

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

June 10, 2008

Cabin Mountain LLC  
Vic Monahan  
PO Box 497  
Easton, WA 98925

**RE: Transmittal of Comments – Monahan Mountain Tree Farm Tracts Large Lot (LL-08-05)  
Monahan Mountain Forest Tracts Large Lot (LL-08-04)**

Dear Mr. Monahan:

Enclosed are the comments I have received regarding the above referenced Large Lots during the SEPA comment period:

April 4, 2008

May 19, 2008

May 28, 2008

May 27, 2008

June 3, 2008

June 5, 2008

Kittitas County Public Health – form letter

Washington State Department of Health

Washington State Department of Ecology

Bonneville Power Administration

Kittitas County Public Health – Holly Duncan

Kittitas County Department of Public Works

Please review all comments and retain all documents.

If you have any questions, please let me know.

Sincerely,

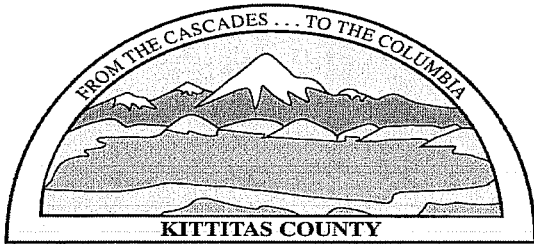
Trudie Pettit  
Staff Planner

cc: Encompass Engineering & Surveying

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



# PUBLIC HEALTH DEPARTMENT

## Administration

507 N. Nanum Street, Ste 102  
Ellensburg, WA 98926  
Phone: (509) 962-7515  
Fax: (509) 962-7581

## Environmental Health

411 N. Ruby Street, Ste. 3  
Ellensburg, WA 98926  
Phone: (509) 962-7698  
Fax: (509) 962-7052

April 4, 2008

Cabin Mountain LLC  
5814 Frances Ave NE  
Tacoma, WA 98422

Dear Cabin Mtn LLC,

We have received the proposed Monahan Mountain Forest Tracts Large Lot, located in Section 14, Township 20N, Range 13E, off of Pelton Road. We have also received the \$270.00 plat submission fee (receipt #415).

For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272 -20501 and 246-272-09501 for septic and well setbacks.

For sewage disposal you have two options:

1. PUBLIC UTILITY SEWER

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2. ON SITE SEWAGE

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies proof of potable water supply can be demonstrated four ways:

1. PUBLIC UTILITY WATER SUPPLY APPLICANTS – shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
2. GROUP WATER SYSTEMS: All Group Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. There is only one (1) SMA in Kittitas County. Their contact information is as follows:

Evergreen Valley Utilities  
P.O Box 394  
301 W. 1<sup>st</sup>  
Cle Elum, WA 98922  
(509) 674-9642

- A. GROUP "A" PUBLIC WELL – if you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, Washington State Department of Health (DOH) is the regulatory authority for approving Group A systems. We require written verification that DOH has approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of Ecology (Central Region Office)

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located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

- B. GROUP "B" PUBLIC WELLS –Washington State Department of Health and Kittitas County Public Health Department share the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results.

**\*\*All Group B applications with 3-9 connections should be submitted to Kittitas County Public Health Department.; all Group B applications 10-14 connections should be submitted to Washington State Department of Health at the addresses provided below.**

Kittitas County Public Health Department  
Environmental Health Division  
411 N. Ruby Street, Suite 3  
Ellensburg, WA 98926  
(509) 962-7698

Washington State Department of Health  
1500 W. 4<sup>th</sup>, Suite 305  
Spokane, WA 99204  
(509) 456-2453  
ATTN: Tom Justus, Regional Engineer

After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

3. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines.

All applications for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

*"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."*

Once we have received and reviewed complete information, we will notify Community Development Services through our Environmental Health Checklist that you have satisfactorily addressed Public Health Department requirements.

Sincerely,

Holly Myers, Environmental Health Director  
Kittitas County Public Health Department

cc: Community Development Services  
Encompass Engineering

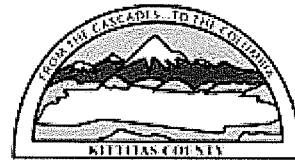
**Trudie Pettit**

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**From:** Mandy Weed on behalf of CDS User  
**Sent:** Monday, May 19, 2008 10:51 AM  
**To:** Trudie Pettit  
**Subject:** FW:

**Mandy Weed**  
**Administrative Assistant II**

Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926  
[mandy.weed@co.kittitas.wa.us](mailto:mandy.weed@co.kittitas.wa.us)  
P: 509.962.7047  
F: 509.962.7682



"Building Partnerships-Building Communities"

*All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under Chapter 42.56 RCW and is subject to archiving and review by someone other than the recipient.*

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**From:** Cannon, Heather (DOH) [mailto:Heather.Cannon@DOH.WA.GOV]  
**Sent:** Monday, May 19, 2008 10:43 AM  
**To:** CDS User  
**Cc:** Mortensen, Carol S. (ECY)  
**Subject:**

To: Trudie Pettit, Staff Planner

Hi Trudie-

Please consider these comments for LL-08-05 and LL-08-04:

These projects appear to be a new 16-lot subdivision proposing individual wells on each lot to serve water.

If the proposal changes and one or more public water systems are proposed to supply some or all of the 16 lots, then the applicant must gain Department of Health approval of these systems(s) before construction begins. Water systems proposed to serve 15 or more residential connections, or 25 or more residents, must comply with the planning and engineering requirements of Chapter 246-290 WAC before construction begins.

If the proposal involves one or more public water systems, Department of Health will coordinate with the Department of Ecology on water rights.

**Heather Cannon**  
Regional Planner  
Office of Drinking Water

DOH / Division of Environmental Health  
1500 W 4th AVE, STE #305  
Spokane, WA 99201  
Phone: (509) 456-5067

**Public Health - Always Working for a Safer and Healthier Washington**



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

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May 27, 2008

Trudie Pettit  
Kittitas County Community Development  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Dear Ms. Pettit:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Monahan Mountain Forest Tracts – divide approximately 164.45 acres into 8 lots and Monahan Mountain Tree Farm Tracts – divide approximately 160.30 acres into 8 lots, proposed by Cabin Mountain, LLC [LL 08-05, LL 08-04]. We have reviewed the documents and have the following comments.

### **Water Resources**

**This project requires a water right.** Lots proposed on both parcels, in combination, equal 16 lots. The checklist states there is the potential for a full build out of up to 20 single family residences.

Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.

The Attorney General's Opinion, (AGO 1997 No. 6) regarding the status of exempt ground water withdrawals, states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic use exceeds 5,000 gallons per day or if a total of more than .5 acre of lawn and garden are irrigated.



The Attorney General's opinion suggests that caution should be used in finding developments to be exempt from needing a water right permit if the possibility exists that the development of the project will result in the ultimate withdrawal of water in excess of 5,000 gallons per day or the irrigation of more that .5 acre of lawn and garden.

According to property information from Kittitas County obtained on May 27, 2008, many of the surrounding parcels are owned by Lodge Creek Land Company, LLC and/or Monahan. Take note that if these properties are anticipated for development there is the potential they too will need a water right or will possibly be considered as part of the current proposal.

The Department of Ecology encourages the development of public water supply systems, whether publicly or privately owned, to provide water to regional areas and developments.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

### **Water Quality**

#### Project Greater-Than 1 Acre with Potential to Discharge Off-Site

An NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with more than one acre of disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

The permit requires that Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading or construction. More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>.

Forest conversion and rezoning applications are typically the first step for a proposed development in forested areas. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements **may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction.** This permit requires submitting an application, the preparation of a Stormwater Pollution Prevention Plan and a 38 day public notice process.

Ms. Pettit  
May 27, 2008  
Page 3 of 3

If you have any questions concerning the Water Quality comments, please contact Bryan Neet at (509) 575-2808.

Sincerely,

A handwritten signature in cursive script that reads "Gwen Clear".

Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012





Department of Energy

Bonneville Power Administration  
2410 E. Hawthorne Road  
Mead, WA 99021

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May 23, 2008

Subject: Monahan Mountain Tree Farm Tracts Large Lot, LL-08-05  
Monahan Mountain Forest Tracts Large Lot, LL-08-04

Trudie Pettit, Staff Planner  
Kittitas County Community Development Services  
411 N. Ruby, Suite 2  
Ellensburg, WA 98926

Dear Ms. Pettit:

The Bonneville Power Administration (BPA) has reviewed the above-referenced plats and their relationship to the BPA 437.5-foot wide transmission line easement that they impact. BPA does not have any objection to the platting of this subdivision, but would like to have the following statement included on the final plat to help ensure public safety and reliable operation of BPA's facilities.

Portions of lots E, F, G, & H of the Monahan Mountain Forest Tracts and portions of lots 1, 2, 3, 4, 5, 6, & 8 of the Monahan Mountain Tree Farm Tracts are encumbered by easements for high-voltage transmission lines owned by the Bonneville Power Administration (BPA). BPA has acquired rights for these easements that limit the landowner's use of this area. BPA has the right of ingress and egress, and the right to keep the easement free and clear of vegetation and buildings, sheds, fences, roads or any other type of structure. Do not build, dig or plant within the easement area without first contacting BPA's Real Property Field Services. All activities planned within the BPA easement need to be reviewed and approved in writing by BPA prior to their occurrence. BPA information regarding the process for reviewing proposed uses of the easement may be addressed to BPA Real Property Field Services at the address listed above, by calling (800) 836-6619 or is available on our website at: [www.transmission.bpa.gov/LanCom/](http://www.transmission.bpa.gov/LanCom/).

Your cooperation in this matter is greatly appreciated and helps to minimize later disputes or unnecessary strained relationships with the public when incompatible activities have to be modified or removed from the easement. If you have any questions regarding this request or need additional information, please feel free to contact me at (509) 321-2226 or toll-free at (877) 471-9454. You can also correspond with me via email at [merosales@bpa.gov](mailto:merosales@bpa.gov).

Sincerely,

A handwritten signature in black ink that reads "Mari Rosales". The signature is written in a cursive, flowing style.

Mari Rosales  
BPA Field Realty Specialist



To Protect and Promote the Health and the Environment of the People of Kittitas County

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June 3, 2008

Trudie Pettit, Staff Planner  
Kittitas County Community Development Services  
411 N. Ruby St., Suite 2  
Ellensburg, WA. 98926

RE: Monahan Mountain Tree Farm Tracts Large Lot, LL-08-05  
Monahan Mountain Forest Tracts Large Lot, LL-08-04

Dear Ms. Pettit,

Thank you for the opportunity to comment on the above referenced projects. I recommend that a Group A public water system be created to serve the 16 proposed lots. Based on the Revised Code of Washington (RCW) 90.44.050 a water right is required for public systems exceeding 14 connections.

A well site inspection must be performed to approve the site where the well is to be located. The water system must be approved by the Washington State Department of Health in Spokane prior to final plat approval.

The file indicates soil log information is needed on each lot.

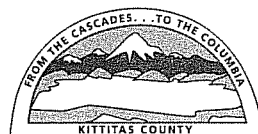
If you need any further information, please feel free to contact me. Thank you for your time.

Sincerely,

A handwritten signature in cursive script that reads "Holly Duncan".

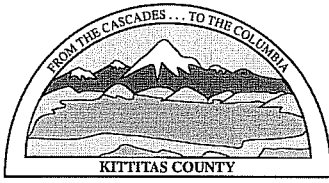
Holly Duncan  
Environmental Health Specialist

Kittitas County  
Public Health Department  
507 N. Nanum Street, Suite 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/)

Environmental  
Health Services  
411 North Ruby Street, Suite 3  
Ellensburg, WA 98926  
T: 509.962.7698  
F: 509.962.7052



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

**MEMORANDUM**

TO: Trudie Pettit, Community Development Services  
FROM: Randy Carbary, Planner II *rc*  
DATE: May 30, 2008  
SUBJECT: Monahan Mountain Forest Tracts Large Lot Subdivision LL-08-04

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Our department has reviewed the short plat application and has the following comments:

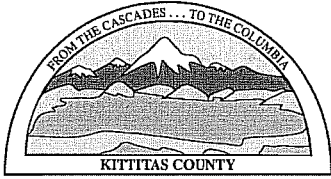
“Conditional Preliminary Approval” is recommended based on the information provided. See below for conditions of preliminary approval.

**“Additional Information Requested”**. Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

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

1. Access: The proposed Large Lot Subdivision does not appear to depict any access easement on their application. In order to review the application, the access to all lots shall be clearly depicted on the face of the plat.

Please let me know if you have any questions or need further information.



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

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**MEMORANDUM**

TO: Trudie Pettit, Community Development Services  
FROM: Randy Carbary, Planner II *RC*  
DATE: May 30, 2008  
SUBJECT: Monahan Mountain Tree Farm Tracts Large Lot Subdivision LL-08-05

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