

From: [Mike Flory](#)
To: [Jeremy Johnston](#)
Subject: RE: Notice of Short Plat Application SP-20-00002 Colson
Date: Thursday, May 21, 2020 1:14:56 PM

Hi Jeremy,

Building has no comments.

Michael Flory

Certified Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
P: 509.933.8222 mike.flory@co.kittitas.wa.us

To schedule inspections: <https://www.co.kittitas.wa.us/cds/building/inspection-request.aspx>
To view permit or inspection status: <https://co-kittitas-wa.smartgovcommunity.com/ApplicationPublic/ApplicationHome>
To request design criteria / snowloads: <https://www.co.kittitas.wa.us/cds/building/cgdc-form.aspx>

From: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>

Sent: Thursday, May 21, 2020 8:06 AM

To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; Yakima Nation - Jessica <jessica@yakama.com>; Yakima Nation - J Marvin <jmarvin@yakama.com>; Yakama Nation <johnson@yakama.com>; Yakama Nation - Environmental Review <enviroreview@yakama.com>; SEPA Unit <sepaunit@ecy.wa.gov>; DOE - gcle <gcle461@ecy.wa.gov>; DOE - lowh <lowh461@ecy.wa.gov>; DOE - migi <migi461@ecy.wa.gov>; WDFW - Scott Downes <scott.downes@dfw.wa.gov>; WDFW - Jennifer Nelson <jennifer.nelson@dfw.wa.gov>; WDFW - Elizabeth Torrey <elizabeth.torrey@dfw.wa.gov>; WS DAHP <sepa@dahp.wa.gov>; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E Brooks Library - Nelmsk <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; 'D'Hondt, Douglas P CIV USARMY IMCOM CENTRAL (US) (douglas.p.dhondt.civ@mail.mil)' <douglas.p.dhondt.civ@mail.mil>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; WA State Department of Health - Russell <russell.mau@doh.wa.gov>; becky.kennedy@dnr.wa.gov; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; 'Allison Kimball (brooksideconsulting@gmail.com)' <brooksideconsulting@gmail.com>; '(tribune@nkctribune.com)' <tribune@nkctribune.com>; mgallagher@kvnews.com; legals@kvnews.com; deborah.j.knaub@usace.army.mil; lhendrix@usbr.gov; Michael.j.daniels3.civ@mail.mil; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; 'Lonny (roslyn@inlandnet.com)' <roslyn@inlandnet.com>; Robert Omans <robert@cityofcleelum.com>; Lucy Temple <lucy@cityofcleelum.com>; wargog@cersd.org;

montgomeryr@cersd.org; Lynn.Harmon@PARKS.WA.GOV; kdkistler@bpa.gov; klarned@fs.fed.us; prilucj@wsdot.wa.gov; kaiserm@wsdot.wa.gov; Jacob Prilucik <SCPlanning@wsdot.wa.gov>

Cc: 'Cruse & Associates' <cruseandassoc@kvalley.com>

Subject: Notice of Short Plat Application SP-20-00002 Colson

Good morning,

CDS is requesting comment on the following short plat application SP-20-00002 Colson. Links to the file materials can be found below. The comment period will end Thursday, June 5, 2020 at 5pm. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

[SP-20-00002 Kittitas County Network Link](#)

[SP-20-00002 Colson External Link](#)

Jeremy Johnston, MURP

Kittitas County CDS, Planner II

(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



"Building Partnerships-Building Communities"

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's Stay Home, Stay Healthy Order, Kittitas County Community Development Services is closed to the public until further notice. At this time I am working remotely and will do my best to respond to you as promptly as possible.

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KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Public Works Planning Review Team

DATE: May 28, 2020

SUBJECT: Colson SP-19-00002

The following shall be conditions of preliminary approval:

1. Road Standards: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15.
 - a. Driveways: A driveway shall serve no more than two tax parcels.
 - b. 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'.
 - c. Maximum grade shall be 10%.
 - d. Crushed surface depth per WSDOT standards.
 - e. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - f. Any further subdivision or lots to be served by proposed access may result in further access requirements.
2. Plat Notes: Plat notes shall reflect the following:
 - a. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - b. 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.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - d. 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.

Page 1 of 2

3. 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

4. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
5. 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.
6. 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.
7. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
8. 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.

SURVEY:

The division line between Lots 1 and 2 shall be staked in the field.



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

Subdivision Comments

To: Jeremy Johnston, CDS Planner

From: Jesse Cox, Environmental Health Supervisor
Erin Moore, Water Resources Program Coordinator

Date: 06/05/2020

RE: SP-20-0002

Thank you for the opportunity to comment on the above-mentioned project regarding water and septic requirements to comply with Kittitas County Public Health Department's Water Resources and Environmental Health requirements.

| |
|-----------------|
| Findings |
|-----------------|

On Site Sewage

Finding 1

Any On-Site Septic systems that are to be utilized for wastewater management must adhere to the standards set by both the Washington Administrative Code, and Kittitas County Code. In accordance with KCC 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed (see **Condition A-1**). Public Health requests clarification on the on-site sewage disposal system plan.

Water

Finding 1

Need clarification on source of water, plat map indicates individual wells will be used, and the narrative indicates that the parcels will share a well. If the intention is to utilize a shared well, a signed, notarized, and filed shared well users agreement will also need to be provided before the short plat is finalized. The applicant must prove legal and physical availability of water for all new uses of water on proposed lots of this project, which can be provided through mitigation certificates (see **Condition B-1**) and a well log or 4 hour draw down test as proof of water adequacy for each new well (see **Condition B-2**). 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.

Finding 2

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 (see **Condition C-1**).

Finding 3

The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law (settlement agreement) (see **Condition C-2**).

| | |
|----------|---|
| A | Additional Information Required (Prior to Preliminary Plat Approval) |
|----------|---|

A-1 Soil logs are required for lots. In accordance with KCC 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed prior to preliminary plat approval. Soil logs can be scheduled at <https://www.co.kittitas.wa.us/health/septic-inspection.aspx>. Soil logs are performed in accordance with Washington Administrative Code 246.272A.

| | |
|----------|---|
| B | Final Plat Review & Recording (Prior to Final Plat Approval) |
|----------|---|

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

- B-1** In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:
- 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.

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

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

B-2 13.35.020(b) requires proof of adequate water supply, which can be submitted through a well log or 4 hour draw test result. If shared wells are used, a signed, notarized, and recorded shared well-users agreement must be submitted. All wells must meet the distance requirement of 50 feet from the property line, 50 feet from the septic tank and 100 feet from

the drain field as per Kittitas County Critical Areas Ordinance 17A.08.25, and KCC Chapter 13. If existing wells do not meet the setback requirement from property lines, the two adjoining parcels nearest the well must enter into a legal, shared well-users agreement.

| | |
|----------|-------------------------|
| C | Final Plat Notes |
|----------|-------------------------|

The following notes shall be placed on the face of the plat:

- C-1** “Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.”

- C-2** “The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.”



From: [Pat Nicholson](#)
To: [Jeremy Johnston](#)
Subject: RE: Notice of Short Plat Application SP-20-00002 Colson
Date: Thursday, May 21, 2020 1:22:30 PM

No comments

From: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>

Sent: Thursday, May 21, 2020 8:06 AM

To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; Yakima Nation - Jessica <jessica@yakama.com>; Yakima Nation - J Marvin <jmarvin@yakama.com>; Yakama Nation <johnson@yakama.com>; Yakama Nation - Environmental Review <enviroreview@yakama.com>; SEPA Unit <sepaunit@ecy.wa.gov>; DOE - gcle <gcle461@ecy.wa.gov>; DOE - lowh <lowh461@ecy.wa.gov>; DOE - migi <migi461@ecy.wa.gov>; WDFW - Scott Downes <scott.downes@dfw.wa.gov>; WDFW - Jennifer Nelson <jennifer.nelson@dfw.wa.gov>; WDFW - Elizabeth Torrey <elizabeth.torrey@dfw.wa.gov>; WS DAHP <sepa@dahp.wa.gov>; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E Brooks Library - Nelmsk <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; 'D'Hondt, Douglas P CIV USARMY IMCOM CENTRAL (US) (douglas.p.dhondt.civ@mail.mil)' <douglas.p.dhondt.civ@mail.mil>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; WA State Department of Health - Russell <russell.mau@doh.wa.gov>; becky.kennedy@dnr.wa.gov; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; 'Allison Kimball (brooksideconsulting@gmail.com)' <brooksideconsulting@gmail.com>; '(tribune@nkctribune.com)' <tribune@nkctribune.com>; mgallagher@kvnews.com; legals@kvnews.com; deborah.j.knaub@usace.army.mil; lhendrix@usbr.gov; Michael.j.daniels3.civ@mail.mil; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; 'Lonny (roslyn@inlandnet.com)' <roslyn@inlandnet.com>; Robert Omans <robert@cityofcleelum.com>; Lucy Temple <lucy@cityofcleelum.com>; wargog@cersd.org; montgomeryr@cersd.org; Lynn.Harmon@PARKS.WA.GOV; kdkistler@bpa.gov; klarned@fs.fed.us; prilucj@wsdot.wa.gov; kaiserm@wsdot.wa.gov; Jacob Prilucik <SCPlanning@wsdot.wa.gov>

Cc: 'Cruse & Associates' <cruseandassoc@kvalley.com>

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[SP-20-00002 Kittitas County Network Link](#)

[SP-20-00002 Colson External Link](#)

Jeremy Johnston, MURP

Kittitas County CDS, Planner II

(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



"Building Partnerships-Building Communities"

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

June 2, 2020

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

Re: SP-20-00002

Dear Jeremy Johnston:

Thank you for the opportunity to comment on the notice of application for the 2-lot short plat resulting in one 20 acre lot and one 140.33 acre lot, proposed by Michael and Sandra Colson. We have reviewed the application and have the following comment.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

We have conducted a desk review using current and historical aerial imagery, soil maps, and National Wetland Inventory (NWI) data maps. Park Creek and various ephemeral/intermittent streams cross through the area. The property is situated at the bottom of Whiskey Dick Mountain and a footfill. In addition to the existing streams, it appears man-made ditches have been cut through the parcel to allow for flood irrigation.

The collective information suggests wetlands could occur within the parcel boundary. While the subdivision of the parcel would not generate impacts to wetlands, any future development on the parcels could impact potential wetland and buffer habitats.

Ecology recommends the County, request a wetland investigation be conducted prior to any land development. Per Revised Code of Washington (RCW) 90.48.030, the Department of Ecology has authority to control and prevent pollution of waters of the State. Therefore, Ecology has the ability to request a copy of the wetland delineation conducted on the site to prevent the pollution of state waters.

Any wetland habitat found on (or adjacent to) the parcel should be rated using the 2014 Update for the Washington State Wetland Rating System for Eastern Washington (Hruby, 2014). Rating scores will be used to determine the width of the County's required upland buffer surrounding any delineated wetlands per the County's Critical Area Code, which has an intent and purpose to designate, protect, and maintain functions of critical areas within the County. All rating forms should be submitted for review prior to approval in order to verify wetland categories, wetland buffer requirements, and wetland mitigation ratio requirements.

Mitigation sequencing must be used to avoid and minimize direct and indirect impacts to wetlands.

In the event impacts to wetlands and wetland buffers are unavoidable, a compensatory mitigation and monitoring plan must be submitted to the County, Ecology, and the U.S. Army of Corps of Engineers (Corps) for review and consideration.

Jeremy Johnston
June 2, 2020
Page 2

Discharges into Waters of the State (includes wetlands) are regulated by the State under the Water Pollution Control Act, RCW 90.48 and Section 401 of the Clean Water Act and could require Ecology's review and authorization.

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.

Placement of fill in wetlands may require an individual or general (nationwide) permit from the U.S. Army of Corps of Engineers (Corps). We advise the applicant to contact the Corps to determine if a permit is needed.

Please contact **Lori White** at 509-575-2616 or lori.white@ecy.wa.gov should you have any questions or would like to discuss the above comments.

Ecology staff would be available to conduct a joint site visit with the County and provide technical assistance by reviewing wetland delineations, ratings, and providing recommendations.

WATER RESOURCES

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, stock watering 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. The county may have additional requirements associated with new uses of water.

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at 509-454-7872 or email at christopher.kossik@ecy.wa.gov .

Sincerely,



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

From: sara@krdistrict.org
To: [Jeremy Johnston](#)
Cc: "[Hendrix, Leah D](#)"; [kevin eslinger](#)
Subject: RE: [EXTERNAL] Notice of Short Plat Application SP-20-00002 Colson
Date: Thursday, May 21, 2020 3:11:16 PM

This property is within the KRD boundaries and the parcels contain irrigable ground. Conditions set forth in the KRD General Guidelines must be met prior to approval. Please let me know if you need anything further.

Thanks,

*Sara Vickers
Lands Clerk/RRA
Kittitas Reclamation District
509-925-6158
sara@krdistrict.org*

From: Hendrix, Leah D <lhendrix@usbr.gov>
Sent: Thursday, May 21, 2020 10:52 AM
To: Kevin Eslinger <kevin@krdistrict.org>; Galayde, Aaron G <agalayde@usbr.gov>
Cc: sara@krdistrict.org
Subject: FW: [EXTERNAL] Notice of Short Plat Application SP-20-00002 Colson

I have added a location map and a KRD map. NB 29.2 runs through the property. If there are any issues, please comment to the County. Thank you!

*Leah Hendrix
Realty Specialist
US Bureau of Reclamation
1917 Marsh Road
Yakima WA 98901
509-573-8120*

From: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Sent: Thursday, May 21, 2020 8:06 AM
To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; Yakima Nation - Jessica <jessica@yakama.com>; Yakima Nation - J Marvin <jmarvin@yakama.com>; johnson@yakama.com; Yakima Nation - Environmental Review <enviroreview@yakama.com>; SEPA Unit <sepaunit@ecy.wa.gov>; DOE - gcle <gcle461@ecy.wa.gov>; DOE - lowh

<lowh461@ecy.wa.gov>; DOE - migi <migi461@ecy.wa.gov>; WDFW - Scott Downes <scott.downes@dfw.wa.gov>; WDFW - Jennifer Nelson <jennifer.nelson@dfw.wa.gov>; WDFW - Elizabeth Torrey <elizabeth.torrey@dfw.wa.gov>; WS DAHP <sepa@dahp.wa.gov>; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E Brooks Library - Nelmsk <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; 'D'Hondt, Douglas P CIV USARMY IMCOM CENTRAL (US) (douglas.p.dhondt.civ@mail.mil)' <douglas.p.dhondt.civ@mail.mil>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; WA State Department of Health - Russell <russell.mau@doh.wa.gov>; becky.kennedy@dnr.wa.gov; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; 'Allison Kimball (brooksideconsulting@gmail.com)' <brooksideconsulting@gmail.com>; '(tribune@nkctribune.com)' <tribune@nkctribune.com>; mgallagher@kvnews.com; legals@kvnews.com; deborah.j.knaub@usace.army.mil; Hendrix, Leah D <lhendrix@usbr.gov>; Michael.j.daniels3.civ@mail.mil; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; 'Lonny (roslyn@inlandnet.com)' <roslyn@inlandnet.com>; Robert Omans <robert@cityofcleelum.com>; Lucy Temple <lucy@cityofcleelum.com>; wargog@cersd.org; montgomeryr@cersd.org; Lynn.Harmon@PARKS.WA.GOV; kdkistler@bpa.gov; klarned@fs.fed.us; prilucj@wsdot.wa.gov; kaiserm@wsdot.wa.gov; Jacob Prilucik <SCPlanning@wsdot.wa.gov>
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[SP-20-00002 Colson External Link](#)

Jeremy Johnston, MURP

Kittitas County CDS, Planner II

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