



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

May 22, 2013

Jeff Watson, Staff Planner  
Community Development Services  
411 N Ruby Street, Suite 2  
Ellensburg, WA 98926

RE: Zentz Short Plat SP-13-00003

Mr. Watson,

Thank you for the opportunity to comment on the Zentz Short Plat, SP-13-00003.

**ADEQUATE POTABLE WATER SUPPLY STATEMENT:**

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

Prior to receiving final approval for subdivisions in Kittitas County, applicants shall be required to make appropriate provision for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the minimum requirements outlined in the Kittitas County Board of Commissioners Resolution 2012-027 (Attachment B).

**SEPTIC AVAILABILITY STATEMENT:**

KCPHD'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.

**PUBLIC SEWER SYSTEM:** In order to recommend approval, KCPHD will need a signed letter from the sewer district stating that the proposed project's connection will be allowed.

**ON-SITE SEWAGE SYSTEMS:** Soil logs must be performed prior to KCPHD recommending preliminary approval of the plat application per WAC 246-272A-0320(2)(c). Once the soil logs are conducted and approved by KCPHD, the requirement for septic availability will have been satisfied. See soil log fact sheet (Attachment A).

**OTHER REQUIREMENTS & CONDITIONS:**

**REVIEW OF THE APPLICATION FILE:** Soil logs have been satisfied for this proposed short plat, a site evaluation was performed in 2012 and a revisit of new soil logs in 2013. It appears that both lots have wells, however, the well on lot 2 is described as a livestock and irrigation well. Either this well will need to be approved by Dept. of Ecology as a domestic water well, or an additional well will need to be

**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  
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drilled. Another option would be to share the well on lot 1, a shared well users agreement would need to be recorded and filed.

The above mentioned requirements need to be satisfied and the appropriate documentation needs to be submitted to KCPHD for review and approval in order for the plat application to be recommended for final approval.

Kittitas County reserves the ability to require additional proof that adequate provisions for potable water and septic availability have been made by the applicant depending on any health, safety and environmental concerns specific to the project and as governing laws may change in the future.

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

Sincerely,

Joe Gilbert  
Environmental Health Specialist II  
Kittitas County Public Health Department

Enc: Attachment A: Soil Log Fact Sheet  
Attachment B: Resolution 2012-027

CC: Property owner or agent; Surveyor

## Attachment A:

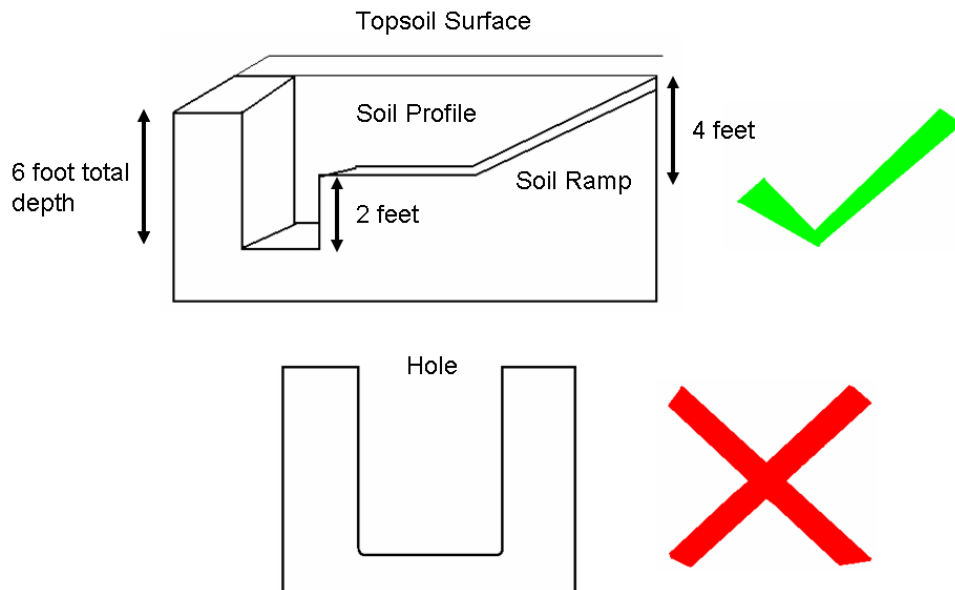
### Soil Log Fact Sheet Directions for Land Division

**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) 962-7515 to arrange an appointment.

**Attention: Do not overlook the water requirements to getting a subdivision approved. (Refer to comment letter for requirements).**

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS  
STATE OF WASHINGTON

RESOLUTION  
NO. 2012- 027

RATIFYING THE REVISED KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT ADMINISTRATIVE POLICY  
RELATED TO POTABLE WATER SUPPLY FOR SUBDIVISIONS

WHEREAS, Chapter 58.17 RCW requires the County make a determination if an applicant seeking to divide land has made appropriate provisions for, among other things, potable water supply; and

WHEREAS, Chapter 58.17 RCW requires that the finding that provisions are made for potable water supplies including whether there is adequate quantity, quality and a legal right to the water; and

WHEREAS, during a public hearing the Board of County Commissioners considered a revision to the Administrative Policy Related to Potable Water for Subdivision (Resolution 2010-082) presented by Kittitas County Public Health Department; and

WHEREAS, the revision to Resolution 2010-082 presented by Kittitas County Public Health Department addressed updates to current county policy and practices; and

WHEREAS, due notice of the public hearing had been given as required by law, and the necessary inquiry has been made into the public interest and purpose to be served by such publication; and

WHEREAS, it is the desire of the Board of County Commissioners to rescind Resolution 2010-082 and ratify the Kittitas County Public Health Department revisions to the Administrative Policy Related to Potable Water for Subdivision as presented.

NOW, THEREFORE BE IT RESOLVED the Board of County Commissioners, after due deliberation and in the best interest of the public, does hereby approve and ratify the Kittitas County Public Health Department administrative policy related to potable water supply for subdivisions and the same is attached hereto.

DATED this 6<sup>th</sup> day of March 2012, at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS  
KITITITAS COUNTY, WASHINGTON**



*Mandy Robinson*

ATTEST:  
CLERK OF THE BOARD *Deputy*

*Alan Crankovich*  
\_\_\_\_\_  
Commissioner Alan Crankovich, Chairman

*Obie O'Brien*  
\_\_\_\_\_  
Commissioner Obie O'Brien, Vice Chairman

*Paul Jewell*  
\_\_\_\_\_  
Commissioner Paul Jewell

**Kittitas County Public Health Department  
Administrative Policy**

**Potable Water for Subdivisions**

Applications for subdivisions (short plats and long plats) in Kittitas County shall include the type of water system proposed in order to acquire preliminary approval. Prior to receiving final approval for subdivisions in Kittitas County, applicants shall be required to make appropriate provision for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the following minimum requirements:

1. **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. Section 16.24.210 KCC is not considered to be applicable for Group A public water systems as a Group A water system is held to a higher standard under Washington Administrative Code.
2. **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 Satellite Management Agency. In addition to these requirements all infrastructure for the Group B Water System including, but not limited to the well/pump house and storage tanks must be completed and water budget neutrality determination(s) from Washington State Department of Ecology (DOE) referencing the relevant subdivision and proposed parcels within the subdivision (if required by Chapter 173-539A WAC) must be provided to KCPHD prior to final approval. Final approval of the Group B Public Water System including issuance of the public water system ID number from DOH and wellhead protection areas shall be required on final mylars prior to recommendation by KCPHD for final plat approval. Section 16.24.210 KCC is not considered to be applicable for Group B public water systems as a Group B water system is held to a higher standard under Washington Administrative Code.
3. **INDIVIDUAL OR SHARED WATER SYSTEM:** Section 16.24.210 KCC applies to individual and shared water systems. Applicants shall submit a well log(s) and four hour draw down test from each proposed parcel within a subdivision, water budget neutrality determination(s) from DOE referencing the relevant subdivision and proposed parcels within the subdivision (if required by Chapter 173-539A WAC), and passing bacteriological and nitrate water quality test from each well. If the proposed subdivision does not have an existing well within the boundaries of each lot, a well must be drilled and the above information shall be provided to KCPHD prior to recommendation by KCPHD for final plat approval. If shared wells are proposed, in addition to

the above requirements a copy of a shared well user's agreement shall be recorded at the Kittitas County Auditor's Office for each proposed parcel that proposes to utilize a 2-party shared water system.

This policy is meant as a guideline for applicants, however Kittitas County reserves the ability to require additional proof that adequate provisions for potable water have been made by the applicant depending on any health, safety and environmental concerns specific to the project. Compliance with all current state and local rules and regulations is required and if this policy is found to be in conflict with any applicable rule, regulation or ordinance, then the rule, regulation or ordinance shall control. All applicants are required to certify that they are in compliance with WAC 173-539A or that WAC 173-539A does not apply to the applicant.





STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

May 1, 2013



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

Re: RZ-13-00001/SP-13-00003

Dear Mr. Watson:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the rezone and short plat of 10 acres into 2 lots, proposed by Teresa Zentz. We have reviewed the documents and have the following comments.

### **WATER RESOURCES**

The proposed project will divide 10 acres into two five acre lots. The project narrative and SEPA checklist indicate that individual or shared wells will be used for domestic water supply. Please be advised that in Washington State prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

On March 28, 2002 the Washington State Supreme Court ruled that the RCW 90.44.050 permit exemption does not apply where a developer of a residential subdivision proposes multiple wells to serve each lot in the development if in combination, the withdrawal will exceed the exemption criteria.

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.



Mr. Watson  
May 1, 2013  
Page 2

All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100 feet from any known, suspected, or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste landfills. A well report must be submitted to the Department of Ecology within thirty days after the completion of a well.

If you have any questions or would like to respond to these Water Resources comments, please contact **Mark Dunbar** at (509) 575-2024.

Sincerely,



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

## Jeff Watson

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**From:** LARRY BROWNE <eburgwater@yahoo.com>  
**Sent:** Tuesday, April 23, 2013 12:58 PM  
**To:** Jeff Watson; Dan Valoff  
**Subject:** Re: Kittitas County Notice of Application RZ-13-00001 and SP-13-00003

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jeff: These are not in my service area.

Thanks, Larry Browne

--- On Mon, 4/15/13, Jeff Watson <[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)> wrote:

From: Jeff Watson <[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)>  
Subject: Kittitas County Notice of Application RZ-13-00001 and SP-13-00003  
To: "Bill Steele" <[bill.steele@co.kittitas.wa.us](mailto:bill.steele@co.kittitas.wa.us)>, "Brenda Larsen" <[brenda.larsen@co.kittitas.wa.us](mailto:brenda.larsen@co.kittitas.wa.us)>, "Brent Renfrow" <[Brent.Renfrow@dfw.wa.gov](mailto:Brent.Renfrow@dfw.wa.gov)>, "Candie M. Leader" <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>, "Christina Wollman" <[christina.wollman@co.kittitas.wa.us](mailto:christina.wollman@co.kittitas.wa.us)>, "Cindy Preston" <[cindy.preston@dnr.wa.gov](mailto:cindy.preston@dnr.wa.gov)>, "CROSEPA COORDINATOR@ECY.WA.GOV" <[CROSEPA COORDINATOR@ECY.WA.GOV](mailto:CROSEPA COORDINATOR@ECY.WA.GOV)>, "Clear, Gwen (ECY)" <[GCLE461@ECY.WA.GOV](mailto:GCLE461@ECY.WA.GOV)>, "enviroreview@yakama.com" <[enviroreview@yakama.com](mailto:enviroreview@yakama.com)>, "Erin Moore" <[erin.moore@co.kittitas.wa.us](mailto:erin.moore@co.kittitas.wa.us)>, "Gretchen.Kaehler@DAHP.wa.gov" <[Gretchen.Kaehler@DAHP.wa.gov](mailto:Gretchen.Kaehler@DAHP.wa.gov)>, "Holly Duncan" <[holly.duncan@co.kittitas.wa.us](mailto:holly.duncan@co.kittitas.wa.us)>, "Jan Jorgenson" <[jorgenja@cwu.edu](mailto:jorgenja@cwu.edu)>, "Jessica Lally" <[jessica@yakama.com](mailto:jessica@yakama.com)>, "jmarvin@yakama.com" <[jmarvin@yakama.com](mailto:jmarvin@yakama.com)>, "Johnson Meninick" <[johnson@yakama.com](mailto:johnson@yakama.com)>, "Julie Kjorsvik" <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>, "Kim Dawson" <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>, "linda.hazlett@dnr.wa.gov" <[linda.hazlett@dnr.wa.gov](mailto:linda.hazlett@dnr.wa.gov)>, "Lisa Iammarino" <[lisa.iammarino@co.kittitas.wa.us](mailto:lisa.iammarino@co.kittitas.wa.us)>, "Lisa Lawrence" <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>, "Mike Johnston" <[mjohnston@kvnews.com](mailto:mjohnston@kvnews.com)>, "nelmsk@cwu.edu" <[nelmsk@cwu.edu](mailto:nelmsk@cwu.edu)>, "Patti Johnson" <[patti.johnson@co.kittitas.wa.us](mailto:patti.johnson@co.kittitas.wa.us)>, "russell.mau@doh.wa.gov" <[russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov)>, "Teske, Mark S" <[Mark.Teske@dfw.wa.gov](mailto:Mark.Teske@dfw.wa.gov)>, "rivers@dnr.wa.gov" <[rivers@dnr.wa.gov](mailto:rivers@dnr.wa.gov)>, "Thalia Sachtleben" <[enviroreview@yakama.com](mailto:enviroreview@yakama.com)>, "Tom Justus" <[tom.justus@doh.wa.gov](mailto:tom.justus@doh.wa.gov)>, "tribune@nkctribune.com" <[tribune@nkctribune.com](mailto:tribune@nkctribune.com)>, "James Rivard" <[james.rivard@co.kittitas.wa.us](mailto:james.rivard@co.kittitas.wa.us)>, "Erin Moore" <[erin.moore@co.kittitas.wa.us](mailto:erin.moore@co.kittitas.wa.us)>, "Allison Kimball" <[brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com)>, "Jan Ollivier" <[jan.ollivier@co.kittitas.wa.us](mailto:jan.ollivier@co.kittitas.wa.us)>, "Richard.Benson@doh.wa.gov" <[Richard.Benson@doh.wa.gov](mailto:Richard.Benson@doh.wa.gov)>, "heather.cannon@doh.wa.gov" <[heather.cannon@doh.wa.gov](mailto:heather.cannon@doh.wa.gov)>, "sepaunit@ecy.wa.gov" <[sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)>  
Cc: "Doc Hansen" <[doc.hansen@co.kittitas.wa.us](mailto:doc.hansen@co.kittitas.wa.us)>, "RichElliott" <[elliott@kvfr.org](mailto:elliott@kvfr.org)>, "Dr. Paul Farris, Ellensburg School District" <[pfarris@eburg.wednet.edu](mailto:pfarris@eburg.wednet.edu)>, "Larry Browne" <[eburgwater@yahoo.com](mailto:eburgwater@yahoo.com)>, "tarizentz@aol.com" <[tarizentz@aol.com](mailto:tarizentz@aol.com)>  
Date: Monday, April 15, 2013, 4:56 PM

RZ-13-00001 and SP-13-00003 Zentz

SEPA Checklist Attached

Kittitas County has received the above referenced land use application; see attached. Agencies within the county network may review the application master file via the above link or through EDEN. Agencies outside of the county network can use the attachment or view better resolution documentation by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. This file will be updated as the application progresses. Comments within the body of an email are encouraged, but may be submitted as attachments to:

Jeffrey A. Watson

Planner II

[Kittitas County Public Works/Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

509-933-8274

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message id: 38eb45916c6dcbdac24bb8719d004a14

## Jeff Watson

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**From:** Christina Wollman  
**Sent:** Thursday, April 18, 2013 12:04 PM  
**To:** Jeff Watson  
**Subject:** RE: Kittitas County Notice of Application RZ-13-00001 and SP-13-00003  
**Attachments:** FM5300950436B.pdf

Jeff,

I have reviewed this short plat for floodplain regulations. Please add the following condition to the preliminary approval:

1. If any structures are constructed within the 100-year floodplain, current location at time of development, base flood elevations must be determined for the entire Zone A within the property boundaries as required by KCC 14.08.220(4).

*Christina Wollman, AICP CFM*

Planner II | Floodplain Manager  
Kittitas County Department of Public Works  
[p] 509.962.7051 | [f] 509.962.7663

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**From:** Jeff Watson  
**Sent:** Monday, April 15, 2013 4:56 PM  
**To:** Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'Clear, Gwen (ECY)'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; 'tribune@nkctribune.com'; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); Jan Ollivier; 'Richard.Benson@doh.wa.gov'; 'heather.cannon@doh.wa.gov'; 'sepaunit@ecy.wa.gov'  
**Cc:** Doc Hansen; RichElliott; Dr. Paul Farris, Ellensburg School District; Larry Browne (eburgwater@yahoo.com); 'tarizentz@aol.com'  
**Subject:** Kittitas County Notice of Application RZ-13-00001 and SP-13-00003

[RZ-13-00001 and SP-13-00003 Zentz](#)

**SEPA Checklist Attached**

Kittitas County has received the above referenced land use application; see attached. Agencies within the county network may review the application master file via the above link or through EDEN. Agencies outside of the county network can use the attachment or view better resolution documentation by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. This file will be updated as the application progresses. Comments within the body of an email are encouraged, but may be submitted as attachments to:

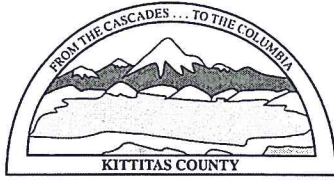
Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby

Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

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message id: 38eb45916c6dcbdac24bb8719d004a14



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: April 18, 2013

SUBJECT: Zentz Short Plat SP-13-00003 and Rezone RZ-13-00001

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

1. 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.
2. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
  3. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

4. 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.
5. 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.
6. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards 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

April 1, 2013

Lindsey Ozbolt  
Staff Planner  
Department of Community Development  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Zentz Short Plat (SP-13-00003)

Dear Ms. Ozbolt:

After conducting a review of the above named project, I have the following comments:

- The driveway for the new property must comply with Kittitas County Code, i.e. any driveway greater in length than 150' shall be no less than 16 feet in width.
- All future development must comply with the International Fire Code.

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