

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: [Connor Armi](#)
To: [Zach Torrance-Smith](#)
Cc: [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)
Subject: Re: SP-24-00001 4G Farms - Notice of Application
Date: Tuesday, March 5, 2024 5:30:49 PM

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 Zach,

This consult is in reference to Short Plat SP-24-00001 *4G Farms*. This undertaking involves intense ground disturbance for the construction of a single family residence and associated infrastructure. Short Plat divisions are always done as precursors to development and it is prudent to do cultural resource determinations during this phase.

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.

There are known cultural resources of precontact and historic significance nearby and this particular plat is considered Moderate to High Risk for an inadvertent discovery according to the DAHP predictive model. This parcel has not been previously surveyed and a preliminary archaeological investigation would be prudent.

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.

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 | Nespelem, WA 99155

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

connor.armi.hsy@colvilletribes.com

On Mon, Mar 4, 2024 at 3:51 PM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good afternoon,

CDS is requesting comments on the following short plat application: SP-24-00001 4G Farms.

Links to the file materials can be found below. The comment period will end on **March 20, 2024 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.

Internal Link: SP-24-00001 4G Farms

External Link: [SP-24-00001 4G Farms](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “**Short Plats - 2018 and Forward - Preliminary**” and then the project file number “SP-24-00001 4G Farms”.

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public

records through the GovQA portal.

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.
message id: 38eb45916c6dcbdac24bb8719d004a14



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

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

March 18, 2024

Zach Torrance-Smith
Kittitas County Planner I
411 N. Ruby St. Suite 2
Ellensburg WA 98926

RE: SP-24-00001

Dear Zach Torrance-Smith:

Thank you for the opportunity to comment on the Notice of Application for the 4G Farms Preliminary Short Plat. We have reviewed the application and have the following comment.

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, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial 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.

If you have any questions or would like to respond to these Water Resources comments, please contact Christopher Kossik at 509-379-1826 or email at christopher.kossik@ecy.wa.gov.

Sincerely,

Joy Espinoza
SEPA Coordinator
Central Regional Office
509-379-3967
crosepacoordinator@ecy.wa.gov

202400974



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: March 20th, 2024
SUBJECT: Public Works Comments: SP-24-00001 4G Farms

<p>ACCESS</p>	<ol style="list-style-type: none"> 1. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners. 2. Maintenance of the driveway access and private roads that are not intended to become county right-of-way is the responsibility of the property owners who benefit from its use. 3. 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 right-of-way. 4. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Roadway, Bridge, and Development Standards. 5. 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 of each side of interior lot lines. Said easement shall also be used for irrigation. 6. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this application. (JS)
<p>ENGINEERING</p>	<p>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). (CC)</p>

SURVEY	<p>Of note</p> <ol style="list-style-type: none"> 1. Easement from Walker Drive to property is unclear if it's a continuation of Walker Dr, an existing 60' easement or is to be created. 2. Found pin and cap but has no description for cap. <p>(KAH)</p>
TRANSPORTATION CONCURRENCY	<p>No transportation concurrency requirements for this project. (KAH)</p>
FLOOD	<p>Historic flooding data suggests that this property could be at risk of flooding. The current flood insurance rate maps (FIRMs) provided by FEMA do not reflect this risk. A flood permit is not required for the short plat. It is advised that any future development occurs on high ground away from the channel and that channel crossings are designed to be non-restricting to higher flows. (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>

	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)
AIRPORT	No comments. (JS)

From: [P.L](#)
To: [Zach Torrance-Smith](#)
Subject: SP-24-00001 4G Farms
Date: Wednesday, March 20, 2024 4:30:05 PM

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.

In response to the subject short plot, I am writing to you today to speak against allowing this short plot on AG20 property.

If the owners of the property wish to own property smaller than what is currently zoned, they should really consider buying property in town to turn around for-profit. Taking away agricultural land from farming to subdivide and build homes to turn around for a profit, is not farming.

Farmers are continuously being pushed out of Kittitas County by way of purchasing AG 20 land, and subdividing to build multiple houses.

AG 20 land as per RCW 16.08.028 clearly states that agricultural land is those specific land areas on which agriculture activities are conducted. Building two houses is not farming.

If the buyers of the land truly wanted to buy property and build housing, they should have bought AG 5 property to begin with.

Let's keep our farming community just that, a farming community.

Thank you for your time in reading my response to ask that SP 24-00001 4G Farms be denied. Let the farmers who have farmed the land the past 2 decades continue to do so.

Pam Lutz
4673 Vantage Hwy

From: [Deliene Sellers](#)
To: [Zach Torrance-Smith](#)
Cc: delienesellers@yahoo.com; [Robert Sellers](#)
Subject: Comments to 4G Farms (SP-24-0001) request for 2 lot short plat dated 06 March 2024
Date: Sunday, March 17, 2024 10:20:55 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.

To: Community Development Services

References:

- a) Notice of Application dated 3/6/2024
- b) Declaration of Protective Covenants, Conditions and Restrictions (201308090014) dated 8/9/2013

Please be advised that we believe Applicants request to subdivide tax parcel 955540 is not in accordance with the reference b) Protective Covenants which apply to tax parcels 11296, 11297, 11298, 11299, 134834, 955539 and 955540.

Paragraph 3.7 of the Protective Covenants clearly states "No lot may be divided further while these restrictive covenants, conditions and restrictions are in effect regardless if allowed by local zoning and subdivision ordinances as they now exist or are hereafter amended.

Based on the Protective Covenants which are in place it is requested by the undersigned, who also have lots affected by said Covenants, that the applicants request to subdivide lot 955540 be denied.

Sincerely,

Deliene and Robert Sellers
413 Walker Drive
Ellensburg, WA 98926

delienesellers@yahoo.com
rcsellers70@yahoo.com

425-495-9548 (Robert)
425-417-9492 (Deliene)



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Ellensburg District Office • 201 N. Pearl St, Ellensburg, WA 98926
Telephone: (509) 962-3421 • Fax: (509) 575-2474

March 11, 2024

Zach Torrance-Smith
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926

RE: WDFW comments on SP-24-00001 4G Farms Short Plat

Dear Mr. Torrance-Smith,

Thank you for the opportunity to comment on the proposed short plat (SP-24-00001 4G Farms) to divide the existing parcel into two lots. The Washington Department of Fish and Wildlife (WDFW) has reviewed the application materials and WDFW is primarily concerned about the identification and protection of critical areas on or near the project site and how they may be impacted by future development.

Mapping produced during the County's [Wilson-Naneum-Cherry Assessment](#) show Little Naneum Creek originating north of the project area and Cascade Canal, and flowing southerly through the property and called out in the preliminary short plat map as "Ditch", near the proposed new parcel boundary. Little Naneum Creek is a distributary channel west of the mainstem Naneum Creek. Little Naneum Creek flows year-round through most of its length and is a fish bearing stream. Ensuring Little Naneum Creek is correctly identified as a fish bearing stream in this short plat process will protect the functions and values of this important critical area.

As part of the short plat process, future building and septic locations for new parcels should be considered such that the critical areas can be protected along with future infrastructure without the need for future variances from the critical areas regulations. We appreciate the opportunity to comment and work with the proponents to meet their needs. Please feel free to contact me at (509) 961-6639 or Jennifer.nelson@dfw.wa.gov if you have any questions about these comments.

Sincerely,

Jennifer Nelson
Area Habitat Biologist

To: Community Development Services

References:

- a) Notice of Application dated 3/6/2024
- b) Declaration of Protective Covenants, Conditions and Restrictions (201308090014) dated 8/9/2013

Please be advised that we believe Applicants request to subdivide tax parcel 955540 is not in accordance with the reference b) Protective Covenants which apply to tax parcels 11296, 11297, 11298, 11299, 134834, 955539 and 955540.

Paragraph 3.7 of the Protective Covenants clearly states "No lot may be divided further while these restrictive covenants, conditions and restrictions are in effect regardless if allowed by local zoning and subdivision ordinances as they now exist or are hereafter amended.

Based on the Protective Covenants which are in place it is requested by the undersigned that the applicants request to subdivide lot 955540 be denied.

Sincerely,

Dan Wilson,
509-856-7816