



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

February 20th, 2018

Alex Cordas
Swauk Valley Ranch LLC
PO Box 24567
Seattle, WA 98124

RE: Transmittal of Comments – Swauk Valley Ranch Conservation Short Plat (LP-17-00007)

Dear Mr. Cordas:

Enclosed are the comments received regarding the Swauk Valley Ranch Conservation Short Plat (LP-17-00007) during the comment period:

November 11th, 2017	Confederated Tribes and Bands of the Yakama Nation, Johnson Meninick
November 16th, 2017	Kittitas County Building Official, Mike Flory
November 17th, 2017	Washington State Department of Health- Russel Mau, PhD, PE
November 28th, 2017	Washington State Department of Archeology and Historic Preservation, Gretchen Kaehler
November 29th, 2017	Washington State Department of Transportation – Paul Gonseth, PE
November 30 th , 2017	Kittitas County Public Works, Justin Turnbull
December 1 st , 2017	Washington State Department of Fish and Wildlife, Jennifer Nelson
December 1 st , 2017	Kittitas County Public Works, Kelly Bacon
January 23 rd , 2018	Kittitas County Building Official, Mike Flory
January 24 th , 2018	Washington State Department of Transportation, Paul Gonseth, PE
January 24 th , 2018	Kittitas Reclamation District- Keli Bender
February 5th, 2018	Washington State Department of Ecology, Gwen Clear
February 15 th , 2018	Kittitas County Environmental Health, Holly Erdman

Please review all comments and notify me of any questions. Staff is reviewing comments and will notify you if any further information is necessary prior to making a decision. I will be issuing a decision based on the comments received.

Sincerely,

Dusty Pilkington
Staff Planner



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

Post Office Box 151
Toppenish Washington 98948

Dusty Pilkington
Kittitas County Community Development Services
411 N Ruby St; 4
Ellensburg, WA 98926

11-17-2017

RE: Swauk Valley Ranch Long Plat

Dear Mr. Pilkington,

Thank you for contacting the Yakama Nation in regards to the Swauk Valley Ranch Long Plat. This long plat 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.

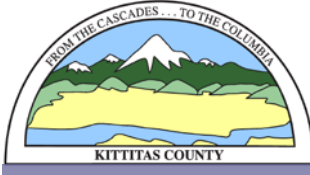
The subject property contains two historic archaeological resources that are considered potentially eligible to the National Register of Historic Places. Prior to any development on this land, these resources will require consideration and further study.

Please feel free to contact me at 509-865-5121 x4737, or Yakama Nation Archaeologist, Jessica Lally at x4766, if you have any questions.

Sincerely,

Johnson Meninick,
Yakama Nation Cultural Resources Program Manager

CC: Gretchen Kaehler, Department of Archaeology and Historic Preservation



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"Building Partnerships – Building Communities"

November 16, 2017

Dusty Pilkington
Staff Planner
Kittitas County Community Development Services
411 No Ruby Street, Suite 2
Ellensburg WA 98926

RE: LP-17-00007 Swauk Valley Ranch

Dear Mr. Pilkington,

Thank you for the opportunity to comment on the above listed Application.

Building Dept. has no comment as this LP does not identify any new buildings.

Please don't hesitate to contact me should you have any further questions.

MIKE FLORY

Mike Flory,
Building Official

From: [Mau, Russell E. \(DOH\)](#)
To: [Dusty Pilkington](#)
Cc: [Holly Duncan](#); [Smits, Brenda M \(DOH\)](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Friday, November 17, 2017 9:49:17 AM

Mr. Pilkington:

The application states that water “to be provided from the existing class b [sic] well, system id: AC733E”. DOH concurs that any subdividing of the property would remain classified as a single “project” (in terms of drinking water), and all parcels do need to be served by a single water system. In this particular case, the cited water system (“Swauk Valley Ranch” with the ID number as noted: AC733) does have sufficient approved capacity to serve these new parcels:

- Existing Active (“active” = constructed structures connected to the water system) Connections = 2
- Approved Connections = 9

So, seven (7) additional structures can be constructed/connected to the approved water system, while still remaining within the capacity of the approved water system.

DOH does want to know if the creation of the four (4) lots are part of the 9 approved connections or are they in addition to the 9 approved connections. If they are “in addition”, then the currently reviewed and approved water system would not have sufficient capacity to serve all potential connections.

Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk: 509-329-2116
Fax: 509-329-2104
Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington

Visit our web site at www.doh.wa.gov/ehp/dw

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]

Sent: Thursday, November 16, 2017 9:45 AM

To: Josh Hink <josh.hink@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com'

<enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; 'Reed, Catherine D. (ECY)' <CRAJ461@ECY.WA.GOV>; Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; Mike Flory <mike.flory@co.kittitas.wa.us>; Amber Green <amber.green@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; 'linda.hazlett@dnr.wa.gov' <linda.hazlett@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; Stoner, Jana <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'Joanna Markell' <jmarkell@kvnews.com>; 'lonnie_allphin@ksd403.org' <lonnie_allphin@ksd403.org>; Lucas Huck <lucas.huck@co.kittitas.wa.us>; Karen Hodges <karen.hodges@co.kittitas.wa.us>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; Smits, Brenda M (DOH) <brenda.smits@doh.wa.gov>; 'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>; 'Kcdf1@elltel.net' <Kcdf1@elltel.net>; 'HolmstR@wsdot.wa.gov' <HolmstR@wsdot.wa.gov>; 'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>

Subject: LP-17-00007 Swauk Valley Ranch

Greetings. I am requesting comments on this Long Plat Application. Anyone with an interest can comment, and the comment period ends 12/01/2017. Click the links below to view information on the permit.

[LP-17-00007 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00007 Swauk Valley Ranch \(Outside County Network\)](#)

Thank you,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

November 28, 2017

Ms. Dusty Pilkington
Planner I
Kittitas County
411 N Ruby St # 4
Ellensburg, wa98926

In future correspondence please refer to:

Project Tracking Code: 2017-11-08416

Property: NOTICE OF APPLICATION LP-17-00007 Swauk Valley Ranch

Re: Archaeology - Survey Requested, Permit from DAHP may be Required under RCW 27.53

Dear Ms. Pilkington:

Thank you for your correspondence and supporting documentation to the Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced project. The project parcel is in an area that contains multiple precontact and historic archaeological sites. Please be aware that archaeological sites are protected from knowing disturbance on both public and private lands in Washington States. Both RCW 27.44 and RCW 27.53.060 require that a person obtain a permit from our Department before excavating, removing, or altering Native American human remains or archaeological resources in Washington. Failure to obtain a permit is punishable by civil fines and other penalties under RCW 27.53.095, and by criminal prosecution under RCW 27.53.090.

Chapter 27.53.095 RCW allows the Department of Archaeology and Historic Preservation to issue civil penalties for the violation of this statute in an amount up to five thousand dollars, in addition to site restoration costs and investigative costs. Also, these remedies do not prevent concerned tribes from undertaking civil action in state or federal court, or law enforcement agencies from undertaking criminal investigation or prosecution. Chapter 27.44.050 RCW allows the affected Indian Tribe to undertake civil action apart from any criminal prosecution if burials are disturbed.

Although subdivision does not cause ground disturbance, the construction of single family homes does not trigger SEPA and notification of the project to DAHP therefore we are commenting at this time. We request a professional archaeological survey of the project area be conducted prior to ground disturbing activities. The completed survey should be provided to DAHP and the interested Tribes for review prior to ground disturbance. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.



We also request review of any development plans prior to development so that we may determine if a permit from DAHP will be required under RCW 27.53. Thank you for the opportunity to review this project. Should you have any questions, please feel free to contact me.

Sincerely,



Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Johnson Meninick, Cultural Resources, Yakama Nation
Kate Valdez, THPO, Yakama Nation
Jessica Lally, Archaeologist, Yakama Nation





**Washington State
Department of Transportation**

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

November 29, 2017

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

Attention: Dusty Pilkington, Planner

Subject: LP-17-00007 – Swauk Valley Ranch
SR 10 milepost 95.57 left

We have reviewed the proposed plat and have the following comment.

The subject property is adjacent to State Route 10 (SR 10), a Class 3 managed access highway with a posted speed limit of 55 miles per hour. Access to the property is via the permitted approach at milepost 95.57. This approach is on the Bureau of Reclamation (BOR) owned land (parcel #19-17-20000-0009) and may continue to be used; however, authorization from BOR is required and the permit must be updated. Prior to plat approval, the BOR must contact Mark Kaiser of the WSDOT South Central Region office at (509) 577-1668 to update the permit.

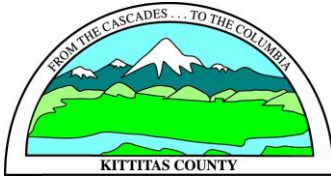
Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding these comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG: jjp


cc: SR 10, File #1
Harry Nelson, Area 1 Maintenance Superintendent



KITITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Justin Turnbull, County Surveyor 
DATE: November 30, 2017
SUBJECT: County Survey review of Prelim Long Plat LP-17-00007 (Swauk Valley Ranch)

Comments General:

1. Lot Closure sheets and a title report will need to be provided for review.
2. All text should be free of crossing linework, and not broken or cut off.
3. The Plat Name should be shown on all pages
4. Contours should be shown together with a statement identifying the vertical datum used, and if an assumed datum, identify benchmark(s) held, with elevations.
5. KR D R/W shown is specifically excepted from the property and as such should be delineated and excepted from the total lot areas shown.
6. There are unusual breaks in linework along roadways and creeks. This is particularly problematic near the East line of Lot 4, where it is confusing with the intersection between the creek and the access.
7. All GLO corners should reference the land corner records, and if evidence found different than record, so noted.
8. Aerial photography shows ponds south of the south line of Lot 4 that should be shown.

Comments Sheet 1:

10. A Vicinity Map should be shown.
11. A standard signature block will need to be shown.
12. ~~Utility providers or a statement identifying how utilities are to be addressed (water/sewer/electrical/drainage)~~ (not survey related, see note at end)
13. Set corners shown are at the wrong scale.
14. The access easement should be addressed as existing or herein dedicated. If existing, the recording number should be included, and if dedicated, the position should be mathematically retraceable.
15. The BPA access road should be identified as where it begins and the 40' Access easement ends. (or overlaps identified).
16. Adjacent survey North of parcel should be labeled (B:41, P7)

Comments Sheet 2:

17. Division lines of new lots should be staked in the field.
18. Adjacent survey North of parcel should be labeled (B:41, P7)
19. Sections identified at section symbol are misaligned.
20. The portion of the property lying south of the highway should be delineated.
21. The distance from existing building corners to existing and proposed lot lines should be shown.

Comments Sheet 3:

22. It appears the survey references are incorrect as they reference miles away from the project site, or documents that do not exist, while failing to reference the BLA that this document is clearly based on.
23. The survey narrative is incorrect, and contains typos.

Of Note:

While not related to survey requirements, there are other elements specifically absent in this Preliminary Plat including; flood limits, zoning, access road width and type, utility providers, and how utilities are to be dealt with.



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Ellensburg District Office • 201 N. Pearl St, Ellensburg, WA 98926
Telephone: (509) 962-3421 • Fax: (509) 575-2474

December 1, 2017

Dusty Pilkington
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926

RE: WDFW comments on LP-17-00007 Swauk Valley Ranch Long Plat Application

Dear Mr. Pilkington,

Thank you for the opportunity to comment on the proposed long plat (LP-17-00007 Swauk Valley Ranch). The Washington Department of Fish and Wildlife (WDFW) has some concerns with the proposed long plat that we've outlined below. As you're aware, Swauk Creek and its tributaries are important streams that produce ESA listed steelhead and are productive spawning and rearing areas for coho salmon and lamprey, and productive rearing habitat for Chinook salmon. Bull trout (ESA listed) have also been documented in lower Swauk Creek. The property owners have been proactive in implementing conservation and restoration actions on the property to enhance fish and wildlife habitat; we are hugely supportive of these efforts. The upland areas have excellent wildlife habitat for a number of priority habitats and species as well. Shrub steppe habitat, oak woodlands, and a robust riparian forest are all present on this property; adding to the species richness and diversity present. Protection of these fish and wildlife habitat values should be considered as the new lots are developed to ensure no loss of function to these critical areas.

The maps attached with this land use action do not seem to reflect the recent boundary line adjustment (BL-16-00012), making it difficult to determine where the new parcels will actually be as they seem to be north of the mapping shown. We have done our best to determine approximate new lot lines as they will pertain to fish and wildlife resources, but request updated mapping showing the proposed lot lines and their relation to critical areas, shorelines, channel migration zones, and priority habitats for a better analysis.

An unnamed tributary stream flows from the west toward Swauk Creek through the northern portions of the new lots; particularly lot 2. Both lots 2 and 4 may have portions within the Shoreline buffer of Swauk Creek and its channel migration zone. Please clearly show where the buildable areas will be within the new lots (including septic) prior to approval. Buildable areas should take into consideration the current critical area and shoreline buffers and setbacks, knowing that buffer widths may change in the future, and the buildable areas could change as

well. Protecting the shoreline and stream from additional encroachment and habitat damage is one of our primary concerns.

We strongly urge a revised site plan that shows the buffer and setbacks areas associated with all of the critical areas and Shoreline of Swauk Creek in order to evaluate future buildable areas prior to approval of this short plat. We'd also like to see a wetland delineation and critical areas report to ensure there are no other critical areas within the proposed short plat that would be impacted by future development, including the installation of septic systems and potential impacts on water quality.

Thank you for the opportunity to comment and I look forward to working with you on this project. Please feel free to contact me at (509) 962-3421 or Jennifer.nelson@dfw.wa.gov if you have any questions about these comments.

Sincerely,

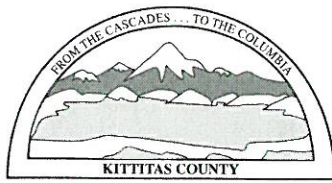
A handwritten signature in cursive script that reads "Jennifer Nelson". The signature is written in black ink and is positioned above the typed name and title.

Jennifer Nelson
Area Habitat Biologist



The yellow lot lines are approximate boundaries of the proposed lots and the red ovals are the approximate building envelopes as proposed.

The unnamed, fish bearing tributary to Swauk Creek is not identified in the survey. This aerial photo with the stream layers is taken from the County's Assessor's site and the location of the streams is slightly inaccurate. The tributary probably actually flows closer to the northern boundary of lots 2 and 3. The critical areas and their buffers should be field verified and recorded on the survey prior to approval of the short plat and building envelopes.



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Kelly Bacon, Engineer Technician I *KB*

DATE: December 1, 2017

SUBJECT: Swauk Valley Ranch Conservation Plat LP-17-00007

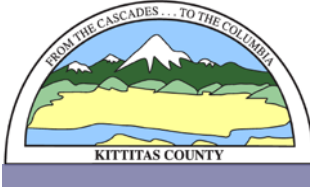
The following shall be conditions of preliminary approval:

1. Washington State Department of Transportation: Provide copy of access approval/permit from WSDOT allowing for the change in use.
2. Private Road and Driveway Easements: The private road and driveway easements shall be clearly depicted on the face of the plat in accordance with the driveway standards as shown in the Kittitas County Code 12: section 12.04.080 table 4-4 Private Road Minimum Design Standards.
3. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15.
 - Road Variance RV-17-06 for Swauk Valley Ranch was approved
 - A bond has been received by Public Works for the work to be performed.
4. Turnaround: When a road extends more than 150' from the centerline of a County road or other publicly maintained road or serves more than three lots, a turnaround shall be provided. The turnaround shall be a cul-de-sac for roads serving five or more lots/units. The turnaround may be a hammerhead for roads serving four or less lots/units or for a land use development activity occurring prior to the end of the road. Cul-de-sac and hammerhead designs must conform to the specifications of the International Fire Code. A cul-de-sac shall have an easement diameter of at least 110 feet and a driving surface of at least 96 feet in diameter.
5. Driveways: A driveway shall serve no more than two tax parcels. See Kittitas County Road Standards, 12/15/15 edition.
 - a. 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'.
 - b. Maximum grade shall be 15%.
 - c. Crushed surface depth per WSDOT standards.

Page 1 of 3

- d. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements.
6. Plat Notes: Plat notes shall reflect the following:
- a. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.
 - b. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - c. 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.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - e. 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
7. 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
8. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
9. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
10. 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.
11. 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.
12. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

13. 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 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

"Building Partnerships – Building Communities"

January 23, 2018

Dusty Pilknington
Staff Planner
Kittitas County Community Development Services
411 No Ruby Street, Suite 2
Ellensburg WA 98926

RE: LP-17-00001 Swauk Valley Ranch

Dear Mr. Pilkington,

Thank you for the opportunity to comment on the above listed Long Plat Permit Application.

After review of the application and supporting documents, I have the following comments:

1. All structures to be built upon these parcels shall comply with the latest adopted edition of the International Building Code, International Residential Code as well as the various other codes adopted by Kittitas County at the time of permit application for each structure.

Please don't hesitate to contact me should you have any further questions.

MIKE FLORY

Mike Flory,
Building Official



**Washington State
Department of Transportation**

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

January 24, 2018

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

Attention: Dusty Pilkington, Planner

Subject: LP-17-00007 – Swauk Valley Ranch – Revised Application
SR 10 milepost 95.57 left

We originally commented on this proposal in our letter dated November 29, 2017. After reviewing the revised plat, our original comments remain valid and we have nothing further.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding these comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Gonseth'.

Paul Gonseth, P.E.
Planning Engineer

PG: jjp/mnk

cc: SR 10, File #1
Harry Nelson, Area 1 Maintenance Superintendent

From: [Keli Bender](#)
To: [Dusty Pilkington](#)
Subject: Re: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Wednesday, January 24, 2018 8:54:08 AM

On 1/23/2018 11:48 AM, Dusty Pilkington wrote:

Greetings. I am requesting comments on this Short Conservation Plat. Anyone with an interest can comment, and the comment period ends 02/05/2018. Click the links below to view information on the permit. If you have not comment on the project, please reply and inform CDS.

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

Dusty,

In regards to the Swauk Valley Ranch project, it appears that some of the lots are outside of the KRD service area. This will need to be address with the Landholder as well, prior to approval. Thank you.

Keli



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

February 5, 2018

Dusty Pilkington
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: LP-17-00007

Dear Mr. Pilkington:

Thank you for the opportunity to comment on the divide of approximately 151 acres into 3 lots, proposed by Swauk Valley Ranch. We have reviewed the application and have the following comments.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

Per Kittitas County's Shoreline Master Program (SMP), Swauk Creek has a Rural Conservancy designation within the parcel boundaries, and therefore requires a 100 foot vegetated buffer beginning at the ordinary high water mark (OHWM) of the stream and extending 100 feet landward. Work conducted within 200 feet of the OHWM, including vegetation removal and grading, will require a shoreline permit.

Vegetation shifts and hydrologic signatures, most notably within the canyon, suggest riverine wetlands are likely present surrounding Swauk Creek. Per Section 5.2.C.3 of the County's SMP, applicant's proposing new land-uses or development within the shoreline need to provide the following critical area information: presence, location, condition, and vegetated buffer which could be affected by their proposal. The Department of Ecology (Ecology) recommends a formal wetland delineation and rating be performed prior to any construction, as this could impact the amount of buildable area available.

In addition to any required vegetative buffers, structures are to be setback an additional 15 feet from the edges critical area buffers (or critical area edges if buffer is not required).

Ecology recommends using a qualified professional to conduct a formal wetland delineation, wetland rating, OHWM determination, and to estimate any required vegetative buffer boundaries prior to any development.



Mr. Pilkington
February 5, 2018
Page 2

Please submit a wetland delineation report, wetland rating forms, and associated materials to the Department of Ecology for review and comment prior to construction activities. In the event wetland or wetland buffer habitats occur in the area and impacts cannot be avoided a mitigation plan must be submitted for review.

In order to minimize construction impacts on wetlands, Best Management Practices (BMPs) for sediment and erosion control should be implemented. This should include functional silt fences, and immediate revegetation and mulching.

If you have any questions or would like to respond to these Shorelands/Environmental Assistance comments, please contact **Lori White** at (509) 575-2616 or email at lori.white@ecy.wa.gov.

Sincerely,



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



Subdivision PH Comments

To: Lindsey Ozbolt

From: Holly Erdman, Environmental Health Specialist II

Date: 02/15/2018

RE: Swauk Valley Ranch LP-17-00007

Thank you for the opportunity to comment on the above mentioned project regarding water requirements to comply with Kittitas County Public Health requirements. The following items must be addressed *prior to preliminary plat approval*: A copy of the Satellite Management Agency contract their Group B water system has signed. A water mitigation certificate for each proposed lot the developer will build on. Cluster Plats, Conservation and Agricultural Plats (KCC 16.09). Process for Approval KCC 16.09.080.

Specific Conditions related to this project include:

WATER

I have current water sampling records on file for this water system. If preliminary approval of this plat should take longer than a year from the latest bacteriological sample and three years from the latest nitrate sample then current water samples would be required prior to that approval.

All persons who are making applications for land use including, but not limited to, short plats must comply with KCC Chapter 13.35.027 per KCC Chapter 13.35.020 Adequate Water Supply Determination.

Chapter 13.35.027

1. All new uses of ground water shall require either:
 - 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. No new use to which this chapter is applicable shall be approved without one of these required submissions.
2. 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 demon-



strate how the proposed new use will not violate [RCW 90.44.050](#) as currently existing or hereafter amended.

3. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under [Title 18 KCC](#).

16.20.040 Plat drawing.

The plat drawing shall contain all the following requirements:

16. Well location. The drawings shall be marked with a "w" indicating location of the well and a broken line showing the one hundred foot radius around such.

ON SITE SEWAGE

16.12.030 Existing conditions – Unless otherwise indicated, the following shall be shown on the preliminary and final drawings. (7) One soil log shall be performed and information recorded for each lot within the proposed subdivision. Soil logs shall be in accordance with WAC 246.272A.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, it is recommended that soil logs be conducted early in the plat planning process.

REQUIRED PLAT STATEMENTS

16.12.020 Preliminary Plats - Unless otherwise specified, information required below may be placed on either sheet one or subsequent sheets or on all sheets as necessary.

(9) **A statement** regarding the contemplated sewage disposal, potable water supply, and drainage improvements for the proposed subdivision.

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)**



REQUIRED PLAT SIGNATURE BLOCK

16.24.210 Certificate of county health officer.

A note on any approved plat shall contain the following note:

I hereby certify that the plat has been examined and conforms with current Kittitas County Code [Chapter 13](#).

Dated this day of _____, A.D., 20__ .
Kittitas County Health Officer

(Ord. 2014-015, 2014; Ord. 2005-31, 2005)

Sincerely, Holly Erdman

Environmental Health Specialist II