

Kittitas County Community Development Services
411 North Ruby Street Suite 2
Ellensburg WA 98926



Attn: Jeff Watson

RE: OKeefe No 2 (SP-12-00006)

I don't like this, I think it is inappropriate, and I'm disappointed that it is happening next door to me. However, I do understand that he has the right to do it.

There is one thing that I would like to bring up. This property has several natural, seasonal drainage channels on it. They drain off of it onto my property, cross my property, and continue down the hill. Right now they do not bother me and do not threaten my house or garage. I would like some assurance that when a house is built on this new lot that does not change.

I can see that during a construction process, which would most likely happen at a time when there was no water flowing, these natural drainage patterns could be changed. Unfortunately, my garage was built in a way that will allow this water, if redirected, to flow right into it. Water could also easily end up under my house or washing out my driveway. I would hope that there is some provision in the rules that can protect me from having to deal with any of that.

I request that I be provided with a copy of the decision.

I would also like to receive a copy of anything else relating to this application that I am allowed to receive.

Thank you.

Gloria J. Sharp

Gloria J. Sharp
7731 Reecer Creek Road
Ellensburg WA 98926

November 28, 2012



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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



November 28, 2012

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

Re: SP-12-00006

Dear Mr. Watson:

Thank you for the opportunity to comment on the short subdivision of approximately 10 acres into 2 lots, proposed by David O'Keefe. We have reviewed the application and have the following comments.

WATER QUALITY

Dividing or platting of a piece of property is often the first step in a proposed development. An NPDES Construction Stormwater Permit may be required if a subsequent individual or common plan of development that has potential for stormwater discharge from a construction site with disturbed ground. 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.

WATER RESOURCES

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



Mr. Watson
November 28, 2012
Page 2

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.

All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100 feet from any known, suspected, or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste landfills. A well report must be submitted to the Department of Ecology within thirty days after the completion of a well.

If you have any questions or would like to respond to these Water Resources comments, please contact **Mark Dunbar** at (509) 575-2024.

Sincerely,



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

Jeff Watson

From: Brenda Larsen
Sent: Wednesday, November 14, 2012 9:11 AM
To: Jeff Watson; Dan Valoff
Subject: RE: Kittitas County Notice of Application

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff Watson
Planner II
Kittitas County Community Development Services

Good morning, Jeff

In regard to the land use action SP-12-00006, I have the following comments/conditions:

- Please ensure you provide adequate defensible space when constructing any buildings on these lots. Minimum defensible space is 30 feet in diameter around the exterior of the buildings.
- All future development shall comply with the International Fire Code.

If you have further questions, do not hesitate to contact me.

Brenda Larsen
Kittitas County Fire Marshal
509-962-7000

From: Jeff Watson
Sent: Tuesday, November 13, 2012 5:31 PM
To: Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; J Markell; Mike Johnston; Jan Ollivier
Cc: Doc Hansen; RichElliott; Keli Bender (krd.keli@fairpoint.net); Dr. Paul Farris, Ellensburg School District; Ginger Weiser (gweiser@encompasses.net); Dave Nelson (dnelson@encompasses.net)
Subject: Kittitas County Notice of Application

[SP-12-00006 OKeefe No 2](#)

THIS PROJECT IS EXEMPT FROM SEPA REVIEW

Kittitas County has received the above referenced land use application. Agencies within the county network may review the application master file via the above link or through EDEN. Agencies outside of the county network can use the attachment or view better resolution documentation by following this link:

<http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. This file will be updated as the application progresses. Comments within the body of an email are encouraged, but may be submitted as attachments to:

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Keli Bender <krd.keli@fairpoint.net>
Sent: Wednesday, November 14, 2012 9:03 AM
To: Jeff Watson; Dan Valoff
Subject: Re: Kittitas County Notice of Application

Follow Up Flag: Follow up
Flag Status: Completed

No KRD lands on this project.
Keli

On 11/13/2012 5:31 PM, Jeff Watson wrote:
[SP-12-00006 OKeefe No 2](#)

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message id: 38eb45916c6dcbdac24bb8719d004a14

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Keli R. Bender
KRD Lands Clerk/RRA
(509) 925-6158
krd.keli@fairpoint.net
www.krddistrict.org

Jeff Watson

From: Rich Elliott <elliotttr@kvfr.org>
Sent: Tuesday, November 13, 2012 5:39 PM
To: Jeff Watson; Dan Valoff
Cc: Joe Seemiller; John Sinclair
Subject: RE: Kittitas County Notice of Application

KVFR Feedback –

- The address(s), when the property is developed will need to be clearly visible from both directions of travel.
- Access will need to be compliant with Appendix D of the current fire code when the property is developed.
- Depending on the WUI Code decision, the Wildland Urban Interface Code may apply to construction at the time the building permit(s) are issued.

Thank you.

From: Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]
Sent: Tuesday, November 13, 2012 5:31 PM
To: Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; J Markell; Mike Johnston; Jan Ollivier
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message id: 38eb45916c6dcbdac24bb8719d004a14



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

November 14, 2012

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

RE: O'Keefe No. 2 Short Plat SP-12-00006

Dear Mr. Watson,

Thank you for the opportunity to comment on the O'Keefe No. 2 Short Plat, SP-12-00006.

ADEQUATE POTABLE WATER SUPPLY STATEMENT:

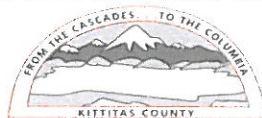
Applications for subdivisions (short plats and long plats) in Kittitas County shall include the type of water system proposed in order to acquire preliminary approval. Prior to receiving final approval for subdivisions in Kittitas County, applicants shall be required to make appropriate provision for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the following minimum requirements:

GROUP A PUBLIC WATER SYSTEM: Applicants shall submit a signed letter of agreement between the public water system purveyor or official and the land developer/owner granting delivery of potable water for the entire development. If the public water system is being developed specifically for the subdivision/plat, the water system must be approved by Washington State Department of Health (DOH), including issuance of a public water system ID number, prior to recommendation by Kittitas County Public Health Department (KCPHD) for final plat approval. Section 16.24.210 KCC is not considered to be applicable for Group A public water systems as a Group A water system is held to a higher standard under Washington Administrative Code.

GROUP B PUBLIC WATER SYSTEM: Applicants shall have a well site inspection performed by KCPHD staff; complete and submit a Group B Public Water System Workbook to either KCPHD for water systems with 3-9 connections or DOH for water systems with 10-14 connections or as amended by DOH; have the well(s) drilled; and submit a copy of an agreement with an approved Satellite Management Agency. In addition to these requirements all infrastructure for the Group B Water System including, but not limited to the well/pump house and storage tanks must be completed and water budget neutrality determination(s) from Washington State Department of Ecology (DOE) referencing the relevant subdivision and proposed parcels within the subdivision (if required by Chapter 173-539A WAC) must be provided to KCPHD prior to final approval. Final approval of the Group B Public Water System including issuance of the public water system ID number from DOH and wellhead protection areas shall be required on final mylars prior to recommendation by KCPHD for final plat approval. Section 16.24.210 KCC is not considered to be applicable for Group B public water systems as a Group B water system is held to a higher standard under Washington Administrative Code.

INDIVIDUAL OR SHARED WATER SYSTEMS: Section 16.24.210 KCC applies to individual and shared water systems. Applicants shall submit a well log(s) and four hour draw down test from each proposed parcel within a subdivision,

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
507 N. Nanum Street, Suite 102
Ellensburg, WA 98926
T: 509.962.7515
F: 509.962.7581

water budget neutrality determination(s) from DOE referencing the relevant subdivision and proposed parcels within the subdivision (if required by Chapter 173-539A WAC), and passing bacteriological and nitrate water quality test from each well. If the proposed subdivision does not have an existing well within the boundaries of each lot, a well must be drilled and the above information shall be provided to KCPHD prior to recommendation by KCPHD for final plat approval. If shared wells are proposed, in addition to the above requirements a copy of a shared well user's agreement shall be recorded at the Kittitas County Auditor's Office for each proposed parcel that proposes to utilize a 2-party shared water system.

SEPTIC AVAILABILITY STATEMENT:

KCPHD's recommendation shall state that preliminary approval be conditioned upon the developer/owner of the plat providing satisfactory sewage disposal. Satisfactory sewage disposal can be provided through several different ways depending on the source of disposal proposed.

PUBLIC SEWER SYSTEM: In order to recommend approval, KCPHD will need a signed letter from the sewer district stating that the proposed project's connection will be allowed.

ON-SITE SEWAGE SYSTEMS: Soil logs must be performed prior to KCPHD recommending preliminary approval of the plat application. Once the soil logs are conducted and approved by KCPHD, the requirement for septic availability will have been satisfied.

The existing septic system must be at least 10 feet from the proposed property line or a qualifying recorded easement must be recorded on the title of both properties.

REVIEW OF THE APPLICATION FILE:

At this point in time this application does not contain sufficient information to make a determination that there is an adequate potable water supply available and soil logs have not been conducted to verify soil conditions for on-site sewage systems. The above mentioned requirements need to be satisfied and the appropriate documentation needs to be submitted to KCPHD for review and approval in order for the plat application to be recommended for final approval.

Kittitas County reserves the ability to require additional proof that adequate provisions for potable water and septic availability have been made by the applicant depending on any health, safety and environmental concerns specific to the project and as governing laws may change in the future.

If you should have any questions or comments, please feel free to contact me at (509) 962-7515.

Sincerely,



James Rivard,
Environmental Health Supervisor
Kittitas County Public Health Department

Enc: Soil Log Fact Sheet

CC: David O'Keefe, P.O. Box1063, Kittitas, WA 98934;
Encompass Engineering and Surveying

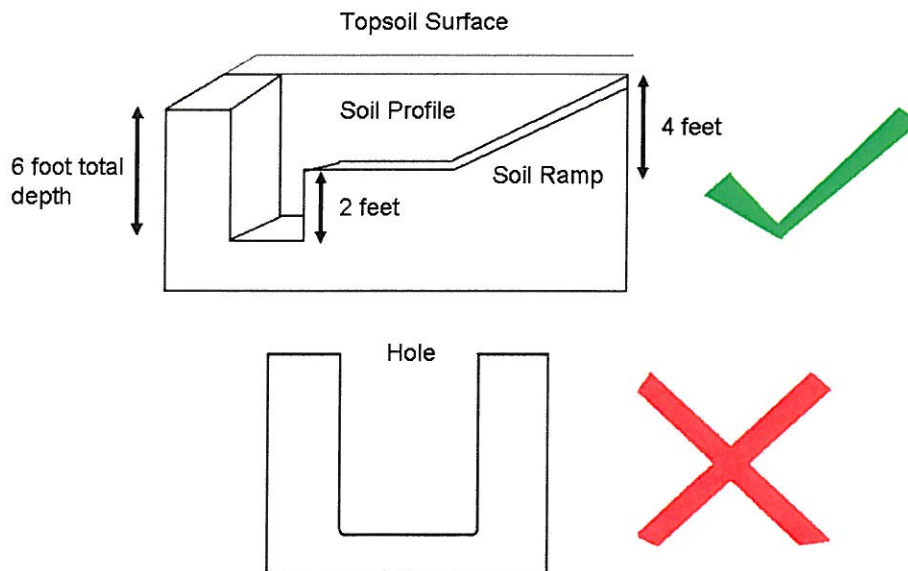
Soil Log Fact Sheet Directions for Land Division

Purpose: The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to ensure that suitable depth and type of soil is present on the property prior to preliminary plat approval.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, soil logs are required before a recommendation for preliminary plat approval can be made.

Requirements: In order for a soil log to be conducted, test holes must meet specific criteria according to Chapter 246-272A-0320 WAC, Kittitas County Code and Labor and Industries safety standards.

- 1) A minimum of one soil log per lot shall be dug to a depth of six feet, unless an impermeable layer such as bedrock, hardpan clay, or the existing water table prevents such a depth from being obtained. In some instances, additional holes may be required to determine if the minimum standards for septic support are present on the lot.
- 2) The design of a test hole shall be sloped to four feet beneath surface, leveled and then dug down an additional two feet for a total depth of six feet (see the diagram below for reference). Such a test hole is designed to prevent possible injury as a result of the surrounding soil bank collapsing into the test hole and to grant the local health officer ease of access to the soil profile.
- 3) In order to sub-divide property at least twelve inches of native, suitable soil must be present at the time the soil log is performed.
- 4) A soil log does not constitute a site-evaluation. A site evaluation determines the type of septic system required. A soil log only determines whether soils present on the property can support a septic system.



Minimum Land Area Requirements: According to the WAC 246-272A-0320 Table X (provided below) the minimum land area requirement from a public health perspective for subdivision of property is determined by the source of the drinking water and the soil type present to support an on-site sewage system. These guidelines have been put in place to protect human health and the environment from the potential health hazards that an on-site sewage system imposes. The type of water source available and soil type present must be determined by the local health officer. However, other minimum land area requirements may be subject to local government zoning regulations and restrictions, and it is advisable that property land owners seek advice from Community Development Services at (509) 962-7506 for assistance in this area.

TABLE X
Minimum Land Area Requirement
Single-Family Residence or Unit Volume of Sewage

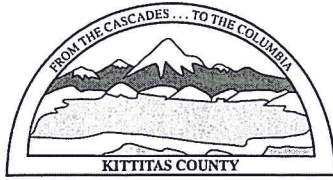
Type of Water Supply	Soil Type (defined by WAC 246-272A-0220)					
	1	2	3	4	5	6
Public	0.5 acre	12,500 sq. ft.	15,000 sq. ft.	18,000 sq. ft.	20,000 sq. ft.	22,000 sq. ft.
	2.5 acre ¹					
Individual, on each lot	1.0 acre	1 acre	1 acre	1 acre	2 acres	2 acres
	2.5 acres ¹					

¹ See WAC 246-272A-0234(6).

Other Considerations: Since open holes present a potential danger to people, livestock, wild animals, and vehicles, it is advisable that such a hole be roped off or covered to prevent unwanted entry or marked to caution and facilitate finding. After the soil log has been performed the hole may be filled in by the property owner or contractor to eliminate the potential hazard.

Scheduling a soil log: Currently, soil logs are performed on a weekly basis by an Environmental Health Specialist. To schedule a soil log please contact the Kittitas County Public Health Department Office located at 507 N Nanum Street, Suite 102 or call (509) 962-7515 to arrange an appointment.

Attention: Do not overlook the water requirements to getting a subdivision approved. (Refer to comment letter for requirements).



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: December 6, 2012

SUBJECT: O'Keefe No 2 Short Plat SP-12-00006

The following shall be conditions of preliminary approval:

1. Lot 1 Access: Lot 1 may share a driveway with Lot 2 or may share a driveway with Lots 1 and 2 of the O'Keefe No. 1 Short Plat SP-07-60.
 - a. If Lot 1 shares a driveway with Lot 2, the conditions of No. 2, 3, 4 and 5 are not applicable.
 - b. If Lot 1 shares a driveway with SP-07-60, the driveway must be constructed as a private road including paved apron, turnaround and road certification. Because a note on SP-07-60 states the access is only for Lots 1 and 2, a note shall be placed on the O'Keefe No. 2 Short Plat stating that the easement from SP-07-60 is being amended.
2. 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.
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 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'.
 - c. Surface requirement is for a minimum gravel surface depth of 6".

Page 1 of 3

- 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. Turnaround: 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 2009 International Fire Code. A hammerhead may be constructed in place of a cul-de-sac with approval of the Fire Marshal. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
6. Driveways: KCC 20.02.030 may have more stringent driveway requirements. Contact the Fire Marshal for more information.

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: 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.