

From: sara@krdistrict.org
To: [Jeremiah Cromie](#)
Subject: RE: SP-22-00004 Willard - Notice of Application
Date: Thursday, April 28, 2022 10:17:19 AM

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Hi Jeremiah,

Haybrook Landholdings (Phase 2) 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

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Thursday, April 28, 2022 9:19 AM
To: Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Ken Grannan <ken.grannan@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; barh@yakamafish-nsn.gov; gcle461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; separegister@ecy.wa.gov; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Elizabeth.Torrey@dfw.wa.gov; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy.Larson@co.kittitas.wa.us; Steph.Mifflin@co.kittitas.wa.us; russell.mau@doh.wa.gov; rivers@dnr.wa.gov; shane.early@dnr.wa.gov; SEPACENTER@dnr.wa.gov; Garren.Andrews@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; mwoodruff@kvnews.com;

From: [Matt Boast](#)
To: [Jeremiah Cromie](#)
Subject: RE: SP-22-00004 Willard - Notice of Application
Date: Thursday, April 28, 2022 1:33:52 PM
Attachments: [image001.png](#)

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Jeremiah-

Kittitas PUD has no objections to the short plat application. The area may obtain PUD power for the proposed lots. However, the closest vault for PUD power is near 703 Look Road on the west side of Look, which is over 1000ft north of the property. Please contact the PUD office for a quote.

Regards,

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>

Sent: Thursday, April 28, 2022 9:19 AM

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



KITTITAS VALLEY FIRE & RESCUE

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

KVFR Prevention Short Plat Comments

Project: Willard Short Plat
Permit#: SP-22-00004
Date: 04/28/2022

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 operational 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

From: [Mau, Russell E \(DOH\)](#)
To: [Jeremiah Cromie](#)
Cc: [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#); [Hayden, Kathryn E \(DOH\)](#)
Subject: RE: SP-22-00004 Willard - Notice of Application
Date: Friday, April 29, 2022 8:05:18 AM

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Mr. Cromie:

The Department of Health (DOH) Office of Drinking Water (ODW) has the following comments or questions:

- The applicant indicates both the property location is within the City of Ellensburg's Urban Growth Area and "All proposed parcels will be on their own community water system". DOH ODW wonders why the applicant didn't consider connecting to the City's water system?
- Also, per the above bullet item, for four (4) parcels (with a single home per parcel), a separate public water system most likely would be a Group B water system due to the number of connections, four (4). For a Group B water system, Kittitas County Health has exclusive administrative authority and responsibility.
- DOH ODW does concur that the use of groundwater should be considered as a collective because it is a "project" – if warranted, please contact the State of Washington Department of Ecology for more guidance.

If you have 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

509-329-2116 | www.doh.wa.gov

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

Sent: Thursday, April 28, 2022 9:19 AM

To: Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson

<kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik

From: [Adam Osbekoff](#)
To: [Jeremiah Cromie](#)
Subject: RE: SP-22-00004 Willard - Notice of Application
Date: Tuesday, May 3, 2022 3:39:29 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hello Jeremiah

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE we have no substantive comments to offer at this time. However, please be aware that if the scope of the project or the parameters for defining the APE change we reserve the right to modify our current position.

Thank you

Adam Osbekoff

From: Jeremiah Cromie [mailto:jeremiah.cromie@co.kittitas.wa.us]
Sent: Thursday, April 28, 2022 9:19 AM
To: Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Ken Grannan <ken.grannan@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; barh@yakamafish-nsn.gov; gcle461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; separegister@ecy.wa.gov; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Elizabeth.Torrey@dfw.wa.gov; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>;



Public Works & Utilities Department


Natural Gas Division

501 North Anderson Street; Ellensburg, WA 98926

Ph: (509) 962-7124 Fax: (509) 925-8662

www.ci.ellensburg.wa.us

Memorandum

Date: May 10, 2022
To: Jeremiah Cromie, Kittitas County Community Development
From: Darin Yusi, Gas Engineer 
Re: Proposed Look Road Short Plat

The following are the City of Ellensburg Gas Division comments for the proposed short plat along Look Road (Parcel #10595 and #10596).

Natural Gas:

There is a natural gas utility map attached showing the existing natural gas infrastructure in the vicinity of the proposed short plat.

There is no requirements at this time in regards to the creation of lots. However, if the lots are to be developed in the future, each lot will be required to have a gas stub. At that time, the developer will need to work with the City Gas Division to coordinate the construction and layout of the gas facilities.

To look ahead at the City's natural gas applications and construction details, please go to the following link: <https://www.ci.ellensburg.wa.us/1033/Natural-Gas-Utility>.

For any further questions or clarifications regarding these comments or the proposed project, please contact myself at 509-962-7229.

Remember to always call 811 (the One-Call Underground Utility Notification Center) prior to any excavation on private property or in the right-of-way.



Know what's below.
Call before you dig.



CITY OF ELLENSBURG NATURAL GAS DIVISION

UTILITY MAP REQUEST INFORMATION

PROJECT ADDRESS: LOOK ROAD - PARCEL 10595 & 10596 DATE: 05/10/2022

CONTACT NAME: MATT WILLARD WORK PHONE: 509-859-3934



QUESTIONS: DARIN YUSI 509-962-7229

DISCLAIMER:
THE CITY OF ELLENSBURG ENERGY SERVICES DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLAN FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

May 11, 2022

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

Re: SP-22-00004

Dear Jeremiah Cromie:

Thank you for the opportunity to comment on the Notice of Application for the Haybrook Land Holdings LLC, 4-Lot Short Plat. We have reviewed the application and have the following comment.

WATER QUALITY

Dividing or platting a piece of property is often the first step in a proposed development. An NPDES Construction Stormwater Permit may be required if there is a potential for stormwater discharge from a construction site with disturbed ground. Ground disturbance includes all utility placements, and building or upgrading roads. The permitting process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application, and a 30-day public notice process. This may take 38-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact Wendy Neet with the Department of Ecology at wendy.neet@ecy.wa.gov or (509) 454-7277, with questions about this permit.

Sincerely,

Tricia Sawyer

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

202202047

Subdivision Comments

To: Jeremiah Cromie, CDS Planner II
From: Dan Suggs, Environmental Health Specialist II
Date: 5/11/22
RE: SP-22-00004 Willard

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.

Findings

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.

Water

Finding 1

The proposed short plat indicates the applicant will develop a Group B water system to serve the project. The location of the well site must be approved prior to drilling and a Group B water system must be approved by the Kittitas County Public Health Department. The applicant must prove legal and physical availability of water for all new uses of water on proposed lots.

A	Additional Information Required (Prior to Preliminary Plat Approval)
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No additional information required



B	Final Plat Review & Recording (Prior to Final Plat Approval)
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On-site sewage

A soil log must be done on each proposed lot.

Water

A Group B public water system must be approved by the Kittitas County Public Health Department with a public water system ID# issued by the Washington State Department of Health, Division of Drinking Water.

C	Final Plat Notes
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No additional information required



From: [DAHP SEPA \(DAHP\)](#)
To: [Jeremiah Cromie](#)
Cc: [Guy Moura](#); ["Aren Orsen \(HSY\)"; "steve@snoqualmietribe.us"](#); [Casey Barney](#); [Corrine Camuso](#); [Gregg Kiona](#); [Jessica Lally](#); [Kate Valdez](#); [Noah Oliver](#)
Subject: RE: SP-22-00004 Willard - Notice of Application (DAHP Project Tracking # 2022-05-03077)
Date: Thursday, May 12, 2022 9:18:29 AM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

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

Department of Archaeology & Historic Preservation | 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



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff

FROM: Public Works Plan Review Team

DATE: May 12, 2022

SUBJECT: SP-22-00004 Willard Preliminary Short Plat Comments

The following shall be conditions of preliminary approval:

1. Timing of Improvements:

- a. This application is subject to the latest revision of the Kittitas County Road Standards, dated 2015. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined KCC 12.01.150.

2. Driveways:

- a. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 2015 edition.
- b. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
- c. Driveways longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of appendix D in the International Fire Code.
- 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.

3. Urban Growth Area:

- a. Roads proposed within the UGA shall conform and support the road system or grid, Transportation Plan and Comprehensive Plan of the affected city.
- b. Roads constructed within the UGA shall comply with the road standards of the affected city or Kittitas County Road Standards, whichever is more stringent. The city shall have the final approval of the road alignments, geometry, and construction requirements.
- c. Utilities constructed within the UGA shall comply with the requirements of the affected city.

4. Lot Closure:

- a. Include the following on all preliminary plat applications: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

5. Addressing:

- a. 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 Protection:

- a. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

7. Mailbox Placement:

- a. 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.

8. Grading:

- a. Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).

9. **Traffic Concurrency:**

- a. A transportation impact analysis (TIA) shall be required for all development that will generate more than nine (9) peak hour vehicle trips. Please provide estimated traffic generation for peak hours to determine if a TIA will be required. (KCC 12.10.040(c))

10. **Survey:**

1. Lot Closure Sheet is missing (KCC 16.32.010(1)).
2. Purpose of Survey was not identified nor was the application number on the survey (KCC 16.10.020(1)).
3. Basis of Bearing was not identified on the map nor was it in the notes (WAC:332-130-050(1)(b)(iii)).
4. Roadway ownership and surfacing should be on the map.
5. If elevations or contours are to be shown, then the map must meet Topo Standards per WAC:332-130-145.
6. Irrigation easements should be shown on the map (KCC 16.12.020(11)).
7. Title report legal description does not match the legal description for original parcel description.
8. Joint-use driveway does not identify an easement. All access easements are to be shown (KCC 16.12.020(10)).

11. **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. 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 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."