



## KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

March 5, 2019

Teanaway Ridge LLC  
DK Consultants  
Attn: Pat Deneen  
PO Box 808  
Cle Elum, WA 98922

Terra Design Group Inc.  
PO Box 686  
Cle Elum, WA 98922

*Sent via email: [pat@patrickdeneen.com](mailto:pat@patrickdeneen.com), [bala.ce@gmail.com](mailto:bala.ce@gmail.com)*

**Subject: Evergreen Ridge PUD, Rockberry Loop (LPF-19-00001) Final Long Plat – Staff Review and Request for Additional Information**

Applicants,

Kittitas County Community Development Services (CDS) received your Evergreen Ridge PUD, Rockberry Loop (LPF-19-00001) Final Long Plat submittal on February 14, 2019. Final plats must be processed and approved by BOCC within 30 days of the submittal date. Kittitas County staff has completed the review of your final plat submittal. As provided below, staff has the following comments, requirements, and/or revisions for your application that need to be addressed prior to final approval and signature of the final plat mylars:

Community Development – Planning:

- Required changes/ information
  1. Provide density information showing this plat does not exceed approved density for Tract A of the approved Evergreen Ridge PUD.
  2. Identify future intent for tracts A, B, and C shown on face of plat.
  3. Include additional parcel numbers on application (shown as lots 1 and 3 on mylar).
  4. Additional signatures of other land owners on application.
  5. Additional dedications for all land owners on sheet 6 of mylar.

Public Works – Planning/ Survey Review (memo attached):

- Required: Please see attached memo for required changes and information request.

Environmental Health (Memos attached):

- Public Health has no further requirements.

Assessor:

- No Comments Received

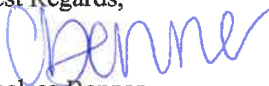
As stated above, review, signature, and approval of this plat must occur within 30 days of February 14, 2019. Therefore, this plat must be placed on the March 12, 2019 Agenda (the last Agenda board meeting within the 30 day window) for Board decision and signature. With that said, as the required information requires additional review by other departments prior to BOCC signature, please provide in writing agreement to an extension for BOCC signature on March 26, 2019, pursuant to RCW 58.17.140(2). This timeline provides adequate review time for all parties. Please work directly with Public Works regarding their requirements if any questions arise.

Once required information is ready please submit to CDS as one submittal packet. Once the requested information has been

resubmitted, the various departments will review for consistency. All revised information needs to be submitted to Kittitas County CDS by end of business day **March 12, 2019** for staff review and signature on the final mylars (this assumes all issues have been addressed adequately and required information has been provided). If more time is needed please contact CDS to discuss dates.

Staff is committed to working with you to facilitate this process as much as possible. Should you have any questions or concerns regarding this letter, please do not hesitate to contact me at 509-962-7637 or via email: [chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us). Also, please do not hesitate to contact any of the County Departments with specific questions as you work on providing this additional information.

Best Regards,



Chelsea Benner  
Staff Planner

Enclosure:

- Department of Public Works Planning/Survey Review Memo
- Department of Public Health Memo
- Department of Public Health Memo UPDATED

CC:

- Lindsey Ozbolt, Planning Official
- Taylor Gustafson, Environmental/Transportation Planner
- Jesse Cox, Environmental Health Supervisor
- Project file

*via email*  
*via email*  
*via email*



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

## MEMORANDUM

TO: Community Development Services  
FROM: Taylor Gustafson, Environmental/Transportation Planner TG  
DATE: February 28, 2019  
SUBJECT: Evergreen Ridge PUD Rockberry Loop LPF-19-00001

**Please find Public Works final review comments below:**

### Engineering:

1. Public Works has not received engineering plan and profile drawings for Rockberry Loop.
2. The minimum horizontal design radius (superelevation rate = 0.06) is 75 feet. No radius is provided for the northwest roadway curve.
3. The road shall be signed for 20 MPH.
4. Future development of Tract FD 2 shall comply with Road Standards adopted at the time of land development proposal.

### Planning:

1. All existing structures need to be shown on the face of the plat.
2. Rockberry Loop is required to meet the 2004 Road Standards for a High Density private road serving 15-40 lots and be certified prior to the issuance of Occupancy Permit.
3. Turning radius needs to be shown for the intersection of Paintbrush Lane and Rockberry Loop right of way.
4. Plat note # 7 states that the division is vested to the 2005 Road Standards. We are showing that the PUD is vested to the 2004 Road Standards. Please clarify.
5. Approved stormwater plans required prior to final approval.

### Survey:

#### Sheet 1

1. The direction of lines L6 and L8 are unclear. A detail window would correct.

#### Sheet 2

2. The North line of Lot 7 does not show a bearing. Showing the total length (940.41) of the line would also assist in relating Sheet 2 to Sheet 3.
3. Lots 1-4 should show the record document used to create them.
4. The NW line of Lot 10 (L33) does not match closure report. (Report shows S53°03'22"W)
5. The NWmost line of Lot 16 (L75) does not match closure report (Report shows 20.00')

6. The Southernmost Arc on Tract RW-1 is a Non-tangent Arc. Please include a radii or tie to center of arc to make it retraceable.

Sheet 3

7. The dimensions near the Easternmost corner of Tract A have been cut off. Please fully include or exclude these dimensions.
8. Identify Tract RW-1 on sheet 3.

Sheet 4

9. Include the parcel numbers of Lots 1-4 (together with owner signatures) OR Exclude these parcels from the plat submittal (as shown by parent parcel identified by heavy solid line). If the parcels are to be included, the legal description shall also be revised to include.
10. The portion of Paintbrush lane to be vacated should have the vacation limits identified on the face of the plat with ma reference to see note 6, Page 4. As the County GIS shows this owned by a separate individual, their signature(s) will be required on the final document.

Sheet 5

11. See corrections to line labels referenced in changes #4 and #5, above.

# Subdivision Comments

**To:** Lindsey Ozbolt, Planning Official

**From:** Jesse Cox, Environmental Health Supervisor

**Date:** Feb 28, 2019

**RE:** LPF-19-00001

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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 Environmental Health requirements.

## **Findings**

### **On Site Sewage**

- The Evergreen Ridge Planned Unit Development Rockberry Loop Plat project is served by a Large-On-Site-Septic system, which has been built, and approved by the Washington State Dept. of Health. There are no additional requirements.

### **Water**

- The Evergreen Ridge Planned Unit Development Rockberry Loop Plat project is served by the Evergreen Valley Group A Water system, which has been built, and approved by the Washington State Dept. of Health and the State Department of Ecology. There are no additional requirements.
- 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.
- 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).

**(See Condition B-1)**

**(See Condition C-1)**

**(See Condition C-2)**

**A Additional Information Required**

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No information is required for further review prior to any determinations leading to recommendation for approval.

**B Final Plat Review & Recording**

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

- B-1** The applicant shall obtain approval from DOH that the existing Group A public water system can adequately serve the Evergreen Ridge Planned Unit Development Rockberry Loop Plat project.

**C Final Plat Notes**

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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."

# Subdivision Comments

**To:** Chelsea Benner, Planning Official  
**From:** Jesse Cox, Environmental Health Supervisor  
**Date:** Mar 1, 2019  
**RE:** LPF-19-00001 updated

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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 Environmental Health requirements.

## Findings

### **On Site Sewage**

- The Evergreen Ridge Planned Unit Development Rockberry Loop Plat project is served by a Large-On-Site-Septic system, which has been built, and approved by the Washington State Dept. of Health. There are no additional requirements.

### **Water**

- The Evergreen Ridge Planned Unit Development Rockberry Loop Plat project is served by the Evergreen Valley Group A Water system, which has been built, and approved by the Washington State Dept. of Health and the State Department of Ecology. There are no additional requirements.
- 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. There are no additional requirements.
- 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).

### **A Additional Information Required**

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No information is required for further review prior to any determinations leading to recommendation for approval.