


KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

TO: Dusty Pilkington, Planner 1

COPY: Taylor Gustafson, Planner III
Candie Leader, Administrative Assistant
Lindsey Ozbolt, Planning Official

DATE: May 10, 2019

FROM: Mark R. Cook, Director 

RE: PUD PD-16-00001
Preliminary Plat LP-17-00004
MDJ Response (received 05-29-2019)

I have reviewed the materials submitted by MDJ responding to Kittitas County's request for required information (re-sent to the applicant dated 03/01/2019). My comments appear below for your consideration. The numbering scheme matches that of the resent request for information (03/01/2019).

1. Groundwater study requirement

The Baer infiltration report details groundwater at eight feet. Our experience in the area, suggests that seasonal high water table elevation occurs later in the growing season as irrigation return flow impacts the local water table. The submitted soil data in the preliminary drainage report dated March 27, 2019; references four SCS soils types present onsite. The four referenced soil types are: 480 (Nanum ashy loam), 621 Mitta ashy silt loam, 792 Brickmill gravelly ashy loam and 795 Nack-Opinish complex. Test pit characterization from the Baer infiltration test (June 25, 2018) appears consistent with expected site soils. All four soil types report a depth to water table above 49 inches. The observed depth to water table (Baer infiltration report) at eight feet is likely due to insufficient seasonal irrigation return flow impact. The Baer infiltration test makes no mention of observed staining or lack of organic penetration beyond 49 inches suggesting seasonal high water is still a concern for the site.

Given our observed historic flooding in the area, our local knowledge on seasonal high water impact regionally, the date of the infiltration test and the supported SCS soil conditions present at the site, we remain convinced that a groundwater study on the site between March 1st and October 31st is a valid precaution ensuring functionality of the proposed onsite stormwater detention system.

2. The final drainage design will be driven by the results of the groundwater study.

4. Letter received.

5. Access Easement

The proposal utilizes the road standards from the City of Ellensburg. The request for adequate side yard setback is a County planning requirement and it is my understanding that City's road standards will not trump County side yard setback requirements.