

## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

February 10, 2010

Chris Cruse  
Cruse & Associates  
PO Box 959  
Ellensburg, WA 98926

**RE: Transmittal of Comments – Ridgway Short Plat (SP-07-00039)**

Dear Mr. Cruse:

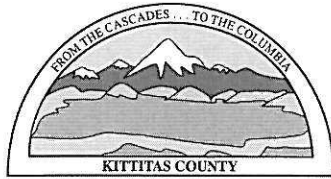
Enclosed are the comments received regarding the Ridgway Short Plat (SP-07-00039) during the comment period:

February 4, 2010	Kittitas County Department of Public Works – Christina Wollman
May 3, 2007	Kittitas Reclamation District – Keli Bender (E-Mail)
March 29, 2007	Kittitas County Public Health – Cathy Bambrick
May 17, 2007	Kittitas County Public Health – Holly Duncan

Please review all comments and notify me of any questions. I will be issuing the Conditional Preliminary Approval based on the comments received.

Sincerely,

Jeff Watson  
Staff Planner



# KITITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: February 4, 2010

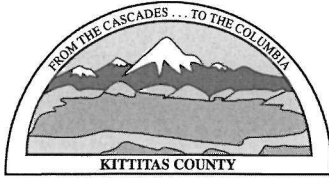
SUBJECT: Ridgway Short Plat SP-07-39

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

1. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05. The following conditions apply and must be completed prior to the issuance of a building permit for any of the residence within this plat. A Performance Bond or acceptable financial guarantee may be used, in lieu of the required improvements, per the conditions outlined in the current Kittitas County Road Standards.
2. Private Road Certification: 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, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
3. Turnaround: Either a hammerhead or a cul-de-sac turnaround may be constructed in the designated area on Lot 1. Cul-de-sacs and hammerheads must conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional turnaround requirements.
4. Private Road Improvements: Access shall be constructed to meet or exceed the requirements of a High-Density Private Road that serves 3-14 tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
  - a. Access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
  - b. Minimum centerline radius will be 60'.
  - c. Surface requirement is for a minimum gravel surface depth of 6".
  - d. Maximum grade 8% flat, 12% rolling or mountainous.
  - e. Stopping site distance, reference AASHTO.
  - f. Entering site distance, reference AASHTO.

- g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
  - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
  - j. All easements shall provide for AASHTO radius at the intersection with a county road.
  - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road.
5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
7. 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.
8. 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.
9. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
10. 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  
DEPARTMENT OF PUBLIC WORKS

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**MEMORANDUM**

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TO: Noah Goodrich, Community Development Services  
FROM: Christina Wollman, Planner II  
DATE: May 15, 2007  
SUBJECT: Ridgway Short Plat

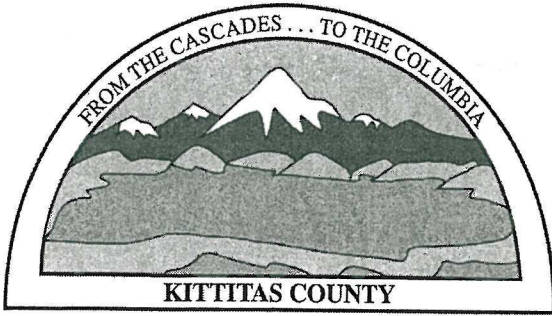
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Our department has reviewed the Short Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
  - "Conditional Preliminary Approval" has been granted, based on the information provided. See below for conditions of preliminary approval:
  - "Additional Information Requested"**. Prior to continuing the approval process for the submitted development, additional information is requested for analysis.
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The Department of Public Works is concerned about the proposed access to the Ridgway Short Plat. We request that the applicant provide the specific location of the proposed access and roadway for review prior to preliminary approval.

The applicant should also be aware that all bridges must meet the requirements of the International Fire Code, including the 75,000 lb load rating.



## PUBLIC HEALTH DEPARTMENT

[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

**Administration**  
**Community Health Services**  
**Health Promotion Services**  
507 N. Nanum Street, Ste 102  
Ellensburg, WA 98926  
Phone: (509) 962-7515  
Fax: (509) 962-7581

**Environmental Health**  
411 N. Ruby Street, Ste. 3  
Ellensburg, WA 98926  
Phone: (509) 962-7698  
Fax: (509) 962-7052

March 29, 2007

Cruse & Associates  
217 E Fourth St  
Ellensburg, WA 98926

Dear Chris,

We have received the proposed Ridgway Short Plat, located in Section 21, Township 18N, Range 19E, off of Naneum Rd Road. We have also received the \$376.88 plat submission fee (receipt #050296).

For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272-20501 and 246-272-09501 for septic and well setbacks.

For sewage disposal you have two options:

1. **PUBLIC UTILITY SEWER**

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2. **ON SITE SEWAGE**

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies proof of potable water supply can be demonstrated four ways:

1. **PUBLIC UTILITY WATER SUPPLY APPLICANTS** – shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
2. **GROUP "A" PUBLIC WELL** – if you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, Washington State Department of Health (DOH) is the regulatory authority for approving Group A systems. We require written verification that DOH has approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of

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**KITITAS COUNTY  
CDS**

Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

3. GROUP "B" PUBLIC WELLS – As of January 11, 2007, Washington State Department of Health is the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results. After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

Washington State Department of Health  
1500 W. 4<sup>th</sup>, Suite 305  
Spokane, WA 99204  
(509) 456-2453  
ATTN: Tom Justus, Regional Engineer

4. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

*"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."*

Once we have received and reviewed complete information, we will notify Community Development Services through our Environmental Health Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



Cathy Bambrick  
Kittitas County Environmental Health Manager

cc: Community Development Services  
James Ridgway

## Noah Goodrich

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**From:** Keli Bender [krd.keli@elltel.net]  
**Sent:** Thursday, May 03, 2007 9:51 AM  
**To:** Noah Goodrich  
**Subject:** Ridgway Short Plat

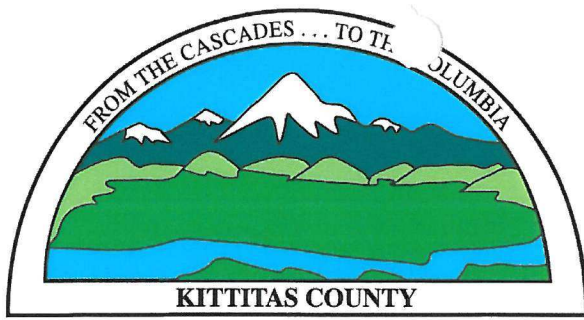
Good morning Noah;

This is in regards to the Ridgway Short Plat SP-07-39. This property is within the boundaries of the KRD and all 4 parcels contain irrigable ground. Conditions set forth in the KRD General Guidelines will need to be met prior to approval. If you need additional information, please let me know.

Keli

Keli R. Bender  
KRD Lands Clerk/RRA  
(509) 925-6158

5/3/2007



## PUBLIC HEALTH DEPARTMENT

[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

### **Administration**

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**Health Promotion Services**  
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**Environmental Health**  
411 North Ruby Street, Ste 3  
Ellensburg, WA 98926  
Phone (509) 962-7698  
Fax (509) 962-7052

May 17, 2007

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

RE: Ridgway Short Plat (SP-07-39)

Dear Mr. Elkins,

Thank you for the opportunity to comment on the above referenced project. Our records indicate that the soils need to be done. A well log or water availability is needed. Thank you for your time.

Sincerely,

Holly Duncan  
Environmental Health Specialist