

From: [Holly Erdman](#)
To: [Jeremiah Cromie](#); [Samantha Cox](#)
Cc: [Jeremy Johnston](#)
Subject: RE: Map of Proposed Wells for Tiger, Wildcat and Timothy Plats
Date: Thursday, July 29, 2021 5:12:02 PM

Jeremiah,

A well site inspection needs to be done to approve the well AEO618 as a Group B well. A well site inspection also needs to be done to approve the well for the Wildcat Plat well. The proposed shared wells on the Timothy SP wells need to be moved so they are at least 50 feet from all property lines. All proposed individual and shared wells must have approved individual well site review applications submitted and approved.

Thank you,

Holly

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Tuesday, July 27, 2021 10:29 AM
To: Samantha Cox <samantha.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>
Cc: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Subject: Map of Proposed Wells for Tiger, Wildcat and Timothy Plats

Samantha and Holly,

Please see the attached map and e-mail of the proposed wells and plats from Andy Schmidt, the applicant for the Wildcat, Tiger and Timothy Short Plat. (LP-08-00024 Wildcat, SP-08-00018 Timothy and LP-08-00022 Tiger). Let me know if you have any comments.

Thanks.

Jeremiah Cromie
Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

From: [Early, Shane \(DNR\)](#)
To: [Jeremiah Cromie](#)
Cc: [KELLER, ERIC \(DNR\)](#); [MAUNEY, MARTY \(DNR\)](#); [YOUNG, BRENDA \(DNR\)](#)
Subject: RE: SP-08-00018 Timothy - Notice of Application
Date: Thursday, July 29, 2021 11:27:07 AM
Attachments: [image001.png](#)

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Good morning Jeremiah,

Washington Department of Natural Resources (DNR) appreciates the opportunity to evaluate this SEPA notice regarding the proposed short plat and creation of 18 three acre lots in Section 32 of Township 18N Range 19E in Kittitas County. As this area is not forested and is primarily agricultural (grass pasture) and residential use, the DNR does not have any comments on this proposal, as the Forest Practices Act does not apply to non-forested lands, and thus there is no need for the project proponent to engage with the DNR, nor submit any Forest Practices Application/Notification (FPA). Again, much appreciation for the chance to review and weigh in on this and similar projects.

Best regards,

Shane

Shane Early

Forest Practices Coordinator

Southeast Region

Washington State Department of Natural Resources (DNR)

☎ (509) 925-0948

✉ shane.early@dnr.wa.gov

www.dnr.wa.gov

Please consider whether you can save paper by not printing this message.



From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

Sent: Thursday, July 29, 2021 10:37 AM

From: [Mau, Russell E \(DOH\)](#)
To: [Jeremiah Cromie](#)
Cc: [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#); [Hayden, Kathryn E \(DOH\)](#)
Subject: RE: SP-08-00018 Timothy - Notice of Application
Date: Friday, July 30, 2021 10:23:43 AM

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Mr. Cromie:

The Department of Health (DOH) Office of Drinking Water (ODW) has the following comments:

- For the water utility, whether a Group B as four interconnected properties or four (4) individual wells, the four properties are considered a project and the water use would be considered as a “single” entity, i.e., the total amount of water that can be withdrawn from the well or wells is the same whether one well for a Group B water system or four individual wells.
- If a Group B, Kittitas County Health, not DOH ODW, has authority.

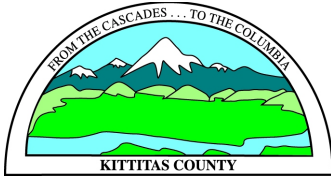
Those are the only comments from DOH ODW.

Thanks,

Russell E. Mau, PhD, PE

Regional Engineer
Office of Drinking Water
Washington State Department of Health
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Russell.Mau@doh.wa.gov
509-329-2116 | www.doh.wa.gov

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Thursday, July 29, 2021 10:37 AM
To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; jessica@yakama.com; jmarvin@yakama.com; enviroreview@yakama.com; ECY RE SEPA REGISTER



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Public Works Plan Review Team

DATE: August 6, 2021

SUBJECT: Timothy Short Plat SP-08-00018

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 12/15/15. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined KCC 12.01150.
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, 12/15/15 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.
3. Private Road Improvements: Access from Game Farm Road shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels. See Table 4-4, current Kittitas County Road Standards, 12/15/15 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
 - b. Minimum centerline radius shall be 60'.
 - c. Surface requirement BST/ACP.
 - d. Maximum grade is 10%.
 - e. Stopping site distance, reference AASHTO.
 - f. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - g. Any further subdivision or lots to be served by proposed access may result in further access requirements.

- h. 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.
 - i. All easements shall provide for AASHTO radius at the intersection with a county road.
 - j. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
4. Turnaround: A When a road extends more than 150' from the centerline of a County road or other publicly maintained road or serves more than three lots, a turnaround shall be provided. The turnaround shall be a cul-de-sac for roads serving five or more lots/units. The turnaround may be a hammerhead for roads serving four or less lots/units or for a land use development activity occurring prior to the end of the road. Cul-de-sac and hammerhead designs must conform to the specifications of the International Fire Code. A cul-de-sac shall have an easement diameter of at least 110 feet and a driving surface of at least 96 feet in diameter.
5. Driveways: A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 12/15/15 edition.
- a. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
 - b. Maximum grade shall be 10%.
 - c. Crushed surface depth per WSDOT standards.
 - d. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements.
6. Plat Notes: Plat notes shall reflect the following:
- a. 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.
 - b. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - c. 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.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

- e. 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 on each side of interior lot lines. Said easement shall also be used for irrigation.
- 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 private roadways serving this plat will be 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". The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
- 9. 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.
- 10. 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.
- 11. Civil Review: Please provide civil plans for review. Please refer to the Eastern Washington Stormwater Manual for stormwater design.
- 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.

WATER METERING AND MITIGATION:

Required Final Plat note: "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."

Suggest Additional Final Plat note: "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."

SURVEY:

Comments:

This Short Plat has been held up for 13 years due to development problems. Comments below reflect the need to update the Plat to current information.

1. For the 60' access easement, please reference AFN200710220075, 201010050029 and 201010050030.
2. The Plat will need to be stamped and signed by a surveyor actively licensed in the State of Washington.
3. Adjacent property owners list will need to be updated.
4. An updated title report will need to be reviewed prior to final approval for the Timothy Short Plat.

From: [Jessica Lally](#)
To: [Jeremiah Cromie](#)
Cc: [Corrine Camuso](#); [Hanson, Sydney \(DAHP\)](#)
Subject: Re: SP-08-00018 Timothy - Notice of Application
Date: Monday, August 9, 2021 11:11:22 AM

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Hi Jeremiah,

This area is extremely high probability. Yakama Nation could like an archaeological survey.

Jessica Lally
Yakama Nation Archaeologist
Cultural Resources Program
509-865-5121 x4766

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Thursday, July 29, 2021 10:36 AM
To: Pat Nicholson; Ryan McAllister; Kim Dawson; George Long; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Stacey; Candie Leader; Jessica Lally; John Marvin; Environmental Review; sepaunit@ecy.wa.gov; gcle461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Elizabeth.Torrey@dfw.wa.gov; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Mike Flory; Jeremy Larson; Steph Mifflin; russell.mau@doh.wa.gov; rivers@dnr.wa.gov; shane.early@dnr.wa.gov; SEPACENTER@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; mwoodruff@kvnews.com; legals@kvnews.com; Deborah.j.knaub@usace.army.mil; lhendrix@usbr.gov; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; sara@krdistrict.org; cid@fairpoint.net; Rich Elliott; Lynn.Harmon@PARKS.WA.GOV; ken.graham@parks.wa.gov
Cc: andy@wardrugh.com; [mkirkpatrick@encompasses.net](mailto:mkirpatrick@encompasses.net); Jeremy Johnston; Kelly Bacon (CD); Rachael Stevie (CD)
Subject: SP-08-00018 Timothy - Notice of Application

Good morning,

CDS is requesting comment on the following Short Plat Application: SP-08-00018 Timothy. This application has been held up due to water rights and mitigation issues. Links to the files are below. I

From: [SEPA \(DAHP\)](#)
To: [Jeremiah Cromie](#)
Cc: ["Guy Moura \(HSY\)"; "Aren Orsen \(HSY\)"; "steve@snoqualmtribe.us"; Casey Barney; Corrine Camuso; Gregg Kiona; Jessica Lally; Kate Valdez; Noah Oliver](#)
Subject: RE: SP-08-00018 Timothy - Notice of Application
Date: Thursday, August 12, 2021 8:23:15 AM
Attachments: [McIntyre and Windbent Ranch.pdf](#)

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Hi Jeremiah,

I checked our records, and it looks like DAHP requested a survey for this project back in 2009 (see attached). Was that survey ever conducted? If not, I'd like to reiterate our request for a survey due to the reasons stated in the letter.

Please let me know if you have any questions.

All the best,

Sydney Hanson, MA (she/her) | **Transportation Archaeologist**
360.280.7563 (cell) | sydney.hanson@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

Please consider the environment before printing this email

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

Sent: Thursday, July 29, 2021 10:37 AM

To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; jessica@yakama.com; jmarvin@yakama.com; enviroreview@yakama.com; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW)



STATE OF WASHINGTON

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION

1063 S. Capitol Way, Suite 106 † Olympia, Washington 98501
Mailing address: PO Box 48343 † Olympia, Washington 98504-8343
(360) 586-3065 † Fax Number (360) 586-3067 † Website: www.dahp.wa.gov

July 7, 2009

Mr. Dan Valoff
Staff Planner
Kittitas County Development Services
411 Ruby St., Ste 2
Ellensburg/WA/98926

In future correspondence please refer to:

Log: 070709-12-KT

Property: McIntyre Preliminary Plat LP-08-00015/Windbent Ranch LP-08-00016

Re: Archaeology - Survey Requested

Dear Mr. Valoff:

We have reviewed the materials forwarded to our office for the proposed project referenced above. The area has a high to moderated potential for archaeological resources. The project parcels are within approximately 100 feet of Naneum Creek . Historic and prehistoric artifacts have been recorded on similar landforms in the Ellensburg area and the project area would have been and prime location for prehistoric camping during travel to and from villages on the Yakima River. In addition the proximity fo the creek would have been attractive to early settlers and historical archaeological resources may be present. DAHP has developed a statewide predictive model for prehistoric archaeological resources . The project area is depicted as moderate to moderate high probability for containing prehistoric archaeological resources on the predictive model. Therefore, we request a professional archaeological survey of the project area be conducted prior to ground disturbing activities. An archaeological survey strategy that addresses areas that are slated for ground-disturbance and excludes areas that will be left as open space can be developed. This will assist in lessening the cost for investigation while targeting areas that will be disturbed. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

Although the platting process does not initiate ground disturbance, the future development of the building lots would disturb or destroy any archaeological resources present. We recommend that a professional archaeological survey of the project area be conducted at the platting phase rather than waiting for development as this would prevent future owners from buying property that may be encumbered by archaeological resources that may limit development. Archaeological concerns are addressed under the State Environmental Protection Act (SEPA). The building of single-family residences does not trigger the SEPA process therefore cultural resource concerns must be addressed during the short-platting phase.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer. Should additional information become available, our assessment may be revised. Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me at (360) 586-3088 or Gretchen.Kaehler@dahp.wa.gov.

Sincerely,



Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

CC. Johnson Meninick, Yakama Nation
Kate Valdez, THPO, Yakama Nation

From: sara@krdistrict.org
To: [Jeremiah Cromie](#)
Subject: RE: SP-08-00018 Timothy - Notice of Application
Date: Friday, August 13, 2021 8:28:08 AM

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Good Morning,

Timothy Short Plat contains KRD irrigable ground. We request the landowner contact KRD to review existing 2008 Water Distribution Plan and update as necessary.

Thank you,

Sara Vickers
Lands Clerk/RRA Specialist
Kittitas Reclamation District
509-925-6158

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Thursday, July 29, 2021 10:37 AM
To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; jessica@yakama.com; jmarvin@yakama.com; enviroreview@yakama.com; sepaunit@ecy.wa.gov; gcle461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Elizabeth.Torrey@dfw.wa.gov; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Mike Flory <mike.flory@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; russell.mau@doh.wa.gov; rivers@dnr.wa.gov; shane.early@dnr.wa.gov; SEPACENTER@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; mwoodruff@kvnews.com; legals@kvnews.com; Deborah.j.knaub@usace.army.mil; lhendrix@usbr.gov; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; sara@krdistrict.org; cid@fairpoint.net; Rich Elliott <elliotttr@kvfr.org>;



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

August 13, 2021

Jeremiah Cromie
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926

RE: WDFW comments on SP-08-00018 Timothy Short Plat

Dear Mr. Cromie,

Thank you for the opportunity to comment on the proposed short plat (SP-08-00018 Timothy) to divide the existing parcel into four lots. The Washington Department of Fish and Wildlife (WDFW) has reviewed the application materials and we understand the complications and delays this project has experienced associated with domestic water availability and the associated processing. With this short plat proposal, 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.

Based upon our desktop review, it appears there may be wetlands and Fish and Wildlife Habitat Conservation Areas (FWHCAs) on or adjacent to the project area. Mapping produced during the County's [Wilson-Naneum-Cherry Assessment](#) show Little Naneum Creek originating near the project area and flowing southerly near the eastern property boundary. (Little Naneum Creek is a distributary channel west of Naneum Creek.) Naneum Creek and Little Naneum Creek both flow year-round and are fish bearing streams. Both streams are important for conveying irrigation water deliveries as well as providing miles of fish habitat and flow conveyance during periods of high flow. Natural floodplain processes and meandering streams are not only good for fish and fish habitat, but also reduce velocities and therefore reduce flood impacts during high flow events. The riparian vegetation along the streams provide habitat for fish and wildlife and help to stabilize the stream banks, slow and store flood waters, and protect water quality. Maintaining or improving the function of the riparian areas associated with Naneum Creek and Little Naneum Creek will not only improve fish and wildlife habitat, but it will help moderate flooding.

WDFW acknowledges there are several irrigation diversions in this vicinity as well, so a field visit would likely be necessary to confirm the location of Little Naneum Creek. As this property converts from agriculture to more rural development, it will also be important to properly decommission the irrigation diversions. It is likely a Hydraulic Project Approval (HPA) would

be required from WDFW for this work, and we'd welcome the opportunity to work with the project proponents to assist in this manner.

The [National Wetlands Inventory](#) maps almost the entire property as a wetland. This may be a result of current and past irrigation practices and seepage and/or backwatering associated with the Cascade Irrigation District canal. Regardless, a wetland survey should be required prior to approval of this short plat to ensure there will be adequate building locations and septic locations on each new lot.

As part of the short plat process, future building and septic locations should be considered such that the critical areas can be protected, to protect new infrastructure, and help ensure public safety. We believe a critical areas report would help inform decisions associated with this project as well as future land uses on this parcel.

We appreciate the opportunity to comment and work with the proponents to meet their needs. Please feel free to contact me at (509) 962-3421 or Jennifer.nelson@dfw.wa.gov if you have any questions about these comments.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson".

Jennifer Nelson
Area Habitat Biologist

From: [Stephen Walker](#)
To: [Jeremiah Cromie](#)
Cc: [Deleine Sellers](#); [Bob Sellers](#); [Stephen Walker](#)
Subject: Questions from adjacent landowner about the short plat application of Andy Schmidt
Date: Friday, August 13, 2021 11:14:56 AM

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Dear Mr. Cromie,

Thank you for sending me information regarding the short plat application of Andy Schmidt: LP-08-00022, LP-08-00024, and SP-08-00018. My family owns 7 plats very near to this proposed land use. My question for you is: Do any of these plans affect our ability to apply for permits and drill wells on our property in the future? Is there any consideration given to the density of wells in a certain areas of Kittitas County when approving well permits on adjacent properties in the future?

Thank you for your consideration of my questions.

Sincerely,

Stephen J Walker
CP: 425-941-0103
sjwalker49@msn.com

Subdivision Comments

To: Jeremiah Cromie, CDS Planner

From: Jesse Cox, Environmental Health Supervisor
Holly Erdman, Environmental Health Specialist

Date: 08/18/21

RE: SP-08-00018

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 Water Resources and 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, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be complete.

Water

Finding 1

Proposed short plat indicates individual wells will be used. If the intention is to utilize a shared well at any time, a signed, notarized, and filed shared well users agreement will also need to be provided before short plat is finalized. All wells must meet setbacks required in Kittitas County Code prior to final approval, for shared and individual wells a 50 foot setback from all property boundaries must be maintained. 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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All information required in findings must be present prior to preliminary approval. This would include a individual site well site reviews for each well proposed, a shared well users agreement if shared wells are used, and completed soil logs.

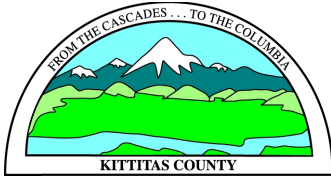
B	Final Plat Review & Recording (Prior to Final Plat Approval)
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All information required in findings must be present prior to final approval. This would include a individual site well site reviews for each well proposed, a shared well users agreement if shared wells are used, and completed soil logs.

C	Final Plat Notes
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No additional information required





KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Public Works Plan Review Team

DATE: August 19, 2021

SUBJECT: Timothy Short Plat SP-08-00018 – Updated Comments

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.
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. A private road certification permit from the Department of Public Works is required.
3. Construction Performance Guarantee: A surety bond may be submitted in lieu of the completion of any required improvements prior to approval of final plat. See KCC 12.01.150.
4. Private Road Improvements: Access from Game Farm Road to the cul-de-sac shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels. See current 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 22', with 1' shoulders, for a total width of 24'.
 - b. Minimum centerline radius shall be 60'.
 - c. Surface requirement is BST/ACP.
 - 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 with a county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
5. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way or 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 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
6. Plat Notes: Plat notes shall reflect the following:
- a. 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. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.
 - b. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - c. 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.
 - d. Entire private road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the state of Washington specifying that the road meets current

Kittitas County Road Standards prior to the issuance of a building permit for this short plat.

- e. 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 on each side of interior lot lines. Said easement shall also be used for irrigation.
7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
8. Civil Review: Please provide civil plans for review. Please refer to the Eastern Washington Stormwater Manual for stormwater design.
9. 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.
10. 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.
11. Grading: 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. The following activities are not exempt and shall require a grading permit:
 - Private road(s), as defined by Kittitas County Code Title 12, Road and Bridge Standards serving more than two (2) dwelling units;
 - Public road construction prior to acceptance into the County Road system;
 - Work upon ground that has received preliminary plat approval and is being prepared for structural development and final plat approval.
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.

WATER METERING AND MITIGATION:

Required Final Plat note: “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.”

Suggest Additional Final Plat note: “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.”

SURVEY:

Comments:

This Short Plat has been held up for 13 years due to development problems. Comments below reflect the need to update the Plat to current information:

1. For the 60' access easement, please reference AFN 200710220075, 201010050029 and 201010050030.
2. The Plat will need to be stamped and signed by a surveyor actively licensed in the State of Washington.
3. Adjacent property owners list will need to be updated.
4. An updated title report will need to be reviewed prior to final approval for the Timothy Short Plat.