

KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

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"Building Partnerships – Building Communities"

December 22, 2009

Phillip Lesh
520 43rd Ave. NW
Gig Harbor, WA. 98335

RE: REVISED Transmittal of Comments – Elita Short Plat (SP-08-00041)

Dear Mr. Lesh:

Enclosed are the additional comments I have received regarding the Elita Short Plat:

October 22, 2009
October 5, 2009

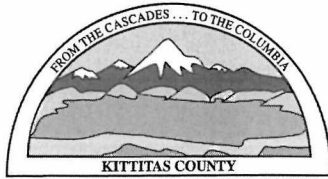
Department of Public Works – Christina Wollman
Department of Public Health – James Rivard

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

Sincerely,

Jeff Watson
Staff Planner

CC: Encompass Engineering



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: October 22, 2009
SUBJECT: Elita Short Plat SP-08-00041

The following shall be SEPA mitigation:

Second Access: A second access is required of this project. Prior to final approval, the applicant must submit a route that has easement or other access rights secured and recorded to Public Works for approval. The second access must conform to Kittitas County Road Standards and the second access requirements as clarified by the Board of County Commissioners on April 2, 2007. The BOCC clarified KCRS 12.01.095(2) with the following requirements: 1) If the second access is restricted to emergency access only, it must meet or exceed the following requirements: 60' easement, 20' roadway width, BST/ACP surface, and a paved apron. Access restrictions such as gates or bollards must be approved by the Fire Marshall; 2) If the second access is to be used for ingress and egress, it must meet the same standards of the first access.

Kittitas County Public Works may apply additional conditions to the second access prior to approval. If the second access does not conform to Kittitas County Road Standards, the project may be required to be reopened to public comment due to changed circumstances.

Creek Crossing: Prior to crossing the creek, the applicant shall ensure all necessary provisions are taken and permits applied for. Crossing location shall be determined to be suitable prior to final approval.

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. Second Access: The second access route shall be shown on the final plat or within the vicinity map.
4. Improvements to South Cle Elum Ridge Road and Rocky Mountain Road: From Westside Road to the entrance to the Plat, access roads shall be constructed as High Density Roads that serve 40+ lots.
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 end of Rocky Mountain Road. 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. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface.
 - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
 8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
 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. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
12. 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.



To Protect and Promote the Health and the Environment of the People of Kittitas County

October 5th 2009

Jeff Watson, Staff Planner
Community Development Services
411 N Ruby Street, Ellensburg WA 98926

RE: Upper County Plat Application – Elita Short Plat (SP-08-41)

Dear Mr. Watson,

On July 16th, 2009 Ecology withdrew the groundwater in Upper Kittitas County from new appropriation. Chapter 173-539A WAC requires that a determination of water neutrality be obtained from the State of Washington, Department of Ecology (Ecology) prior to final approval of plat applications.

Kittitas County Public Health Department's September 4th 2008 recommendation on the proposed Elita Short Plat (SP-08-41) indicated that final approval be conditioned upon the developer/owner of the plat providing proof of water availability. Under the new aforementioned rule, water availability shall be provided through one of the following options depending on the source of water proposed.

If a Public Water System is proposed for the plat, a signed letter from the water purveyor and a current copy of the Operating Permit from the State of Washington Department of Health showing green status will meet the water availability requirement for plat approval.

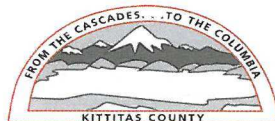
If individual wells are proposed for the parcels and there is an existing well located on the plat, a well log from the State of Washington, Department of Ecology and a passing bacteriological and nitrate test will meet the water availability requirement. If you have already put the wells in question to beneficial use, please complete the attached affidavit.

If you have not already put the well or wells in question to beneficial use, a determination of water neutrality from Ecology will also be required to satisfy the water availability requirement. This requirement may be waived at the final approval stage if Ecology has modified the Upper Kittitas County Ground Water Rule in such a way that a determination is no longer required and the applicant has met all requirements of the modified rule.

The above mentioned items must be submitted to the Public Health Department in order for the plat application to be recommended for final approval.

If you have any questions related to acquiring a determination of water neutrality required for approval of your plat application, the implications of the moratorium or the Emergency Rule or other water related questions, please contact the State of Washington, Department of Ecology staff at the following numbers: Mark Schuppe (509) 454-4258 or Melissa Downs (509) 454-4259.

**Kittitas County
Public Health Department**
507 N. Nanum Street, Suite 102
Ellensburg, WA 98926
T: 509.962.7515
F: 509.962.7581



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

**Environmental
Health Services**
411 North Ruby Street, Suite 3
Ellensburg, WA 98926
T: 509.962.7698
F: 509.962.7052



To Protect and Promote the Health and the Environment of the People of Kittitas County

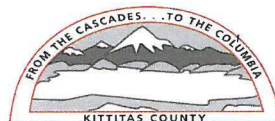
If you have any other questions related to your plat application, please feel free to contact me directly at (509) 962-7515.

Sincerely,

James Rivard

James Rivard, Environmental Health Supervisor
Kittitas County Public Health Department

**Kittitas County
Public Health Department**
507 N. Nanum Street, Suite 102
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3
4
5 **IN KITTITAS, A COUNTY OF THE STATE OF WASHINGTON**

6
7 _____)
(DOB: _____) APPLICATION NO. _____
8)
Applicant,)
9)
_____) AFFIDAVIT OF WATER AVAILABILITY
10)

11 STATE OF WASHINGTON)
12) ss.
COUNTY OF KITTITAS)

13 The undersigned on oath states that:

14 The well corresponding to the attached well log has been put to beneficial use and it is my intent
15 to use said well to provide water for the structure(s) and/or building(s) for which I am seeking a
16 permit.

17 _____
Name of Applicant

18 On _____, 2009, _____ personally appeared before me,
19 ___ who is personally known to me
20 ___ whose identity I proved on the basis of _____
21 ___ whose identity I proved on the oath/affirmation of _____, a
22 creditable witness to be the signer of the above instrument, and he/she acknowledged that he/she
23 signed it.

24 _____
NOTARY PUBLIC
My Appointment Expires:

25 (Seal)