

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"

June 20, 2008

Robert Bailey
4201 Hwy 970
Cle Elum, WA 98922

RE: Gardiane Short Plat (SP-08-08)

Dear Mr. Bailey,

The Kittitas County Community Development Services Department has determined that the Gardiane Short Plat (SP-08-08) is a complete application and hereby grants **conditional preliminary approval** subject to the following conditions:

1. Both sheets of the final mylars shall reflect short plat number SP-08-08 and an accurate legal description shall be shown on the face of the plat.
2. Full year's taxes must be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. The 100 year floodplain boundary of the Teanaway River shall be clearly delineated on the final mylars.
4. The PSSC and PEMC wetlands located on lot 1 and lot 2 shall be clearly delineated on the final mylars.
5. The following plat notes shall be recorded on the final mylar drawings:
 - All development must comply with the International Fire Code.
 - The subject property is within or near existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted the right to farm provisions contained in Section 17.74 of the Kittitas County Zoning Code.
 - Lot 1 and 2 shall share the existing well located on lot 1, and shall share a single ground water withdrawal of no more than 5,000 gallons per day, and no more than ½ acre of lawn and garden shall be irrigated from this groundwater withdrawal.
 - Lot 1 and Lot 2 of the Gardiane Short Plat are affected by the 100 year floodplain of the Teanaway River. All future development shall comply with Kittitas County Code 17A: Critical Areas and Kittitas County Code 14.08: Flood Damage Prevention.
 - PSSC and PEMC wetlands are shown to exist within the boundaries of lot 1 and 2. Any construction near a wetland may require a wetland delineation at time of building permit.
6. Property owners may be required to demonstrate by metering or other means compliance with the single project withdrawal limitation of 5,000 gallons to be shared between the two lots.
7. A water user's agreement shall be created and signed designating water to both lots and sharing in the expenses of the maintenance of the well.
8. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

administered by the Washington State Department of Ecology. This includes the use of water for irrigation.

9. Per Kittitas County Environmental Health, proof of water availability is needed. Evidence shall be provided to Community Development Services prior to final approval.
10. Please see the attached comments from Kittitas County Department of Public Works for plat notes and further issues that must be addressed prior to final approval.

Approval of the Gardiane Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after July 7, 2008. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

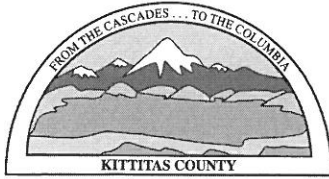
You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of County Commissioners (205 W. 5th, Room 108) by July 7, 2008 at 5:00p.m.

Sincerely,



Trudie Pettit
Staff Planner

Cc: Gary and Diane Monroe
Required parties (KCC 15A)



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Trudie Pettit, Community Development Services
FROM: Christina Wollman, Planner *ICW*
DATE: June 18, 2008
SUBJECT: Gardiane Short Plat SP-08-08

RECEIVED
JUN 18 2008
KITTITAS 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. Legal Description: The legal description appears to be missing the reference to the second page number in Book 21. The page number is 82.
2. Lot 2 Access: Per Kittitas County Road Standards, accesses that serve three or more lots must be constructed as a private road. The proposed access to Lot 2 will serve three or more lots and must be constructed to meet the requirements shown below, including a cul-de-sac at the end of the road. A 40' easement is required for the roadway and a 110' diameter easement for the cul-de-sac.
3. 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.
4. Private Road Improvements: Access from Lambert Road to the turnaround 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'.

Page 1 of 4

- 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. 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 Marshal regarding any additional cul-de-sac requirements.
6. Plat Notes: Note 9 shall be removed from the final plat. Notes 6 and 7 shall be updated to reflect verbatim the following:
- a. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - b. An approved access permit will 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. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):
- EXAMINED AND APPROVED
This ____ day of _____, A.D., 20____.
- _____
Kittitas County Engineer
8. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.

9. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
10. 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.
11. 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.
12. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
13. 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.

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.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

RECEIVED

JUN 05 2008

KITTITAS COUNTY
CDS

June 4, 2008

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

Dear Ms. Pettit:

Thank you for the opportunity to comment on the short plat of approximately 7.67 acres into 2 lots, proposed by Gary and Diane Monroe [SP 08-08]. We have reviewed the application and have the following comments.

Water Resources

Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.

The Attorney General's Opinion, (AGO 1997 No. 6) regarding the status of exempt ground water withdrawals, states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic use exceeds 5,000 gallons per day or if a total of more than .5 acre of lawn and garden are irrigated.

The Attorney General's opinion suggests that caution should be used in finding developments to be exempt from needing a water right permit if the possibility exists that the development of the project will result in the ultimate withdrawal of water in excess of 5,000 gallons per day or the irrigation of more that .5 acre of lawn and garden.



The Department of Ecology encourages the development of public water supply systems, whether publicly or privately owned, to provide water to regional areas and developments.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

Water Quality

Dividing or platting of a piece of property is often the first step in a proposed development. If a subsequent individual or common plan of development exceeds 1 acre of disturbed ground in size an NPDES Construction Stormwater Permit may be required. Ground disturbance includes all utility placements and building or upgrading existing roads. The process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application and a 30 day public notice process. This may take 45-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact Bryan Neet with the Department of Ecology, (509) 575-2808, with questions about this permit

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012

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KITTITAS COUNTY
CDS

June 18, 2008

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

RE: Gardiane Short Plat (SP-08-08)

Dear Ms. Pettit,

Thank you for the opportunity to comment on the above referenced project. The file indicates soil logs have been performed. I recommend that the existing well on lot1 be shared by both lots 1 and 2.

Thank you for your time.

Sincerely,



Holly Duncan
Environmental Health Specialist
[Kittitas County Public Health](#)
[\(509\) 962-758](#)

Trudie Pettit

From: rbailey [rbailey@cleelum.com]
Sent: Saturday, May 10, 2008 6:26 AM
To: Trudie Pettit
Cc: RLB
Subject: SP 08 08

Hey Trudie, This correspondence is in response to the copy I recieved from you at CDS yesterday of M.Elkins email of March 14, '08 sent to rbailey. Wrong name. I never got the info. Anyway, regarding the well on this SP, Monroe the owners, choose to share the well between Lots 1 and 2. I had two phone calls with Holly Myers, March 14 and April 2. It was probably April 2 when I told her the owners would share the well between the two lots. I'll include a declaration on the final copy of the SP of that fact. If you're aware of a "canned" declaration or statement that'll be accepted by Health, let me know. Thanks for your help yesterday.....B. Bailey, 674 1295

Mike Elkins

From: Mike Elkins
Sent: Friday, March 14, 2008 10:41 AM
To: 'rbailey@cleelum.com'
Subject: Gardiane Short Plat SP-08-08

Mr. Bailey,

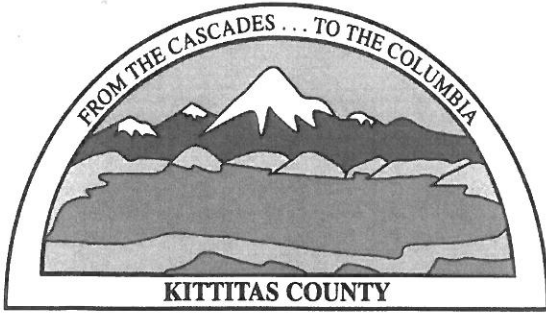
In review of the above referenced Short Plat, Kittitas County Environmental Health Department has requested additional information pertaining to the existing well on the property. If the applicant plans to share the existing well between Lot 1 and Lot 2, Environmental Health has indicated that the location of the existing well in relation to the proposed property boundaries is acceptable. If the existing well is intended to serve only lot 1, however, the property boundary which is being proposed between Lots 1 and 2 will need to be relocated. In accordance with 17A.08.025 of Kittitas County Code, non-community wells must be placed a minimum of fifty feet from property lines.

Please feel free to contact me regarding this request for additional information at the number listed below.

Thank you,

Mike Elkins
Staff Planner
Kittitas County
Community Development Services
(509)933-8274
mike.elkins@co.kittitas.wa.us

3/14/2008



PUBLIC HEALTH DEPARTMENT

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

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 2
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

February 26, 2008

Gary & Diane Monroe
Po Box 581
Cle Elum, WA 98922

Dear Mr. & Mrs. Monroe,

We have received the proposed Gardiane Short Plat, located in Section 4, Township 19N, Range 16E, off of Lambert Road. We have also received the \$380.00 plat submission fee (receipt #055044).

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 WATER SYSTEMS:** All Group Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. There is only one (1) SMA in Kittitas County. Their contact information is as follows:

Evergreen Valley Utilities
P.O Box 394
301 W. 1st
Cle Elum, WA 98922
(509) 674-9642

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

- B. GROUP "B" PUBLIC WELLS –Washington State Department of Health and Kittitas County Public Health Department share 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.

**All Group B applications with *3-9 connections* should be submitted to Kittitas County Public Health Department.; all Group B applications *10-14 connections* should be submitted to Washington State Department of Health at the addresses provided below.

Kittitas County Public Health Department
Environmental Health Division
411 N. Ruby Street, Suite 3
Ellensburg, WA 98926
(509) 962-7698

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

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.

3. 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 Hydro geologist. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines.

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,


Holly Myers, Environmental Health Director
Kittitas County Public Health Department

cc: Community Development Services
Robert Bailey, 808's LLC

Trudie Pettit

From: Olson,Lesli D - TERR-BELL-1 [ldolson@bpa.gov]
Sent: Monday, June 16, 2008 8:19 AM
To: Trudie Pettit
Subject: Gardiane Short Plat, SP-08-08

Trudie,

The Bonneville Power Administration (BPA) has had the opportunity to review the above Short Plat. A check of our records indicates that this proposal will not impact our transmission line corridor in that location so BPA has no objections to the approval of this request.

Thank you for the opportunity to review this application.

Respectfully,

Lesli Olson
Realty Tech.
Bonneville Power Administration
(509) 358-7437