



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Community Development Services

FROM: Kelly Bacon, Engineer Technician I *KB*

DATE: March 15, 2016

SUBJECT: Riste Short Plat SP-15-0007

A Road Variance Application from Shirley Riste, owner, to allow for a reduction in the minimum easement width for a private road and remove the requirement to perform road improvements and a road certification was approved by the Road Variance Committee on September 16, 2015. RV-15-09. The existing access road is owned and maintained by the US Bureau of Reclamation to serve the Roza Dam. The parcels have a 40' easement from the Bureau of Reclamation.

#### The following shall be conditions of preliminary approval:

1. An access easement for Parcel "A" of the Riste Short Plat needs to be shown on the face of the short plat.
2. No driveway or road shall be constructed within five feet of the side yard boundary, unless the driveway or road is part of an easement shared with the neighboring property owner.
3. Driveways: A driveway shall serve no more than two 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 15%.
  - 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.
4. Plat Notes: Plat notes shall reflect the following:
  - a. Maintenance of the access is the responsibility of the property owners who benefit from its use.

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- 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.
  - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - d. 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.
5. 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

6. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
7. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
8. 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.
9. 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.
10. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
11. 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.



**Washington State  
Department of Transportation**

**Lynn Peterson**  
Secretary of Transportation

**South Central Region**  
2809 Rudkin Road  
Union Gap, WA 98903-1648

(509) 577-1600 / FAX: (509) 577-1603  
TTY: 1-800-833-6388  
www.wsdot.wa.gov

January 28, 2016

Kittitas County Community Development Services  
411 North Ruby  
Ellensburg, WA 98926

Attention: Jeffrey Watson, Planner II

Subject: SUB15-00007, Riste Short Plat  
SR 821, MP 6.0 vicinity

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to State Route 821 (SR 821). This segment of SR 821 is a Class 3 managed access highway with a posted speed limit of 45 miles per hour. There is an existing grandfathered approach at approximate MP 6.26 and a permitted approach at MP 6.20. According to the short plat, all access will be via the existing approach at MP 6.26. The approach at MP 6.26 will be for the newly created parcels, BLM access, and parcel # 534233. The proponent is required to remove the approach at MP 6.20. Proponent should also contact Mark Kaiser at 509-577-1668 to update the current access connection permit

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Rick Holmstrom at (509) 577-1633.

Sincerely,

Paul Gonseth, P.E.  
Planning Engineer

PG: rh/wa

cc: File #1, SR 821  
Les Turnley, Area 2 Maintenance Superintendent



January 28, 2016

Mr. Jeff Watson  
Staff Planner  
Kittitas County  
411 N Ruby St, Suite 2  
Ellensburg, WA98926

In future correspondence please refer to:  
Project Tracking Code: 2016-01-00417  
Property: SP-15-00007 Riste Short Plat  
**Re: Archaeology - Survey Requested**

Dear Mr. Watson:

We have reviewed the materials forwarded to our office for the proposed project referenced above. The area has a high potential for archaeological resources. There are multiple precontact archaeological resources and sites within approximately 5,000 feet. The project area has not been surveyed for archaeological resources. Please be aware that archaeological sites are protected from knowing disturbance on both public and private lands in Washington States. Both RCW 27.44 and RCW 27.53.060 require that a person obtain a permit from our Department before excavating, removing, or altering Native American human remains or archaeological resources in Washington. Failure to obtain a permit is punishable by civil fines and other penalties under RCW 27.53.095, and by criminal prosecution under RCW 27.53.090.

Chapter 27.53.095 RCW allows the Department of Archaeology and Historic Preservation to issue civil penalties for the violation of this statute in an amount up to five thousand dollars, in addition to site restoration costs and investigative costs. Also, these remedies do not prevent concerned tribes from undertaking civil action in state or federal court, or law enforcement agencies from undertaking criminal investigation or prosecution. Chapter 27.44.050 RCW allows the affected Indian Tribe to undertake civil action apart from any criminal prosecution if burials are disturbed

Identification of archaeological resources during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. We realize that short-platting does not cause ground disturbance so we request a professional archaeological survey of the project area be conducted prior to any ground disturbing activities. The completed survey should be sent to DAHP and the interested Tribes for review prior to permitting ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

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](mailto:Gretchen.Kaehler@dahp.wa.gov).

Sincerely,



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

cc. Johnson Meninick, Cultural Resources, Yakama Nation  
Kate Valdez, THPO, Yakama Nation  
Jon Shellenberger, Archaeologist, Yakama Nation





## Memo

**To:** Jeff Watson, CDS

**From:** Holly Myers, Environmental Health Supervisor

**Date:** January 20, 2016

**RE:** SP-15-00007 Riste

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Thank you for the opportunity to comment on the above mentioned short plat regarding water and septic requirements. The following items must be addressed *prior to final plat approval*:

Proof of water adequacy includes a well log or 4 hour draw down test and a mitigation certificate for each proposed lot. Site evaluations for Onsite Septic Systems must be completed at the frequency of one soil log per each 5 acres. (KCC 13.04.090 (1(f))).

### WATER

All persons who are making applications for land use including, but not limited to, short plats must comply with KCC Chapter 13.35.027 per KCC Chapter 13.35.020 Adequate Water Supply Determination.

### Chapter 13.35.027

1. All new uses of ground water shall require either:
  - 1) A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
  - 2) An adequate water right for the proposed new use; or
  - 3) A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. No new use to which this chapter is applicable shall be approved without one of these required submissions.
2. All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in [WAC 173-539A-030](#) and otherwise

demonstrate how the proposed new use will not violate [RCW 90.44.050](#) as currently existing or hereafter amended.

3. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under [Title 18 KCC](#).

#### WELL LOCATION

All wells must meet the distance requirement of 50 feet from the property line as per Kittitas County Critical Areas Ordinance 17A.08.25, and KCC 13.20.040(5a). If existing wells do not meet setback requirements, the two adjoining parcels nearest the well must enter into a legal, shared well-users agreement.

#### ON SITE SEWAGE

A minimum of one soil log for each five acres shall be dug to a depth of seven feet. 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 final plat approval.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, it is recommended that soil logs be conducted early in the plat planning process.

Holly Myers, Environmental Health Supervisor

## Jeff Watson

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**From:** Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>  
**Sent:** Friday, January 15, 2016 8:28 AM  
**To:** Jeff Watson  
**Cc:** Holly Duncan; Holly Myers; Serr, Ben A (DOH)  
**Subject:** RE: Notice of Application: SP-15-00007 Riste

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Watson:

DOH Office of Drinking Water has no comment for this short plat creation of 3 lots from 1.

Thanks,

Russell E. Mau, PhD, PE  
Regional Engineer  
Department of Health, Office of Drinking Water  
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216  
Desk: 509-329-2116  
Fax: 509-329-2104  
[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)

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**From:** Jeff Watson [<mailto:jeff.watson@co.kittitas.wa.us>]  
**Sent:** Friday, January 15, 2016 8:13 AM  
**To:** Brenda Larsen; Renfrow, Brent D (DFW); Candie M. Leader; Kelly Bacon; PRESTON, CINDY (DNR); ECY RE CRO SEPA COORDINATOR; Clear, Gwen (ECY); 'enviroreview@yakama.com'; Kaehler, Gretchen (DAHP); Holly Duncan; 'Jan Jorgenson ([jorgenja@cwu.edu](mailto:jorgenja@cwu.edu))'; 'Jessica Lally ([jessica@yakama.com](mailto:jessica@yakama.com))'; 'jmarvin@yakama.com'; 'Johnson Meninick ([johnson@yakama.com](mailto:johnson@yakama.com))'; Julie Kjorsvik; Kim Dawson; HAZLETT, LINDA (DNR); Lisa Iammarino; Lisa Lawrence; Johnston, Mike (DOHi); 'nelmsk@cwu.edu'; Patti Johnson; Mau, Russell E (DOH); Teske, Mark S (DFW); DNR RE AQ LEASING RIVERS; Benson, Richard (DOH); 'jhallisey@fs.fed.us'; 'klarned@fs.fed.us'; 'Knaub, Deborah J NWS ([Deborah.J.Knaub@usace.army.mil](mailto:Deborah.J.Knaub@usace.army.mil))'; Myers, Holly (DOHi); Josh Hink; Serr, Ben A (DOH); Holmstrom, Rick  
**Subject:** Notice of Application: SP-15-00007 Riste

[SP-15-00007 Riste](#) (Hyperlink to On-Line file)

[SP-15-00007 Riste](#) (Hyperlink to County Network File)

### **NOTICE OF APPLICATION: SP-15-00007 RISTE**

Kittitas County Community Development Services has received the above referenced application for a 3 lot Short Plat off of Canyon Road near the southern border of the county. See attached documentation for additional information or use one of the hyperlinks above to access the on-line or network file. Comments within the body of an email are encouraged but may be sent as attachment or via USPS as a hard copy.

**COMMENTS DUE BY: JANUARY 29, 2016**



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

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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