

KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: January 12, 2010

SUBJECT: McMechan Trust Short Plat SP-09-00011

The following shall be conditions of preliminary approval:

1. 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. Access location shall be determined through the access permit process.
2. 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.
3. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.

4. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
5. 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.
6. 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.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

August 28, 2009

Jeff Watson
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Dear Mr. Watson:

Thank you for the opportunity to comment on the short plat of approximately 12.53 acres into 4 lots, proposed by Clay Mc Mechan [SP-09-00011]. We have reviewed the application and have the following comments.

Water Resources

Water Source is not indicated. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

On March 28, 2002 the Washington State Supreme Court ruled that the RCW 90.44.050 permit exemption does not apply where a developer of a residential subdivision proposes multiple wells to serve each lot in the development because in combination, the withdrawal will exceed the exemption criteria.



Mr. Watson
August 28, 2009
Page 2 of 2

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.

If you have any questions concerning the Water Resources comments, please contact Kurt Walker at (509) 454-4237.

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 Lynda Jamison with the Department of Ecology, (509) 575- 2434, with questions about this permit.

Sincerely,



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



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

August 20, 2009

Jeff Watson, Staff Planner
Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

RE: McMechan Short Plat SP-09-00011

Dear Mr. Watson,

Thank you for the opportunity to comment on the McMechan Short Plat, SP-09-00011. All residential well connections serving the proposed lots shall be required to have meters installed. Metering results shall be recorded in a manner consistent with Kittitas County and the State of Washington, Department of Ecology requirements. This requirement to meter only applies if you rely upon the RCW 90.44.050 exemption from permitting through ecology.

The final plat notes shall include the following two statements:

"The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law. "

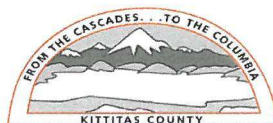
AND

"Metering will be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements."

The Public Health Department's recommendation shall state that final approval be conditioned upon the developer/owner of the plat providing proof of water availability. Water availability can be provided through several different ways depending on the source of water proposed.

If a public water system is proposed for the plat, the public water system information shall be submitted and reviewed by Kittitas County Public Health Department or the State of Washington, Department of Health which includes final issuance of the well ID number to meet the water availability requirement for plat approval.

**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 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 test will meet the water availability requirement.

At this time the application does not contain sufficient information to make a determination of adequate water availability or soil assessment to determine the land area is suitable for onsite sewage systems. The above mentioned items need to be submitted to the Public Health Department in order for the plat application to be recommended for approval.

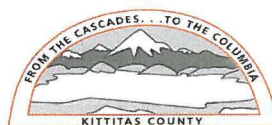
If you should have any further questions please don't hesitate to contact me by phone 509-962-7005 or email james.rivard@co.kittitas.wa.us.

Sincerely,

James Rivard

James Rivard
Environmental Health Supervisor
Kittitas County Public Health Department

**Kittitas County
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507 N. Nanum Street, Suite 102
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KITITAS VALLEY FIRE & RESCUE

PO Box 218 • Ellensburg, WA 98926 • (509) 933-7235 • Fax (509) 962-7254 • elliotttr@kvfr.org

August 18, 2009

Jeff Watson, Staff Planner
411 N Ruby St
Ellensburg, WA 98926

RECEIVED
AUG 20 2009
Kittitas County
CDS

Jeff:

I have reviewed the Application for the McMechan Short Plat SP-09-11. I provide review of proposed development and construction for Kittitas County Fire District 2. The Fire District has no code enforcement authority so my input is informational only.

I have a couple of questions or issues that I would ask that you address in this process:

1. The fire department access road to be 20' wide and capable of support 75,000 lbs with an all-weather surface.
2. The addresses need to be clearly visible from both directions at the county road for all properties.
3. The fire flow requirements for residential development is listed at 1500 gpm for 2 hours in Appendix B of the 2006 IFC. KVFR's position on the fire flow is that this requirement may be met any one of the following three ways:
 - i. Installation of a static water source which meets the above listed flow requirement. The static water source must be accessible for fire apparatus at all times, have an access surface capable of supporting 75,000 lbs in all weather and be kept clear of debris or ice in a manner sufficient to permit drafting of fire suppression water.
 - ii. The developer could sign a binding agreement to require NFPA 13R sprinkler systems in all residential structures or structures that will be used as a residence.
 - iii. The developer/owner would pay a water supply mitigation fee to Kittitas County in the amount of \$1000.00 per approved lot. This money would be placed in a restricted account and used solely for the capitol purchase or major maintenance on the water tender fleet for Kittitas Valley Fire and Rescue.

Thank you for your time and consideration in these matters.

Respectfully,

A handwritten signature in black ink, appearing to read "Rich Elliott".

Rich Elliott – Deputy Fire Chief
Kittitas Valley Fire and Rescue

CC – John Sinclair, Fire Chief
Joe Seemiller, Fire Prevention Captain
Kittitas Valley Fire and Rescue Commissioners

West Side Irrigating Co.

208 W Ninth Ave, Suite #5
Ellensburg, WA 98926

August 26, 2009

RECEIVED

AUG 27 2009

**Kittitas County
CDS**

Kittitas Co Community Development Services
Attn: Jeff Watson
411 N Ruby St, Suite 2
Ellensburg, WA 98926

RE: McMechan Short Plat (SP-09-00011)

Mr Watson;

West Side Irrigating Co. submits the following comments regarding the McMechan Short Plat:

The Company has no objection to shareholders short platting their property. However, all shares of water are considered tied permanently to the land. It is the shareholder/property owner's responsibility that shares currently attached to the property are equitably distributed to the newly created parcels. Parcels of the size proposed by this short plat must be tightlined from the canal and irrigated by sprinklers. Shareholders are required to order water from a designated headgate, and all headgates are numbered by the Company. Therefore, each new parcel resulting from this short plat, must have the designated, numbered headgate identified in the plat from which it receives its water.

Any questions should be directed to either ditch supervisor Jon Bailey or director Kirk Riegel.

Thank you,



Kirk Riegel, Secretary
Board of Directors

Jon Bailey 509-551-1736
Kirk Riegel 509-929-1349