

From: [Connor Armi](#)
To: [Chace Pedersen](#)
Cc: [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)
Subject: Re: SP-23-00008 Rarden - Notice of Application
Date: Thursday, November 2, 2023 1:03:47 PM

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Hello Chace,

This consultation is in reference to SP-23-000008 Rarden. This short plat division is a prelude to ground disturbing activities such as further residential development.

The proposed plat division lies within the traditional territory of the Wenatchi 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.

The proposed Short Plat division is considered Very High Probability for an Inadvertent Discovery according to the DAHP predictive model.

We request a Cultural Resource Survey.

On behalf of Guy Moura, Tribal Historic Preservation Officer.

Sincerely,

Connor Armi | **Archaeologist Senior MA, RPA**
History/Archaeology Program
Confederated Tribes of the Colville Reservation
PO Box 150 | Nespelam, WA 99155
d: 509-634-2690 | c: 509-631-1131
connor.armi.hsy@colvilletribes.com

On Wed, Nov 1, 2023 at 9:04 AM Chace Pedersen <chace.pedersen@co.kittitas.wa.us> wrote:

Good morning,

CDS is requesting comment on the following short plat application: SP-23-00008 Rarden.

From: [Matt Boast](#)
To: [Chace Pedersen](#)
Cc: [Ken Edwards](#)
Subject: RE: SP-23-00008 Rarden - Notice of Application
Date: Wednesday, November 1, 2023 9:59:41 AM
Attachments: [image001.png](#)

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Chace-

Kittitas PUD doesn't have a comment regarding this short plat. There are not any PUD power lines close to this project.

Thanks,

Matt Boast
General Manager
PUD #1 of Kittitas
County

1400 Vantage Highway
Ellensburg, WA 98926
Phone: 509-933-7200 Ext 804
Fax: 509-933-7190



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

Sent: Wednesday, November 1, 2023 9:05 AM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@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

November 6, 2023

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

Attn: Chace Pedersen, Planner I

RE: SP-23-00008, Rarden Short Plat
I-90 Exit 74, West Nelson Siding Road, Vicinity

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to Interstate 90 (I-90), a fully controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to I-90. Direct access to the interstate is prohibited.
- I-90 is an existing facility, and the proponent is proposing a more noise-sensitive land use. The proponent and future residents should be aware this is an area with existing traffic noise. They should also expect traffic noise to continue to grow into the future, as an essential public facility, I-90 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

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

Sincerely,



Paul Gonseth, P.E.
Region Planning Engineer

PG: jjp/mnk

cc: SR 90, File #2023_005
Michael Krahenbuhl, Area 1 Maintenance Superintendent

From: [WSDOT Aviation Land Use Inquiries and Application Submittals](#)
To: [Chace Pedersen](#)
Subject: RE: [EXTERNAL] SP-23-00008 Rarden - Notice of Application
Date: Tuesday, November 7, 2023 11:42:14 AM

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M Pedersen,

WSDOT Aviation Division reviewed this documentation on 11/07/2023. We have no comments.

Cheers,

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

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Wednesday, November 1, 2023 9:05 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@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>; 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>; 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>; rivers@dnr.wa.gov; YOUNG, BRENDA (DNR) <brenda.young@dnr.wa.gov>; Warthen, Luke (DNR) <luke.warthen@dnr.wa.gov>; SEPACENTER@dnr.wa.gov; MAUNEY, MARTY (DNR) <martin.mauney@dnr.wa.gov>; Chambers, Scott (DNR) <Scott.Chambers@dnr.wa.gov>;



November 8, 2023

**DEPARTMENT OF
NATURAL RESOURCES**

SOUTHEAST REGION
713 BOWERS ROAD
ELLENSBURG, WA 98926

509-925-8510
TRS 711
SOUTHEAST.REGION@DNR.WA.GOV
WWW.DNR.WA.GOV

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

RE: SE-23-00008 Rarden Short Plat

Dear Mx. Pedersen:

Thank you for the opportunity to comment on the proposed development of parcel #415436 in Section 20, Township 20N, Range 14E, W.M. in Kittitas County.

Based on remote review of this parcel, it appears that portions are forested, and it will require a Forest Practices Application (FPA) from the DNR if merchantable timber is removed/harvested as part of the proposal and/or is being converted out of forest land (RCW 76.09 and WAC 222). The FPA would need to meet the requirements of the Forest Practices Act and its rules. It is our recommendation that the applicant meet with our local forest practices forester to discuss, they may call our Southeast Region office at (509) 925-8510 to schedule an appointment.

If there are questions regarding our comments, please contact our Region Forest Practices office at the number above.

Sincerely,

Luke Warthen

Luke Warthen
District Manager- Forest Practices
Washington State Department of Natural Resources (DNR)
Southeast Region
luke.warthen@dnr.wa.gov



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

November 15, 2023

Chace Pedersen
Kittitas County
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

RE: SP-23-00008

Dear Chace Pedersen:

Thank you for the opportunity to comment on the Notice of Application for the Rarden Short Plat. We have reviewed the application and have the following comment.

Water Resources

New Uses in Upper Kittitas County

Your project is located within the boundaries of WAC 173-539A so it may be subject to the rule. If you plan on withdrawing groundwater for a new use within the boundaries of WAC 173-539A, your project must be water budget neutral. Before withdrawing or using any water please submit a *Request of Determination of Water Budget Neutrality* or an *Application for a New Water Right Permit*, depending on the size of your project either form may be required.

If you have any questions, please contact the Water Resources Customer Service line at 509-575-2597.

Sincerely,

Joy Espinoza
SEPA Coordinator
Central Regional Office
509-379-3967

crosepacoordinator@ecy.wa.gov

202305245

Subdivision Comments

To: Chace Pedersen, CDS Planner I

From: Holly Erdman, Environmental Health Specialist II

Date: 11/15/23

RE: SP-23-00008 Rarden

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 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, soil logs have been completed on each proposed lot.

Water

Finding 1

The proposed short plat indicates the applicant will utilize individual or shared wells to serve the proposed lots. The applicant has submitted and received approval to drill individual and shared wells for this plat. Recorded, shared well agreements have been received for shared wells. The applicant must prove legal and physical availability of water for all new uses of water on proposed lots.

A	Additional Information Required (Prior to Preliminary Plat Approval)
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No additional information required



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

www.co.kittitas.wa.us/health/

B	Final Plat Review & Recording (Prior to Final Plat Approval)
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On-site sewage

Soil logs have been completed.

Water

Well logs and water rights must be provided for the proposed lots. A well log is also needed for lot 1 but water rights are not required for that lot.

C	Final Plat Notes
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No additional information required



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KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: November 16th, 2023
SUBJECT: SP-23-00008 Rarden

<p>ACCESS</p>	<ol style="list-style-type: none"> 1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. Refer to Chapter 12 of the Kittitas County Code for access requirements. 2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. 4. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, [2015] edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit. 5. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application. (JS)
<p>ENGINEERING</p>	<p>Grading Permit GP-23-00011 was issued on 7/28/23. Please call for an inspection when the project is complete. (CC)</p>
<p>SURVEY</p>	<p>The following will need to be addressed prior to Final Short Plat approval:</p> <ol style="list-style-type: none"> 1. Per Note 1, Sheet 1, access to Lot 1A is Via a private easement. This should be changed to Lot 1, and the easement(s) shown in full. If there are gaps (as shown) in the NW1/4 and SE1/4 of the section, note that access is by prescription in these areas. 2. Notes 6, 8 and 9 all reference different basis of bearings statements, and make references to Lots not shown on the face of the Short Plat.

	<p>Please resolve, and if multiple Basis of Bearing were utilized, please include the rotation and direction (clockwise or counterclockwise), that was used to put it in the final rotation shown on the map.</p> <p>3. The SW'most corner of Lot 2 will need to be set and shown on the face of the Final Survey.</p>
TRANSPORTATION CONCURRENCY	<p>A Transportation Concurrency Management Application has been submitted. Permit #: TC-23-00005 This permit will need to be finalized before final approval.</p>
FLOOD	<p>Parcel # 415436 is not located in the FEMA identified special flood hazard area (100-year floodplain). (SC)</p>
WATER MITIGATION/ METERING	<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 mitigation certificates. Prior to final plat approval and recording, the following conditions shall be met:</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." (SC)</p>

