

**KITITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

**MEMORANDUM**

TO: Mike Elkins, Staff Planner, Community Development Services  
FROM: Randy Carbary, Planner II *rc*  
DATE: January 2, 2008  
SUBJECT: Jones Short Plat

**RECEIVED**  
JAN 02 2008  
KITITAS COUNTY  
CDS

Our department has reviewed the short plat application and has the following comments:

- “Conditional Preliminary Approval”** is recommended 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.

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

1. 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.
2. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
  - a. Access easements shall be a minimum of 60' 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. The surface requirement is for a minimum gravel surface depth of 6".
  - d. Maximum grade is 12%.
  - 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 of county road.
  - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.**
3. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
  4. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
  5. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
  6. 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.
  7. 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.
  8. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
  9. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

Current Kittitas County Road Standards, as adopted 9/6/05.

*Chapter 12 – PRIVATE ROADS*

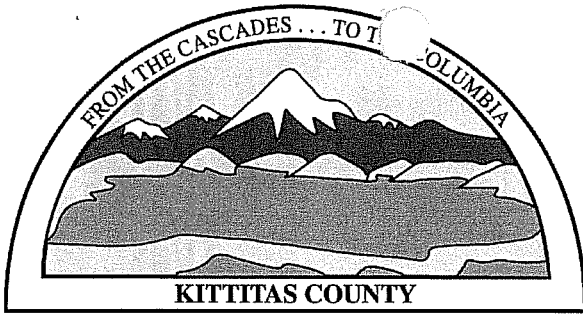
12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT< 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"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. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

Please let me know if you have any questions or need further information.



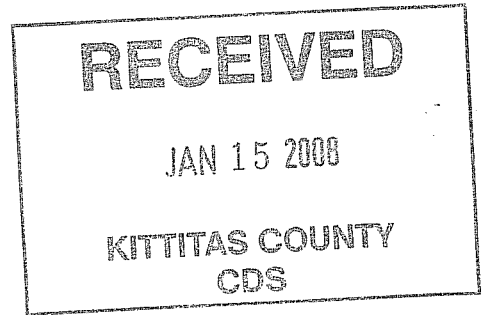
**PUBLIC HEALTH DEPARTMENT**

[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

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



January 15, 2008

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

RE: Jones Short Plat (SP-07-165)

Dear Mr. Elkins,

Thank you for the opportunity to comment on the above referenced project. I have not located the file therefore, am unable to provide information on whether or not the soil logs have been performed or if the well log for the existing well is in the file. Due to the fact that the well will be a shared well by the two proposed parcels there is no problem with the well being located within the easement road. It is not the most ideal location for the easement road but does not present a problem with state or county regulations. Thank you for your time.

Sincerely,

Holly Duncan  
Environmental Health Specialist

From: Pamela and Geir Dalan  
9594 First Ave NE #222  
Seattle, WA 98115  
Tel. 206 718 6691  
Fax 206 365 7031

To: Mike Elkins  
422 N Ruby, Suite 2  
Ellensburg, WA 98926  
Tel. 509 962 7506

Re: Jones Short Plat, File Number SP 07 165

A complaint has been filed with the WA State Department of Ecology regarding some clearing that occurred in 2007 through and over Thornton Creek in an area that closely matches the description of this property. A great deal of bird habitat foliage (willows, other thick brush and trees) was torn out of this creek area and the creek bed itself was completely obliterated.

With the very heavy snows that are occurring this winter in this valley, the likely outcome will be flooding to the low properties along Thornton Creek Lane.

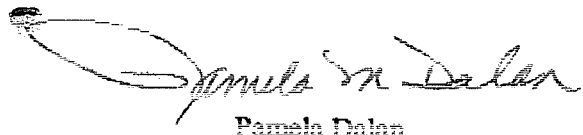
The description given of this plat describes the area as zoned R3. I was not notified that this area was ever rezoned from R5 and I believe it is currently R5.

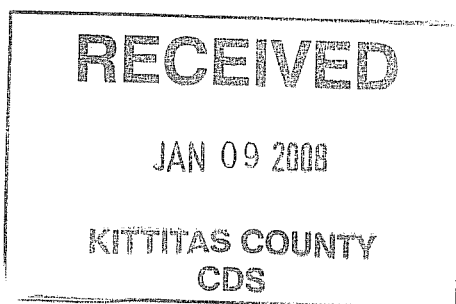
We purchased our property on 681 Thornton Creek Lane because of the beautiful habitat for elk, deer and birds of many sorts, including hawks, bobwhite, jays, vultures, and many other species. This whole area is on the winter range of a herd of elk. I do not believe this application, or the premature clearing that occurred, is in the best interest of the wildlife in this area or those who live and own here. People that prefer a rural life style with uninterrupted views own property in this hidden little valley. The character of this neighborhood is secluded homes with views of a large expansive meadow and wooded forest and wetland habitat.

I ask that you seek rectification of this wetland destruction, and restoration of the creek bed, with plantings that will restore the bird habitat. I ask that the short plat be denied to maintain the rural character of this area.

I would also ask that my name not be disclosed to the applicant because I am concerned about being subject to retribution based upon the complaints. I have a home right near to this property and would like to preserve peace amongst neighbors.

Thank you for your attention.

  
Pamela Dalan



From: Pamela and Geir Dalan  
9594 First Ave NE #222  
Seattle, WA 98115  
Tel. 206 718 6691  
Fax 206 365 7031

RECEIVED

JAN 11 2008

Kittitas County  
CDS

To: Mike Elkins  
422 N Ruby, Suite 2  
Ellensburg, WA 98926  
Tel, 509 962 7506

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Thank you for your attention.

  
Pamela Dalan

RECEIVED

Initial Report

ERTS # 603151

External Reference #

JAN 14 2008  
Report # 87813

Kittitas County  
CDS

Caller Information

First Middle Last  
 \* Name CONFIDENTIAL \*\*\*\*\*  
 Business Name \*\*\*\*\*  
 Address \*\*\*\*\*  
 Other Address \*\*\*\*\*  
 City, State, Zip CLE ELUM WA  
 E-mail \*\*\*\*\*  
 External Ref. #

Confidential

Where did it happen

Business or Location:  
 Address 1150 THORNTON CREEK LANE  
 Other Address  
 City, State, Zip CLE ELUM WA 98922  
 County, Region KITTITAS CRO FS ID  
 WRIA #  
 Waterway Type  
 Latitude Longitude  
 Topo Quad 1:24,000 CLE ELUM

Directions/Landmarks

(mile post, cross roads, township/range)

What Happened

Incident Date  
 \* Received Date 1/9/2008 Time  
 Medium SURFACE WATER-FRESH  
 Material MUD/SILT  
 Quantity Unit UNKNOWN  
 Source DOMESTIC  
 Cause HUMAN FACTOR - OTHER  
 Activity LAND CLEARING  
 Impact STREAM FLOW REDUCTION  
 Vessel Name Type

Primary Potentially Responsible Party

First Middle Last  
 Name JANET JONES  
 Business Name  
 Address 1150 THORNTON CREEK LANE  
 Other Address  
 City CLE ELUM Zip 98922-  
 Phone  
 Ext Type  
 E-mail

Additional Contact Information

Name Phone Ext Type

More Info

9:50 1/9/08

Called maybe 6 weeks ago about a seasonal stream having been bulldozed over in my neighborhood in SE Cle Elum.

I was asked to get more information

Area of concern: on Thornton Creek Lane, Cle Elum, WA

Address of landowner: Janet A Jones, 1150 Thornton Creek Lane, Cle Elum, WA 98922

It's a seasonal creek that runs out toward I-90.

Last summer, maybe September, bulldozers came in and bulldozed all of riparian habitat, (thick brushy willows), pushed it into piles, leaving quite a cleared lot.

At first I was just annoyed about development, but then realized this is the richest bird area around and they've bulldozed all this stuff down.

I called the county and I thought they said that they didn't have a record of a permit, but that it would have been our concern. When I called Ecology, someone there asked if she had called the county and wanted better info on the lot.

7.5 acres of land, zoned R3, a portion of S8, T19N, R16E, WM in Kittitas Co, map #19-16-08040-0030.

Caller is just one lot over from them. (to the SW)

Through the mail, caller said she got a form saying landowner had applied for short plat. Comment period ended Jan 14. That's where she got the above name, address and location information.

Initial Report

ERTS # 603151

External Reference #

Work was done in September. She was two bulldozers. They were there for 3 days.

From Cle Elum, going to South Cle Elum, turn right on the Upper Peal Point Road, turn right on the Casassa Road, turn left on Thornton View and make an immediate right onto Thornton Creek Lane. After about 1/3 mile, you'll see 680 and 681, then property with junk (on right) and half plowed building (on left), the next piece, on left side of road (NW side) is 1150. Can easily see the piles of trees and bushes.

Creek ran through the property, seasonal, but well established drainage. They plowed through it and you can no longer see it.

She called (the first time) end of November, first of December.

Entry Person: Tynan, Johnie

Entry Date:

1/9/2008

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CDS



Initial Report

ERTS # 603151

External Reference #

Caller Information

First Middle Last  
 \* Name CONFIDENTIAL \*\*\*\*\*  
 Business Name \*\*\*\*\*  
 Address \*\*\*\*\*  
 Other Address \*\*\*\*\*  
 City, State, Zip SEATTLE WA 98115-  
 E-mail \*\*\*\*\*

External Ref. #

Confidential

Where did it happen

Business or Location:  
 Address THORNTON CREEK LANE  
 Other Address  
 City, State, Zip CLE ELUM WA  
 County, Region KITTITAS CRO FS ID  
 WRIA #  
 Waterway Type  
 Latitude Longitude  
 Topo Quad 1:24,000 CLE ELUM

Report #: 87924

Directions/Landmarks

(mile post, cross roads, township/range)

What Happened

Incident Date  
 \* Received Date 1/9/2008 Time  
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 Quantity Unit UNKNOWN  
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 Cause HUMAN FACTOR - OTHER  
 Activity LAND CLEARING  
 Impact STREAM FLOW REDUCTION  
 Vessel Name Type

Primary Potentially Responsible Party

First Middle Last  
 Name  
 Business Name  
 Address  
 Other Address  
 City Zip  
 Phone  
 Ext Type  
 E-mail

Additional Contact Information

Name Phone Ext Type

More Info

From: CONFIDENTIAL  
 Sent: Wednesday, January 09, 2008 10:48 AM  
 To: Tebb, G. Thomas (ECY); Lewis, Jeff (ECY); Lewis, Jeff (ECY); CDS@CO.KITTITAS; WA.US  
 Subject: Thornton Creek destruction

In Regards to Jones Short Plat, File Number SP 07 165, I attach a letter to Mike Elkins regarding a complaint filed with the State Department of Ecology. I also include the letter in this email. Thank you for your attention.

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Thank you for your attention.

Entry Person: Tynan, Johnie

Entry Date: 1/14/2008

RECEIVED  
JAN 14 2008  
Kittitas County  
CDS

Initial Report

ERTS # 603151

External Reference #

Referred to:

Referral Method		Person Referred to	KITTITAS COUNTY CODE ENFORCEMENT, LISA	Referral #	108525
<input type="radio"/>	E-mail ERTS number	Phone	(509) 962-7506	Fax	(509) 962-7682
<input checked="" type="radio"/>	E-mail attachment	E-mail	lammal@co.kittitas.wa.us		
<input type="radio"/>	Print	Program/Organization	KITTITAS COUNTY		
<input type="radio"/>	Telephone	Address			
		City	ELLENSBURG	WA	
		Region/Location	KITTITAS COUNTY		
		Referral Date	1/14/2008		
				Primary	<input type="checkbox"/>

RECEIVED

JAN 14 2008

Kittitas County  
CDS