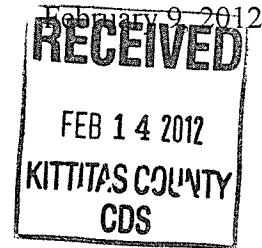




Confederated Tribes and Bands of the Yakama Nation  
Established by the Treaty of June 9, 1855

Post Office Box 151  
Toppenish Washington 98948

Dan Valoff  
Kittitas County  
Community Development Services  
411 N Ruby St Suite 2  
Ellensburg, WA 98926



Subject: Sasse Ridge LP-11-00002 Land Use Plat EIS

Dear Mr. Valoff,

The Yakama Nation Cultural Resource Program (CRP) has reviewed the proposal listed above. The proposed project is located within the Ceded Lands of the Yakama Nation, the legal rights to which were established by the Treaty of 1855, between the Yakama Nation and the United States Government. The treaty set forth that Yakama Nation shall retain the rights to resources upon these lands and, therefore, it is with the assistance and backing of the United States Federal Government that Yakama Nation claims authority to protect traditional resources.

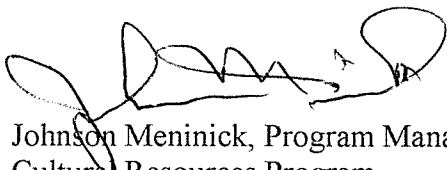
The proposed project is located near Cle Elum Lake in Township 21 North Range 14 East in Section 21 in Kittitas County, Washington. The project consists of a Plat Amendment for the purpose of development on approximately 30 acres of land. The YN CRP program addresses the following concerns:

- In the EIS statement addressing Cultural Resources it states "*Mr. David Powell from the Yakama Nation Cultural Resources Department visited the site on July 26<sup>th</sup>, 2004 and a plan to protect cultural values were agreed upon should any be discovered during the development of the project.*" No record of such agreement is on file with YN CRP. A record regarding a cursory review of Timber lands in the adjacent Section to the south (Section 28) was conducted by Mr. Powell in 2006. In this agreement, Mr. Powell stated the owner of the land (at the time Timber Cove LLC) will "*hire a professional archaeologist to conduct an archaeological survey of the proposed project. The professional report will be sent to Mr. Powell for review when it is completed.*" Regardless if such records do exist for the property in question, these surveys are **cursory** assessments of timber lands and are typically associated with limited ground disturbances unlike the development of a housing community which will entail **significant** ground disturbances.
- Two archaeological sites (FS1458 and FS1464) associated with Native American land use are immediately adjacent to the project area (within approximately ¼ of a mile).

- Cle Elum Lake is and remains an **important** ancestral and traditional place to the Yakama. Ancestral villages are documented and well known in vicinity of the proposed project.

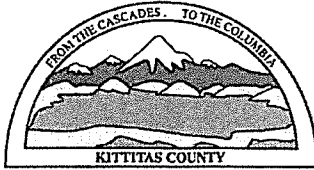
Given the significance of the area to the Yakama and the close proximity of known archaeological sites to the proposed project, YN CRP requests the area is **surveyed** for archaeological and cultural resources pursuant to the spirit and intention of *RCW 27.53*. Please contact me at 1-509-865-5121 ext. 4737 or CRP archaeologist Jessica Lally at ext. 4766, or CRP archeologist Corrine Camuso at ext. 4776 or by e-mail at [ccamuso@yakama.com](mailto:ccamuso@yakama.com), if you have any questions regarding that which is written above.

Sincerely,



Johnson Meninick, Program Manager  
Cultural Resources Program

CC: Elizabeth Sanchey, Yakama Nation Environmental Management Program Manager  
Kate Valdez, Tribal Historic Preservation Officer  
Gretchen Kaehler, Department of Archaeology and Historic Preservation



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

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Kirk Holmes, Director

November 28, 2011

Vernon Swesey  
PO Box 687  
Roslyn, WA 98941

Dear Vern,

Information from the Washington Department of Natural Resources illustrates a landslide located over a large portion of the project site. A geotechnical study will be required prior to the SEPA determination. The study must be prepared by a Washington State licensed geotechnical engineer or engineering geologist and shall confirm existence and stability of the slide and provide recommended mitigation items.

Sincerely,

A handwritten signature in cursive script that reads "Wollman".

Christina Wollman, Planner II

Cc: Dan Valoff, CDS

## Dan Valoff

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**From:** Cannon, Heather (DOH) [Heather.Cannon@DOH.WA.GOV]  
**Sent:** Wednesday, November 23, 2011 10:24 AM  
**To:** Dan Valoff  
**Cc:** Mau, Russell E (DOH)  
**Subject:** Sasse Ridge Long Plat LP-11-00002

To Dan Valoff, Staff Planner,

Regarding the application noted above, please consider the following comments:

This project is a new 10 lot subdivision proposing an unknown number of wells to serve water.

If one or more public water systems are proposed to supply some or all of the 10 lots the applicant must gain Department of Health approval of these systems(s) before construction begins.

Water systems proposing 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. To calculate the number of residents, use the following: number of housing units (x) Kittitas County persons/per/household = number of residents. If the number of residents is 25 or more, this system will be a Group A system and must meet the Chapter 246-290 requirements.

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

If you have any questions or concerns, please contact me.

Thank you,

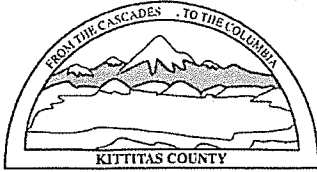
*Heather Cannon*

Regional Planner  
Washington State Dept of Health - Office of Drinking Water  
16201 E Indiana AVE, STE 1500  
Spokane Valley, WA 99216

Ph (509) 329-2121  
Fx (509) 329-2104

Public Health - Always Working for a Safer and Healthier Washington

Visit our web site at [www.doh.wa.gov/ehp/dw](http://www.doh.wa.gov/ehp/dw)



## KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Doc Hansen, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: November 14, 2012  
SUBJECT: Sasse Ridge Plat LP-11-00002

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**The following shall be SEPA mitigation items:**

1. **Geotechnical:** This proposed subdivision is located on an identified landslide. Prior to final plat approval, the applicant shall conduct additional geotechnical analysis to better understand the site conditions and projected impacts of the proposed development on the identified landslide area. Results of this additional analysis may result in changes to the plat layout, including changes to the number of lots, location of internal access roads, location of septic drain fields, location of stormwater facilities, and other site elements. The analysis shall include a report indicating subsurface condition through subsurface exploration and appropriate analysis indicating overall stability.
2. **Final Design:** If the final design of the project changes because of geotechnical constraints or other reasons, the project will be re-evaluated for road construction requirements. Alterations to these requirements will be discussed and agreed upon by Public Works and the applicant.
3. **Stormwater:** On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented for review to Public Works prior to final approval. The stormwater system construction shall be certified by a licensed engineer. The certification shall be included with the road certification and is required prior to the issuance of a building permit. Stormwater plans shall be submitted in accordance with KCC 12.06 and 12.08.

4. Grading Plan: A grading plan prepared by an engineer licensed in the state of Washington shall be presented to Public Works prior to final approval. Depending on the amount of fill to be removed from the site, a haul route and road condition analysis may be required prior to approval of the grading plan. The grading plan shall be submitted in accordance with KCC 12.08.

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

1. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05. The following conditions apply and must be completed prior to the issuance of a building permit for any of the structures within this plat. A Performance Bond or acceptable financial guarantee may be used, in lieu of the required improvements, per the conditions outlined in the current Kittitas County Road Standards.
2. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
3. Private Road Improvements: Access shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.
  - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
  - b. Minimum centerline radius shall be 60'.
  - c. Surface requirement BST/ACP.
  - d. Maximum grade is 12%.
  - e. Stopping site distance, reference AASHTO.
  - f. Entering site distance, reference AASHTO.
  - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
  - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.

- j. All easements shall provide for AASHTO radius at the intersection with a county road.
  - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
4. Temporary Cul-de-Sac: No more than two lots can be served off a cul-de-sac. Prior to final approval, individual lot accesses shall be determined to ensure the temporary cul-de-sac is placed appropriately.
5. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way or easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2009 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
6. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
  - b. The surface requirement is for a minimum gravel surface depth of 6".
  - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
- Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.
- a. The roadway shall be a minimum of 8' wide with gravel surface.
  - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

9. 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.
10. 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.
11. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
12. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.





# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

September 20, 2011

Dan Valoff  
Staff Planner II  
Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Sasse Ridge (LP-1-00002)

Dear Mr. Valoff:

Upon review of the above mentioned land use action, I have the following comments/requirements;

- Approved water storage of 40,000 gallons, with a private fire hydrant system shall be installed. This amount may be reduced by 50% when the plat note requires residential sprinkler systems to be installed.
- Water storage and hydrant spacing shall comply with the International Fire Code.
- No fire apparatus access lane shall have a slope greater than 12%. A Variance Permit will be required for any slopes or grades greater than allowed by County Code.
- "No Parking-Fire Lane" signs must be posted per Fire Marshal requirements on all cul-de-sacs.
- All bridges and gates across any private road shall be required to be permitted and certified.
- All development, design and construction shall comply with Kittitas County Code, Kittitas County Zoning and the 2009 International Fire and Building Codes.
- A separate permit is required for any private water storage or hydrant system. The hydrant system shall be subject to plan review through the Fire Marshal's Office and shall be subject to an annual Operational Permit.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at (509) 962-7000.

Sincerely,

Brenda Larsen  
Fire Marshal



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

September 2<sup>nd</sup> 2011

Dan Valoff, Staff Planner  
Community Development Services  
411 N Ruby Street, Suite 2  
Ellensburg, WA 98926

RE: Sasse Ridge LLC Long Plat LP-11-00002

Dear Mr. Valoff,

Thank you for the opportunity to comment on the Sasse Ridge LLC Long Plat, LP-11-00002.

**Plat Note Statement:**

The final plat notes shall include the following statement:

*"The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. 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."*

**AND in Upper Kittitas County Only (as defined in 173-539A WAC):**

*"Metering will be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements."*

**Adequate Potable Water Supply Statement:**

In addition to the requirements outlined below, if in Upper Kittitas County a water budget neutrality determination may be required from the Department of Ecology prior to Kittitas County Public Health being able to recommend final plat approval.

Regardless of the location of the plat within the county, the following requirements are applicable to both Upper and Lower Kittitas County:

The Public Health Department's recommendation shall state that final approval be conditioned upon the developer/owner of the plat providing proof of potable water. Proof of potable water can be provided through several different ways depending on the source of water proposed as described and outlined in the Board of County Commissioners Resolution 2010-082.

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  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581

**For preliminary plat approval**, applicants for subdivisions (short plats and long plats) in Kittitas County shall include the type of water system proposed in order to acquire preliminary approval.

**Final approval** will be conditioned upon the type of water system proposed.

- **If application states that residences will utilize Individual Wells/2-party Shared Well:**

Applicants shall submit a well log(s) from a well located within the subdivision of land. If a well log does not exist, a four (4) hour well draw down test shall be provided prior to recommendation by KCPHD for final plat approval. If shared wells are proposed, a recorded shared well user's agreement is required for each proposed parcel. If the proposed subdivision does not have an existing well within the boundaries, a hydrogeological report with documentation/evidence to support a claim regarding adequate availability of groundwater for the proposed number of potable water wells must be submitted prior to recommendation for final plat approval. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed hydrogeologist.

- **If application states that residences will utilize a Group B Public Water System:**

Applicants shall have a well site inspection performed by KCPHD staff; complete and submit a Group B Public Water System Workbook to either KCPHD for water systems with 3-9 connections or Washington State Department of Health (DOH) for water systems with 10-14 connections or as amended by DOH; have the well(s) drilled; and submit a copy of an agreement with an approved Kittitas County Satellite Management Agency. All infrastructure for the Group B Water System including the well/pump house and storage tanks must be completed or the developer/owner can bond for completion. Final approval of the Group B Public Water System including issuance of the public water system ID number from DOH is required prior to recommendation by KCPHD for final approval. If a bond is in place, final approval will still be recommended but all infrastructure must be completed before issuance of the first building permit within the subdivision.

- **If application states that residences will utilize a Group A Public Water System:**

Applicants shall submit a signed letter of agreement between the public water system purveyor or official and the land developer/owner granting delivery of potable water for the entire development. If the public water system is being developed specifically for the subdivision/plat, the water system must be approved by Washington State Department of Health (DOH), including issuance of a public water system ID number, prior to recommendation by KCPHD for final plat approval.

**Septic Availability Statement:**

The Public Health Department's recommendation shall state that preliminary approval be conditioned upon the developer/owner of the plat providing satisfactory sewage disposal. Satisfactory sewage disposal can be provided through several different ways depending on the source of disposal proposed.

**If application states that residences will be connected to public sewer system:**

In order to recommend approval, The Public Health Department will need a signed letter from the sewer district stating that the proposed project's connection will be allowed.

**If on-site sewage systems are proposed for the plat and minimum lot sizes are satisfied:**

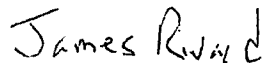
Soil logs must be performed prior to the Public Health Department recommending preliminary approval of the plat application. Once the soil logs are conducted and approved by the Public Health Department, the requirement for septic availability will have been satisfied.

**Review of the Application File:**

At this point in time this application does not contain sufficient information to make a determination that there is an adequate potable water supply available and soil logs have not been conducted to verify soil conditions for on-site sewage systems. The above mentioned requirements need to be satisfied and the appropriate documentation needs to be submitted to the Public Health Department for review and approval in order for the plat application to be recommended for final approval.

If you should have any questions or comments, please feel free to contact me at (509) 962-7515.

Sincerely,



James Rivard,  
Environmental Health Supervisor  
Kittitas County Public Health Department

**Enc: KCPHD Soil Log Fact Sheet**

CC: Sasse Ridge LLC, P.O. Box 687, Roslyn WA 98941 / [vernon@inlandnet.com](mailto:vernon@inlandnet.com)  
Encompass Engineering and Surveying via email @ [wnelsen@encompass.net](mailto:wnelsen@encompass.net)

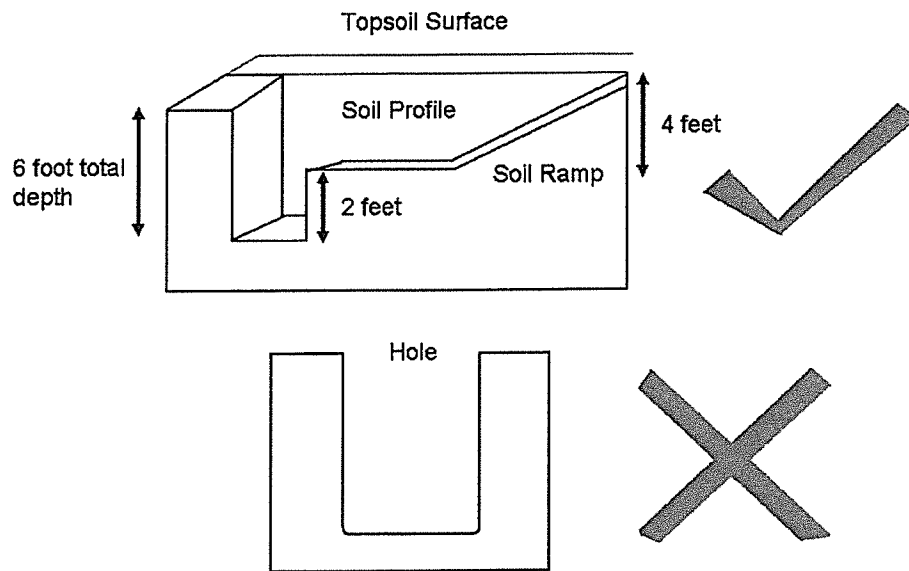
## Soil Log Fact Sheet Directions for Land Division

**Purpose:** The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to ensure that suitable depth and type of soil is present on the property prior to preliminary plat approval.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, soil logs are required before a recommendation for preliminary plat approval can be made.

**Requirements:** In order for a soil log to be conducted, test holes must meet specific criteria according to Chapter 246-272A-0320 WAC, Kittitas County Code and Labor and Industries safety standards.

- 1) A minimum of one soil log per lot shall be dug to a depth of six feet, unless an impermeable layer such as bedrock, hardpan clay, or the existing water table prevents such a depth from being obtained. In some instances, additional holes may be required to determine if the minimum standards for septic support are present on the lot.
- 2) The design of a test hole shall be sloped to four feet beneath surface, leveled and then dug down an additional two feet for a total depth of six feet (see the diagram below for reference). Such a test hole is designed to prevent possible injury as a result of the surrounding soil bank collapsing into the test hole and to grant the local health officer ease of access to the soil profile.
- 3) In order to sub-divide property at least twelve inches of native, suitable soil must be present at the time the soil log is performed.
- 4) A soil log does not constitute a site-evaluation. A site evaluation determines the type of septic system required. A soil log only determines whether soils present on the property can support a septic system.



**Minimum Land Area Requirements:** According to the WAC 246-272A-0320 Table X (provided below) the minimum land area requirement from a public health perspective for subdivision of property is determined by the source of the drinking water and the soil type present to support an on-site sewage system. These guidelines have been put in place to protect human health and the environment from the potential health hazards that an on-site sewage system imposes. The type of water source available and soil type present must be determined by the local health officer. However, other minimum land area requirements may be subject to local government zoning

regulations and restrictions, and it is advisable that property land owners seek advice from Community Development Services at (509) 962-7506 for assistance in this area.

**TABLE X**  
**Minimum Land Area Requirement**  
**Single-Family Residence or Unit Volume of Sewage**

Type of Water Supply	Soil Type (defined by WAC 246-272A-0220)					
	1	2	3	4	5	6
Public	0.5 acre	12,500 sq. ft.	15,000 sq. ft.	18,000 sq. ft.	20,000 sq. ft.	22,000 sq. ft.
	2.5 acre <sup>1</sup>					
Individual, on each lot	1.0 acre	1 acre	1 acre	1 acre	2 acres	2 acres
	2.5 acres <sup>1</sup>					

<sup>1</sup> See WAC 246-272A-0234(6).

**Other Considerations:** Since open holes present a potential danger to people, livestock, wild animals, and vehicles, it is advisable that such a hole be roped off or covered to prevent unwanted entry or marked to caution and facilitate finding. After the soil log has been performed the hole may be filled in by the property owner or contractor to eliminate the potential hazard.

**Scheduling a soil log:** Currently, soil logs are performed on a weekly basis by an Environmental Health Specialist. To schedule a soil log please contact the Kittitas County Public Health Department Office located at 507 N Nanum Street, Suite 102 or call (509) 933-8262 to arrange an appointment.