

From: [Cascade Irrigation](#)
To: [Chace Pedersen](#)
Subject: RE: SP-23-00004 Singer - Notice of Application
Date: Thursday, July 6, 2023 10:10:53 AM
Attachments: [Comment Letter.pdf](#)

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Good morning, Chace,

Please see the attached comments letter from Cascade Irrigation District. Please pass this information to the applicant. As noted in the letter Cascade will require a \$50 per lot plat fee and an irrigation plan before we can approve the short plat.

Thank you,

Kelton Montgomery
District Manager
Cascade Irrigation District
8063 Hwy 10
Ellensburg, WA 98926
Office (509) 962-9583
Mobile (509) 899-3311
Email cid@fairpoint.net

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Sent: Thursday, July 6, 2023 8:53 AM

To: Dan Young <dan.young@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; Holly Barrick <barh@yakamafish-nsn.gov>; separegister@ecy.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV;

CASCADE IRRIGATION DISTRICT

8063 Highway 10
Ellensburg, Washington 98926
509-962-9583

Overview

Cascade Irrigation District will require a \$50 per lot plat fee (*CID Resolution #01-2006*) as well as an engineered irrigation plan based on Cascade Irrigation District specifications (*CID Resolution #3-94 & CID Procedure #1 Standard Specifications for Irrigation Water Distribution Systems*).

The irrigation plan must include the point of entry of irrigation water, the system for provision of irrigation water to each parcel, a description of system proposed, and a description of provisions made including right of ways for the protection of other parcel within Cascade Irrigation District which are affected.

If pressurized pipe is proposed, it must include a sump, pump and the proposed system of water to the sump. (*CID Resolution #03-94 and CID Procedure #1 Standard Specifications for Irrigation Water Distribution Systems*).

Before Cascade Irrigation District can release or sign-off we require 1) approved, inspected and in place irrigation system, or 2) a signed Irrigation Facility Installation Agreement with respective bond covering proposed construction and costs, (*CID Procedure #1*) or 3) a variance. A variance is only by Cascade Irrigation District Board of Directors action after Board of Directors receives, reviews, and approves a formal petition for such.

If the plat is part of or wishes to become part of an existing LID operating within CID, they must complete all work to hook-up to the LID and pay the associated hook-up fees or a signed Irrigation Facility Installation Agreement with respective bond covering proposed construction and costs involved in such hook-up.

If installing a pressurized system not associated with an LID, the Developer will be required to form an owner's association to cover the operating costs and maintenance of the infrastructure. (*CID Resolution #2-2006*)

Attachments: All attachments may be obtained by Dropbox, please call or email Cascade Irrigation District at CID@fairpoint.net for the Dropbox online link to the files OR you may come to our office and pick up hard copies.

Thank you,

Kelton Montgomery
Cascade Irrigation District Manager
509-962-9583

From: [Rich Elliott](#)
To: [Chace Pedersen](#)
Cc: dan.young@kittitas.co.wa.us; [Dan Johnson](#); [Joe Delvo](#)
Subject: RE: [Ext] SP-23-00004 Singer - Notice of Application
Date: Thursday, July 6, 2023 10:14:25 AM

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KVFR is not the authority having jurisdiction but we would like to insure the following items are considered:

1. Access and turn around for lots 2 and 3 meet current applicable road standards and fire code – Appendix at time of development.
2. Addressing be clearly visible from both directions of travel.

Rich Elliott – Deputy Fire Chief
Kittitas Valley Fire and Rescue
509-201-6280

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Thursday, July 6, 2023 8:53 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long External <long@kittcom.org>; John Storch <storch@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; enviroreview@yakama.com; Corrine Camuso <corrine_camuso@yakama.com>; Jessica Lally <jessica_lally@yakama.com>; Noah Oliver-External <noah_oliver@yakama.com>; Casey Barney <casey_barney@yakama.com>; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; Holly Barrick <barh@yakamafish-nsn.gov>; SEPA Register <separegister@ecy.wa.gov>; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; Ryan Anderson - External <rand461@ECY.WA.GOV>; Scott.Downes@dfw.wa.gov; jennifer.nelson@dfw.wa.gov; Elizabeth Torrey <Elizabeth.Torrey@dfw.wa.gov>; SEPA DAHP <sepa@dahp.wa.gov>; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>;

From: [WSDOT Aviation Land Use Inquiries and Application Submittals](#)
To: [Chace Pedersen](#)
Subject: RE: [EXTERNAL] SP-23-00004 Singer - Notice of Application
Date: Friday, July 7, 2023 10:17:40 AM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

M Pedersen,

WSDOT Aviation Division reviewed the provided documents on 07/07/2023. We have no comments or concerns.

Cheers,

David Ison, PhD | Aviation Planner
Airport Land Use Compatibility & Emerging Aviation Technologies
Washington State Department of Transportation
isond@wsdot.wa.gov C: 360-890-5258

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Thursday, July 6, 2023 8:53 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; Matthews, Jim <matj@yakamafish-nsn.gov>; Holly Barrick <barh@yakamafish-nsn.gov>; separegister@ecy.wa.gov; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; Anderson, Ryan (ECY) <rand461@ecy.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; DAHP SEPA (DAHP) <sepa@dahp.wa.gov>; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@doh.wa.gov>;

From: [Connor Armi](#)
To: [Chace Pedersen](#)
Cc: [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)
Subject: Re: SP-23-00004 Singer - Notice of Application
Date: Monday, July 17, 2023 10:40:25 AM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hello Chace,

This consult is in reference to Shoreline Exemption *SP-23-00004 Singer*. Ground disturbing activities to be conducted include the permitted drilling for well access for two agriculturally zoned parcels.

This undertaking is located within the CCT Traditional Territories. We request any undertakings, particularly those involving ground disturbing activities, to have an IDP in place prior to implementation.

The proposed project lies within the traditional territory of the Moses-Columbia Tribe, 1 of the 12 constituent tribes of the Confederated Tribes of the Colville Reservation (CTCR), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CTCR with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, the Palus territory in Idaho, and south-central British Columbia.

If ground disturbing activities are to be conducted, such as the installation of a septic system or the scraping of a driveway, a cultural resource surface survey and sub-surface testing of the area in and directly around the proposed ground disturbance are recommended as a surface observation will not be an accurate assessment of the existent potential for subsurface cultural deposits. This test should be to the terminal depth of the septic installation to ensure the totality of the presence or absence of cultural material.

There are known cultural resources of pre-contact significance nearby and the division of this particular plat is considered Low Risk for an inadvertent discovery according to the DAHP predictive model.

CCT requests a cultural resource survey prior to the implementation of ground disturbing activities and that during implementation that there be an inadvertent discovery plan or (IDP) in place to ensure compliance with all Section 106 and relevant cultural resource laws both federally and to the state of Washington.

Thank you for consulting with the Colville Confederated Tribes History and Archaeology Program.

Sincerely,

Connor Armi | Archaeologist Senior MA, RPA

History/Archaeology Program

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespelem, WA 99155

d: 509-634-2690 | c: 509-631-1131

connor.armi.hsy@colvilletribes.com

From: [Public Health Inspectors](#)
To: [Chace Pedersen](#)
Subject: RE: SP-23-00004 Singer - Notice of Application
Date: Wednesday, July 19, 2023 11:42:33 AM
Attachments: [Singer.docx](#)
[image001.png](#)

Attached are public health comments.

Kim Shilley, Public Health Technician

P: 509.962.7515 | F: 509.962.7581 | E: kim.shilley@co.kittitas.wa.us

Kittitas County Public Health Department

507 N Nanum St Suite 102, Ellensburg WA 98926

www.co.kittitas.wa.us/health

Please tell us how we're doing: [KCPHD Customer Survey](#)



From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Sent: Thursday, July 6, 2023 8:53 AM

To: Dan Young <dan.young@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; Holly Barrick <barh@yakamafish-nsn.gov>; separegister@ecy.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; rand461@ecy.wa.gov; Scott.Downes@dfw.wa.gov; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; DAHP SEPA (DAHP) <sepa@dahp.wa.gov>; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; rivers@dnr.wa.gov; brenda.young@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; scott.chambers@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; Teneal Norrbom <tnorrbom@kvnews.com>; KVNews Legals



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

Subdivision Comments

To: Chace Pedersen, Planner I
From: Kim Shilley, Public Health Technician
Date: 7/19/2023
RE: SP-23-00004 Singer

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. If community drain fields are to be utilized, soil logs must be done in the proposed locations of each (See Conditions A-2).

Water

Finding 1

Proposed short plat indicates shared wells will be used. If shared wells are to be utilized, the wells must be drilled a minimum of 50 feet from any proposed property line and a signed, notarized and recorded shared waters users' agreement for each shared well must be submitted to our office prior to final plat approval. The applicant must prove physical availability of water for all new uses of water proposed lots of this project, which can be provided by (See Condition A-1) a well log or 4 hour draw down test as proof of water availability for each new well proposed. All persons who are making applications for land use including but not limited to short plats must comply with KCC Chapter 13.35.020.



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

Additional information Required (Prior to Preliminary Plat Approval)

- List what is needed for preliminary plat approval

Additional information Required (Prior to Final Plat Approval)

On-site sewage

A soil log is needed for the proposed lots

Water

A signed and recorded shared water user's agreement between proposed lots is needed. Along with a current water right for the proposed lots.

A-1 13.35.020(b) requires proof of adequate water supply, which can be submitted through a well log or 4 -hour draw down test if an existing well is used and is older than 10 years. If shared wells are used, a signed, notarized, and recorded shared well=users agreement must be submitted. All individual and shared 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.

A-2 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 final 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 WAC 246.272A

Final Plat Notes

REQUIRED PLAT NOTES

1. 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.)

From: [Tate Mahre](#)
To: [Chace Pedersen](#)
Subject: Public Works Comments: SP-23-00004 Singer
Date: Monday, July 24, 2023 4:30:03 PM
Attachments: [SP-23-00004 Singer KCPW Plan Review Team Comments.docx](#)

Chace,

Here is a copy of Public Works comments for SP-23-00004 Singer. Please let me know if you need anything else from us!

Thanks,

Tate Mahre

Engineer Tech I

Kittitas County Public Works

411 N Ruby St, Suite 1

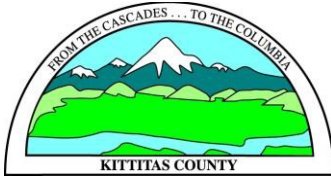
Ellensburg, WA 98926

Office: 509-962-7018

Mobile: 509-859-6187

tate.mahre@co.kittitas.wa.us

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KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: July 24th, 2023
SUBJECT: Public Works Comments: SP-23-00004 Singer

ACCESS	No Access Comments (TM)
ENGINEERING	Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).
SURVEY	There are no suggested survey revisions to the Prelim Short Plat. (JT)
TRANSPORTATION CONCURRENCY	No comments (kh)
FLOOD	Parcel #931833 is not located in the FEMA identified special flood hazard area (100-year floodplain).

<p>WATER MITIGATION/ METERING</p>	<p>The following comments outline the requirements for legal availability of water and metering for the proposed short plat:</p> <p>The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through a mitigation certificate.</p> <p>In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:</p> <ol style="list-style-type: none"> 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. <p>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.</p> <p>Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.</p> <p>Final Plat Notes</p> <p>The following notes shall be placed on the face of the plat:</p> <p>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."</p> <p>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."</p>
--	--