Jeremiah Cromie  
Kittitas County Community Development  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Re: SEPA Register 202200594, SP-22-00002

Dear Jeremiah Cromie:

Thank you for the opportunity to comment on the short subdivision of approximately 4.58 into four lots, proposed by Matt Willard. We have reviewed the application and have the following comments.

### **WATER RESOURCES**

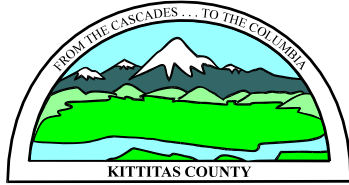
In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at (509) 454-7872 or email at [christopher.kossik@ecy.wa.gov](mailto:christopher.kossik@ecy.wa.gov).

Sincerely,

*Tricia Sawyer*

Tricia Sawyer on behalf of Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509)575-2012 (Gwen)  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)



## **KITTITAS COUNTY AIRPORT DEPARTMENT**

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Ken Grannan, Airport Director

Jeremiah Cromie  
Planner I  
Kittitas County  
Community Development Services

In regard to the Haybrook Holdings Short Plat SP-22-00002, the Airport Department has the following comments.

The Airport would request that any developer, purchaser, or other investing parties be advised of the vicinity to Bowers Field Airport. They should also be advised of Kittitas County Code 17.75 and required to sign a notice of disclosure of airport vicinity.

Encroachment of development near the airport is becoming a concern to noise and cause for public complaints. Providing clear and appropriate awareness of the airport proximity is necessary to combat these concerns.

Thank you,

Ken Grannan  
Airport Director  
Bowers Field – Kittitas County



# KITTITAS VALLEY FIRE & RESCUE

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400 E Mt View Ave • Ellensburg WA 98926 • (509) 933-7241 • Fax (509) 933-7245 • [prevention@kvfr.org](mailto:prevention@kvfr.org)

## KVFR Prevention Short Plat Comments

Project: Haybrook Short Plat  
Permit#: SP-22-00002  
Date: 02/24/2022

I have reviewed the Short Plat and associated documents for the listed project and/or construction for Kittitas County Fire District 2 (KVFR). The Fire District has no code enforcement authority so my input is, from a fire department response and operation basis.

### Comments:

- Fire apparatus access roads exceeding 150' shall be provided with a temporary or permanent turnaround meeting the requirement 2018 IFC Appendix D.
- Fire apparatus access roads shall not exceed 10% in grade. This is especially critical in our valley's climate.
- The IFC Appendix D requires the road be a minimum of 20' wide and capable of supporting an imposed load of at least 75,000 lbs.
- Our standard turning radius is a minimum of 23' inside and 45' outside.

Thank you,

Joe Delvo  
Fire Prevention Captain  
Fire Investigator, IAAI-FIT  
Kittitas Valley Fire & Rescue  
400 East Mountain View Ave.  
Ellensburg, WA  
Phone: 509-933-7241  
Cell: 509-856-4455  
Fax: 509-933-7245



[prevention@kvfr.org](mailto:prevention@kvfr.org)

## Subdivision Comments

To: Jeremiah Cromie, CDS Planner I

From: Holly Erdman, Environmental Health Specialist II

Date: 2/24/22

RE: SP-22-00002 Haybrook Land Holdings

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Thank you for the opportunity to comment on the above-mentioned project regarding water and septic requirements to comply with Kittitas County Public Health Department's Water Resources and Environmental Health requirements.

<b>Findings</b>
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### On Site Sewage

#### Finding 1

Any on-site septic systems that are to be utilized for wastewater management must adhere to the standards set by both the Washington Administrative Code, and Kittitas County Code. In accordance with KCC 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed. If community drain fields are to be utilized, soil logs must be done in the proposed locations of each.

### Water

#### Finding 1

The proposed short plat materials indicate the applicant will develop a Group B water system to serve the proposed lots. The applicant must prove legal and physical availability of water for all new uses of water on the proposed lots.

<b>A</b>	<b>Additional Information Required (Prior to Preliminary Plat Approval)</b>
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**No additional information required**



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

<b>B</b>	<b>Final Plat Review &amp; Recording (Prior to Final Plat Approval)</b>
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**On-site sewage**

Soil logs are needed for the proposed lots.

**Water**

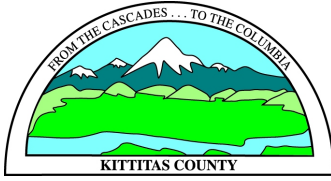
A Group B water system must be installed and approved with a state ID# issued. A well site inspection must be performed by the Kittitas County Public Health Department prior to drilling the well. Mitigation water for the 4 proposed lots must be provided.

<b>C</b>	<b>Final Plat Notes</b>
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REQUIRED PLAT NOTES

1. "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations." and
2. "The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law" (settlement agreement)





# KITITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Community Development Services

FROM: Public Works Plan Review Team

DATE: February 24, 2022

SUBJECT: Haybrook Land Holdings SP-22-00002

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#### **ACCESS/ADDRESS/ENGINEERING:**

#### **The following changes shall be made prior to final approval:**

1. All access easements shall be shown on the face of the plat. A 60' Joint Access Easement serving lots 3 & 4 is shown on the Haybrook No. 2 SP-94-26. This easement is not referenced or shown on the preliminary short plat submittal.
2. A recorded easement with a minimum width of 30' is required to serve all four lots. The 30' joint use driveway detailed on the preliminary submittal is not described as an easement. Please provide an easement for this access.

#### **The following shall be conditions of preliminary approval:**

1. **Road Standards:** This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15.
  - a. **Driveways:** The access off Look Road shall be constructed to the current joint-use driveway standard. A driveway shall serve no more than four tax parcels. If the access ever serves more than four tax parcels, additional road standards may be applied at that time.
  - b. New access easements shall be a minimum of 30' wide.
  - c. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150'. If the length of the driveway is over 150', the minimum roadway width shall be 16' with 2' of clear zone on each side.
  - d. Maximum grade shall be 10%.
  - e. Crushed surface depth per WSDOT standards.
  - f. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

- g. Any further subdivision or lots to be served by proposed access may result in further access requirements.
2. Plat Notes: Plat notes shall reflect the following:
- a. Maintenance of the access is the responsibility of the property owners who benefit from its use.
  - b. An approved access permit will 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.
  - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - d. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.
3. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED  
This \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.  
\_\_\_\_\_  
Kittitas County Engineer

4. 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.
5. 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.
6. Fire Apparatus Turnaround: Driveways and roads within this plat will be required to meet the standards of the International Fire Code. Any access longer than 150' shall provide a fire apparatus turnaround that meets the minimum design standards of the International Fire Code Appendix D.
7. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

**WATER MITIGATION/METERING:**

The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates (see conditions for final plat approval and recording).

Prior to final plat approval and recording, the following conditions shall be met:

In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:

1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
2. An adequate water right for the proposed new use; or
3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.

All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.

Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.

Final Plat Notes: The following notes shall be placed on the face of the final plat:

- C-1 "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations."
- C-2 "The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law."

**SURVEY:**

1. Lot Closure Sheet is missing
2. Title Report needs to be submitted
3. Purpose of Survey was not identified nor was the application number on the survey (KCC 16.10.020(1))
4. Basis of Bearing was not identified on the map nor was it in the notes (WAC:332-130-050(1)(b)(iii))
5. Roadway ownership, ROW and surfacing should be on the map.

6. If elevations or contours are to be shown, then the map must meet Topo Standards per WAC:332-130-145.
7. All property corners shall be set in the field and shown upon the face of the map.

**OF NOTE:**

1. Lot line label in joint use driveway may become unclear due to crossing linework.
2. Please identify if the 40' joint use driveway is existing or herein created.