

## Jeff Watson

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**From:** ECY RE CRO SEPA COORDINATOR <crosepa@ecy.wa.gov>  
**Sent:** Thursday, June 16, 2016 4:35 PM  
**To:** Jeff Watson  
**Cc:** Reed, Catherine D. (ECY)  
**Subject:** Late comments for SP-16-00001  
**Attachments:** 5469 Mitchell.pdf

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Ecology request that Kittitas County consider these late comments for the Mitchell Short Subdivision SP-16-00001. The original letter is in the mail.

Thank you,

Gwen Clear  
Regional Environmental Review Coordinator  
1250 W. Alder Street  
Union Gap, WA 98903-0009  
(509) 575-2012



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

June 16, 2016

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

Re: SP-16-00001

Dear Mr. Watson:

Thank you for the opportunity to comment on the short subdivision of approximately 81.14 acres into three 20 acre lots and one 21.14 acre lot, proposed by Ron and Deborah Mitchell. We have reviewed the application and Ecology asks that you consider these late comments.

**SHORELANDS/ENVIRONMENTAL ASSISTANCE**

The SEPA review opportunity that Ecology had earlier this year occurred during the absence of our wetland specialist. Since she returned from vacation, neighbors in the vicinity of the short plat proposal SP-16-00001 called Ecology and requested a review of the submitted SEPA application materials. Our review also included looking at photos that the neighbors had taken in the area and review of aerial photos available from Google Earth.

The result of our review is that there are likely to be wetland areas that are associated with the type 9 stream system that flows through the parcel, which is located primarily within proposed parcel 4B. The submitted critical areas checklist states that there are no wetlands on site. Was the site surveyed by a professional wetland scientist?

A close up clip from one of the photos submitted to Ecology via e-mail by a concerned neighbor is shown below. The location of the photo was purported to be in the vicinity of a proposed roadway and is possibly located within the drainage swale which is on site. The photo looks like it could be of a wetland area, given high water marks and wetland vegetation. Ecology has not been on site to verify soil conditions or the presence of this wetland in the corridor.



Mr. Watson  
June 16, 2016  
Page 2



Ecology recommends that before any development (residences and other necessary infrastructure to support the residential development on site such as roads, utilities, septic, wells, etc.) occurs within these proposed parcels, that the development footprint and buffer areas are reviewed by a wetland professional to assure that wetlands are not directly or indirectly impacted. These proposed lots are of such large size that it should be easy for applicants to assure that construction clearing, wells, septic systems and roads are not placed within wetlands or within their required buffer areas.

Ecology would be happy to assist the County with review of proposed building envelopes and access roads to assess potential wetland impacts. Please call **Catherine Reed** at (509) 575-2616 for assistance.

Sincerely,

A handwritten signature in purple ink that reads "Gwen Clear". The signature is written in a cursive, flowing style.

Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

## Jeff Watson

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**From:** Kelly Bacon  
**Sent:** Tuesday, June 07, 2016 4:24 PM  
**To:** Jeff Watson  
**Subject:** Mitchell Short Plat  
**Attachments:** SKM\_C654e16060716070.pdf

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

Good afternoon,

Attached are the Preliminary Comments from Public Works for the Mitchell Short Plat.

Please let me know if you have any questions.

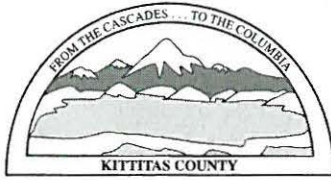
Thanks,

Kelly Bacon

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message id: 38eb45916c6dcbdac24bb8719d004a14



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Community Development Services

FROM: Kelly Bacon, Engineer Technician I *KB*

DATE: June 6, 2016

SUBJECT: Mitchell Short Plat SP-16-0001

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

1. Transportation Concurrency: Applicant needs to submit their application for Transportation Concurrency to the Department of Public Works.
2. 20' Private Access Easement: The intent of this access easement needs to be specific to lot 4C. Lot 4D will need to come directly off of the 60' Easement Q of Bk 18 pgs 196-200. If the applicant chooses to make the private access easement a shared easement, the easement will need to meet the joint use access requirements.
3. 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.
4. 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.
5. Private Road Improvements: Access from Emerick Road shall be constructed as a Low-Density Private Road. 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 20', with 1' shoulders, for a total width of 22'.
  - b. Minimum centerline radius will be 60'.
  - c. The surface requirement is for a minimum gravel surface depth of 6".
  - d. Maximum grade is 10%.

Page 1 of 3

- 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. 20' Private Access Easement: The intent of this access easement needs to be specific for lot 4C. Lot 4D will need to come directly off of the 60' Easement Q of Bk 18 pgs 196-200. If the applicant chooses to make the private access easement a shared easement, the easement will need to meet the joint use access requirements 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 of county road.
  - j. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
6. 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.
7. 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
- 8. 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\_\_.

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Kittitas County Engineer

- 9. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
- 10. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- 11. 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.
- 12. 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.
- 13. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
- 14. 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.

## Jeff Watson

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**From:** Ryan Vancil <[ryan@vancillaw.com](mailto:ryan@vancillaw.com)>  
**Sent:** Thursday, June 02, 2016 10:43 AM  
**To:** Jeff Watson  
**Subject:** Mitchell SP-16-00001  
**Attachments:** Letter to Kittitas County 6-1-16.pdf

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

Please see attached letter. Thank you.

Ryan Vancil

Tel. (206) 842-7811  
Fax (206) 842-7812  
[ryan@vancillaw.com](mailto:ryan@vancillaw.com)  
[www.vancillaw.com](http://www.vancillaw.com)

Seattle Office:  
1700 Seventh Avenue  
Seattle, WA 98101

Bainbridge Office:  
266 Ericksen Ave. NE  
Bainbridge Island, WA 98110

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REPRESENTATION: Representation by Ryan Vancil or Vancil Law Offices, PLLC does not begin unless you have completed a signed representation agreement. Please do not disclose information you consider confidential to Ryan Vancil or Vancil Law Offices unless you have a signed fee agreement.



# Vancil Law Offices, PLLC

**Ryan Patrick Vancil, Esq.**

266 Ericksen Avenue NE

Bainbridge Island, Washington 98110-1882

tel (206) 842-7811 • fax (206) 842-7812 • [www.VancilLaw.com](http://www.VancilLaw.com) • [ryan@VancilLaw.com](mailto:ryan@VancilLaw.com)

June 1, 2016

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

RE: Mitchell SP-16-00001 Notice of Application

Dear Mr. Watson:

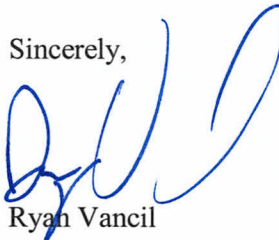
I am writing on behalf of a group of neighbors to the project application identified above. The neighbors are all Hidden Valley Terrace Owners, and own property in the vicinity of the proposed application. The purpose of this letter is to seek an extension of the comment period for this application.

Issues of the neighbors include but are not limited to: access and driveway impacts, scope of the proposal, water availability, construction impacts, wildlife impacts, and wetland impacts. The neighbors have submitted some comments expressing their concerns to the County already, and are working diligently to inform themselves as to the nature of the application, and potential impacts. However, as you know it can take time for individuals not regularly participating in the County permit processes to come up to speed to understand the process and the actual implications of an application. In addition, several of the neighbors did not receive the notice until approximately May 20<sup>th</sup>, and with such a short period to comment they need more time to ensure that they are commenting in an informed and effective manner. The neighbors want to be sure that the County will fully consider their concerns, and any information they provide. Information to be provided may include any reports from experts the neighbors may retain that have not had time within the comment period to be retained and to adequately review the proposal.

The neighbors are in direct communication with the applicant and working to amicably address their concerns, but also want to make sure they are following the process through County.

Thank you for your consideration of this request.

Sincerely,



Ryan Vancil

## Jeff Watson

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**From:** Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>  
**Sent:** Tuesday, May 31, 2016 4:21 PM  
**To:** Jeff Watson  
**Cc:** Harvester, Perry J (DFW); Renfrow, Brent D (DFW); Doc Hansen  
**Subject:** RE: Notice of Application: SP-16-00001 Mitchell-WDFW Comments  
**Attachments:** WDFW comments on Mitchell Short Plat Application.pdf

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

Jeff,  
Attached are WDFW comments on this proposal. They are centered around the issue that this parcel overlaps with the Swauk Prairie deer winter range, as identified in the critical areas review. In addition to our comments, we provided a couple of suggestions that may be worth considering as alternatives to this proposal.

Let me know if you have any questions on our letter.

Thanks.

Scott

### **Scott Downes**

Fish & Wildlife Habitat Biologist  
Washington Department of Fish and Wildlife  
Region 3 Habitat Program  
1701 South 24<sup>th</sup> Ave  
Yakima, WA 98902-5720  
[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)  
Office-509-457-9307  
Cell-509-607-3578

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**From:** Jeff Watson [<mailto:jeff.watson@co.kittitas.wa.us>]  
**Sent:** Wednesday, May 18, 2016 10:43 AM  
**To:** Lisa Iammarino; Myers, Holly (DOHi); Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie M. Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; ECY RE SEPA REGISTER; ECY RE SEPA REGISTER; Clear, Gwen (ECY); Reed, Catherine D. (ECY); Renfrow, Brent D (DFW); Downes, Scott G (DFW); Nelson, Jennifer L (DFW); SEPA (DAHP); Kaehler, Gretchen (DAHP); 'Jan Jorgenson ([jorgenja@cwu.edu](mailto:jorgenja@cwu.edu))'; 'nelmsk@cwu.edu'; Michael Flory; Lou Whitford; Amber Green; Steph Mifflin; Mau, Russell E (DOH); Serr, Ben A (DOH); HAZLETT, LINDA (DNR); PRESTON, CINDY (DNR); DNR RE AQ LEASING RIVERS; 'Allison Kimball ([brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com))'; 'cid@fairpoint.net'; 'Joanna Markell ([jmarkell@kvnews.com](mailto:jmarkell@kvnews.com))'; 'Knaub, Deborah J NWS ([Deborah.J.Knaub@usace.army.mil](mailto:Deborah.J.Knaub@usace.army.mil))'; Josh Hink; 'office@kcf7.com'; 'wargog@cersd.org'; 'montgomeryr@cersd.org'  
**Cc:** Doc Hansen  
**Subject:** Notice of Application: SP-16-00001 Mitchell

[SP-16-00001 Mitchell](#) (Hyperlink to On-Line file)  
[SP-16-00001 Mitchell](#) (Hyperlink to County Network File)

**NOTICE OF APPLICATION:**

Kittitas County Community Development Services has received the above referenced application for a 4 lot short plat up in the Swauk\Hidden Valley area. 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 6/2/2016 AT 5 PM**

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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message id: 38eb45916c6dcbdac24bb8719d004a14



State of Washington  
**DEPARTMENT OF FISH AND WILDLIFE**  
South Central Region • Region 3 • 1701 South 24<sup>th</sup> Avenue, Yakima, WA 98902-5720  
Telephone: (509) 575-2740 • Fax: (509) 575-2474

May 31, 2016

Jeff Watson  
Kittitas County Community Development Services, Planner II  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926

RE: SP-16-00001 Mitchell Short Plat Application

Dear Mr. Watson,

Thank you for the opportunity to comment on this proposal. The Washington Department of Fish and Wildlife (WDFW) has reviewed the SEPA checklist and supporting documents for the application to subdivide approximately 81.14 acres into three 20 acre lots and one 21.14 acre lot. The applicant's parcel that is being proposed to be divided from one 81.14 acre lot into three 20 acre lots and one 21.14 acre lot is within the landscape that is mapped by WDFW as being part of the Swauk Prairie deer winter range. The land is currently zoned as forest and range.

WDFW has some concerns over the proposed application, specifically regarding subdividing the parcels and how that relates to the Swauk Prairie deer winter range. During winter, the areas accessible to large animals such as deer and elk are greatly reduced. Winter range is a primary limiting factor for elk and deer populations.

**Concerns:**

WDFW is concerned about increased human development into sensitive areas such as big game winter range. Published literature suggests that deer use diminishes with density of human development. Further, literature also suggests that condition of the deer can also diminish when they are subjected to further stress potentially leading to increased mortality.

In addition to stresses that human development into deer range cause the animals, further subdividing of the land and potential subsequent development of homes increases the likelihood of negative human-animal interactions/conflicts.

**Recommendations:**

Because of the real and potential impacts to big game winter range, we recommend that division of this winter range area not be subdivided for division into small lots. If Kittitas County determines that the change to smaller parcel sizes should be approved, we recommend that conditions be placed on the change to reduce the level of impacts to wildlife. The following are alternatives to a short plat application that would also allow some future development while still maintaining some of the habitat value & quality of the area:

1. Permit the current application for subdivision, but ensure that the zoning of the lots retains the Forest and Range zoning that stipulates that the minimum lot size is: Twenty (20) acres, unless within a cluster or conservation plat as provided for in KCC Chapter 16.09, Cluster Platting and Conservation Platting;
2. Recommend revision of the short plat where a small sub-section of land (say maybe 10 acres) is allowed to be developed through the Cluster Platting, while the remaining acres are left undeveloped for habitat in the context of forest and range.

Thank you again for the opportunity to provide comments on this application. Please contact me at (509) 457-9307 or [Scott.downes@dfw.wa.gov](mailto:Scott.downes@dfw.wa.gov), if you have any questions or concerns regarding these comments.

Sincerely,

A handwritten signature in cursive script that reads "Scott Downes".

Scott Downes  
Area Habitat Biologist

Cc: Brent Renfrow, WDFW  
Perry Harvester, WDFW

## Jeff Watson

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**From:** Georgios Chrysanthakopoulos <georgechrysanthakopoulos@live.com>  
**Sent:** Sunday, May 29, 2016 8:42 PM  
**To:** Jeff Watson  
**Cc:** gyllingconsulting@fairpoint.net; tyrcramer@romein.com  
**Subject:** FW: Mitchell (SP-16-00001) short plat notice dated May 18, 2016  
**Attachments:** IMG\_20160529\_162505618.jpg

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

Hi Jeff, please also include the following in the public record / comments, associated with the short plat application. I took pictures of the seasonal wetland / pond, in one of the sections proposed in the short plat. Myself and other owners feel this location needs to be protected and it currently does not appear to be listed as a sensitive area / wetland, in the short plat application.

Please follow this link:

[https://onedrive.live.com/redirect?resid=BBCE91F3A583D384!3285&authkey=!ALbQ6itxlt\\_KzA&ithint=folder%2cjpg](https://onedrive.live.com/redirect?resid=BBCE91F3A583D384!3285&authkey=!ALbQ6itxlt_KzA&ithint=folder%2cjpg)

Also I attached one of the images.

You can clearly see the seasonal pond, and it appears it has recently dried for the season. Last year, when we hiked around there in April, it was full of water.

Notice that pond is visible from Google Earth satellite images as well :)

<https://www.google.com/maps/place/47%C2%B010'34.9%22N+120%C2%B045'37.5%22W/@47.1763589,-120.7609835,205m/data=!3m2!1e3!4b1!4m5!3m4!1s0x0:0x0!8m2!3d47.176358!4d-120.760415>

thank you

g

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From: ben.wildman@comcast.net  
To: gyllingconsulting@fairpoint.net  
CC: clellum2003@msn.com; ljccates37@gmail.com; judy@tobinbaker.net; kristine@ilovewaterfront.net; tom@thamerlinck.com; tyrcramer@romein.com; mbaker@sbwconsulting.com; eric.chipps@soundtransit.org; gylling@fairpoint.net; georgechrysanthakopoulos@live.com; gailgrinnell@comcast.net  
Subject: RE: Mitchell (SP-16-00001) short plat notice dated May 18, 2016  
Date: Sat, 28 May 2016 11:31:01 -0700

Jim, thank you for your persistence and follow-up to submit our collective comments to Jeff and informing us of the follow-up response.

To the group of communicators, Gail would like to be re-added to the distribution list on these communications. Her address is [gailgrinnell@comcast.net](mailto:gailgrinnell@comcast.net)

Thanks.

Ben

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**From:** Gylling Consulting, Inc. [<mailto:gyllingconsulting@fairpoint.net>]  
**Sent:** Friday, May 27, 2016 10:40 PM  
**To:** clellum2003@msn.com; ljcat37@gmail.com; C; 'Judy Tobin'; kristine@ilovewaterfront.net; tom@thamerlinck.com; 'Patti Jim Gylling'; ben.wildman@comcast.net; 'Theiline W Cramer'; 'George C'; 'Chipps, Eric'  
**Subject:** FW: Mitchell (SP-16-00001) short plat notice dated May 18, 2016

fyi

**Jim H Gylling**  
Gylling Consulting, Inc.  
509-499-8194 cell

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**From:** Jeff Watson [<mailto:jeff.watson@co.kittitas.wa.us>]  
**Sent:** Thursday, May 26, 2016 1:24 PM  
**To:** 'Gylling Consulting, Inc.' <[gyllingconsulting@fairpoint.net](mailto:gyllingconsulting@fairpoint.net)>  
**Subject:** RE: Mitchell (SP-16-00001) short plat notice dated May 18, 2016

I have received your comments and enter them into the record for consideration during the decision making process.

Jeffrey A. Watson  
Planner II  
[Community Development Services](http://www.communitydevelopment.com)  
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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**From:** Gylling Consulting, Inc. [<mailto:gyllingconsulting@fairpoint.net>]  
**Sent:** Wednesday, May 25, 2016 6:30 PM  
**To:** Jeff Watson  
**Cc:** clellum2003@msn.com; ljcat37@gmail.com; mbaker@sbwconsulting.com; judy@tobinbaker.net; eric.chipps@soundtransit.org; kristine@ilovewaterfront.net; tom@thamerlinck.com; tycramer@romein.com; Patti / Jim Gylling; ben.wildman@comcast.net; 'George C'  
**Subject:** RE: Mitchell (SP-16-00001) short plat notice dated May 18, 2016

Jeff-

Several HVT Owners would like an opportunity to meet with you to discuss our collective concerns. Can you provide several dates and times that work for you and we'll coordinate with the HVT Owners.

Thank you for your consideration-

**Jim H Gylling**

Gylling Consulting, Inc.  
509-499-8194 cell

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**From:** Gylling Consulting, Inc. [<mailto:gyllingconsulting@fairpoint.net>]  
**Sent:** Wednesday, May 25, 2016 7:23 AM  
**To:** 'jeff.watson@co.kittitas.wa.us' <[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)>  
**Cc:** 'clellum2003@msn.com' <[clellum2003@msn.com](mailto:clellum2003@msn.com)>; 'ljcates37@gmail.com' <[ljcates37@gmail.com](mailto:ljcates37@gmail.com)>; 'mbaker@sbwconsulting.com' <[mbaker@sbwconsulting.com](mailto:mbaker@sbwconsulting.com)>; 'judy@tobinbaker.net' <[judy@tobinbaker.net](mailto:judy@tobinbaker.net)>; 'eric.chipps@soundtransit.org' <[eric.chipps@soundtransit.org](mailto:eric.chipps@soundtransit.org)>; 'kristine@ilovewaterfront.net' <[kristine@ilovewaterfront.net](mailto:kristine@ilovewaterfront.net)>; 'tom@thamerlinck.com' <[tom@thamerlinck.com](mailto:tom@thamerlinck.com)>; 'tycramer@romein.com' <[tycramer@romein.com](mailto:tycramer@romein.com)>; Patti / Jim Gylling ([gylling@fairpoint.net](mailto:gylling@fairpoint.net)) <[gylling@fairpoint.net](mailto:gylling@fairpoint.net)>; 'ben.wildman@comcast.net' <[ben.wildman@comcast.net](mailto:ben.wildman@comcast.net)>; 'George C' <[georgechrysanthakopoulos@live.com](mailto:georgechrysanthakopoulos@live.com)>  
**Subject:** RE: Mitchell (SP-16-00001) short plat notice dated May 18, 2016  
**Importance:** High

Jeff-

Please find attached a coordinated letter which ten(10) Hidden Valley Terrace Owners presented to the Mitchell's. I do not believe there will be much constructive discussion.

This is the HVT Owner's official response to the Mitchell (SP-16-00001) short plat application.

Please reply, thus acknowledging receipt, thank you.

**Jim H Gylling**

Gylling Consulting, Inc.  
509-499-8194 cell

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**From:** Gylling Consulting, Inc. [<mailto:gyllingconsulting@fairpoint.net>]  
**Sent:** Tuesday, May 24, 2016 8:48 AM  
**To:** 'jeff.watson@co.kittitas.wa.us' <[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)>  
**Cc:** 'clellum2003@msn.com' <[clellum2003@msn.com](mailto:clellum2003@msn.com)>; 'ljcates37@gmail.com' <[ljcates37@gmail.com](mailto:ljcates37@gmail.com)>; 'mbaker@sbwconsulting.com' <[mbaker@sbwconsulting.com](mailto:mbaker@sbwconsulting.com)>; 'judy@tobinbaker.net' <[judy@tobinbaker.net](mailto:judy@tobinbaker.net)>; 'eric.chipps@soundtransit.org' <[eric.chipps@soundtransit.org](mailto:eric.chipps@soundtransit.org)>; 'kristine@ilovewaterfront.net' <[kristine@ilovewaterfront.net](mailto:kristine@ilovewaterfront.net)>; 'tom@thamerlinck.com' <[tom@thamerlinck.com](mailto:tom@thamerlinck.com)>; 'tycramer@romein.com' <[tycramer@romein.com](mailto:tycramer@romein.com)>; Patti / Jim Gylling ([gylling@fairpoint.net](mailto:gylling@fairpoint.net)) <[gylling@fairpoint.net](mailto:gylling@fairpoint.net)>; 'ben.wildman@comcast.net' <[ben.wildman@comcast.net](mailto:ben.wildman@comcast.net)>; 'George C' <[georgechrysanthakopoulos@live.com](mailto:georgechrysanthakopoulos@live.com)>; 'Gylling Consulting, Inc.' <[gyllingconsulting@fairpoint.net](mailto:gyllingconsulting@fairpoint.net)>  
**Subject:** Mitchell (SP-16-00001) short plat notice dated May 18, 2016

Mr. Watson-

For your information. The Hidden Valley Terrace Owner's group (all copied above) presented a coordinated letter of concerns to Ron and Deb Mitchell yesterday, May 23<sup>rd</sup>. It is our hope that we will resolve to the



satisfaction of both interests (Mitchell's and the collective HVT Owner group) these concerns prior to the county's written comment suspense date of June 2<sup>nd</sup>. If not, it will be our intent to forward these collective concerns to you.

The Hidden Valley Terrace list of Owners are:

Lot B1	Feeney
Lot B2	Cates
Lot B3	Baker/Tobin and Wildman/Grinnell
Lot B4	Chippis
Lot C1-Lot1	Gylling
Lot C1-Lot 3	Hamerlinck
Lot C2	Thompson
Lot C3	Cramer
Lot C4 West	Chrysanthakopoulos

*Lot C1-Lot 2 Stienkoenig- no response*

*Lot C4 East Mitchell current Owner, we understand they are close to closing with a new owner.*

**Jim H Gylling**

**Gylling Consulting, Inc.**

509-499-8194 cell

---

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message id: 38eb45916c6dcbdac24bb8719d004a14

## Jeff Watson

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**From:** Georgios Chrysanthakopoulos <georgechrysanthakopoulos@live.com>  
**Sent:** Friday, May 27, 2016 11:05 PM  
**To:** Jeff Watson  
**Cc:** gyllingconsulting@fairpoint.net  
**Subject:** FW: Mitchell (SP-16-00001) short plat notice dated May 18, 2016

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

Hi Jeff, this is regarding the Mitchell Short Plat application. I am one of the owners in Hidden Valley.

I reviewed the county code and found what might be an issue that should not be overlooked during the review process:

One of the lots in the short plat appears to violate the following section of the Kittitas county code, title 17, forest and range:

[http://www.co.kittitas.wa.us/boc/countycode/title17.aspx#Chapter\\_17.56](http://www.co.kittitas.wa.us/boc/countycode/title17.aspx#Chapter_17.56)

See section 050, part 2, the length to width ratio.

### **17.56.050 Lot - Width.**

1. No parcel created after the adoption of the ordinance codified in this chapter shall have a length-width dimension less than five hundred (500) feet unless the parcel is approved under provisions established in Section 17.56.040 2 and 3.
2. No platted parcel shall have dimensions in excess of a 4:1 length by width ratio. (Ord. 2013-001, 2013; Ord. 2007-22, 2007; Ord. 92-6 (part), 1992; Res. 83-10, 1983)

thank you

g

---

From: gyllingconsulting@fairpoint.net  
To: clellum2003@msn.com; ljccates37@gmail.com; mbaker@sbwconsulting.com; judy@tobinbaker.net; kristine@ilovewaterfront.net; tom@thamerlinck.com; gylling@fairpoint.net; ben.wildman@comcast.net; tyrcramer@romein.com; georgechrysanthakopoulos@live.com; eric.chipps@soundtransit.org  
Subject: FW: Mitchell (SP-16-00001) short plat notice dated May 18, 2016  
Date: Fri, 27 May 2016 22:40:27 -0700

fyi

**Jim H Gylling**  
Gylling Consulting, Inc.  
509-499-8194 cell

---

**From:** Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]  
**Sent:** Thursday, May 26, 2016 1:24 PM  
**To:** 'Gylling Consulting, Inc.' <gyllingconsulting@fairpoint.net>  
**Subject:** RE: Mitchell (SP-16-00001) short plat notice dated May 18, 2016

I have received your comments and enter them into the record for consideration during the decision making process.

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

---

**From:** Gylling Consulting, Inc. [mailto:gyllingconsulting@fairpoint.net]  
**Sent:** Wednesday, May 25, 2016 6:30 PM  
**To:** Jeff Watson  
**Cc:** clellum2003@msn.com; ljccates37@gmail.com; mbaker@sbwconsulting.com; judy@tobinbaker.net; eric.chipps@soundtransit.org; kristine@ilovewaterfront.net; tom@thamerlinck.com; tyrcramer@romein.com; Patti / Jim Gylling; ben.wildman@comcast.net; 'George C'  
**Subject:** RE: Mitchell (SP-16-00001) short plat notice dated May 18, 2016

Jeff-

Several HVT Owners would like an opportunity to meet with you to discuss our collective concerns. Can you provide several dates and times that work for you and we'll coordinate with the HVT Owners.

Thank you for your consideration-

**Jim H Gylling**

Gylling Consulting, Inc.  
509-499-8194 cell

---

**From:** Gylling Consulting, Inc. [<mailto:gyllingconsulting@fairpoint.net>]

**Sent:** Wednesday, May 25, 2016 7:23 AM

**To:** 'jeff.watson@co.kittitas.wa.us' <[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)>

**Cc:** 'clellum2003@msn.com' <[clellum2003@msn.com](mailto:clellum2003@msn.com)>; 'ljcates37@gmail.com' <[ljcates37@gmail.com](mailto:ljcates37@gmail.com)>; 'mbaker@sbwconsulting.com' <[mbaker@sbwconsulting.com](mailto:mbaker@sbwconsulting.com)>; 'judy@tobinbaker.net' <[judy@tobinbaker.net](mailto:judy@tobinbaker.net)>; 'eric.chipps@soundtransit.org' <[eric.chipps@soundtransit.org](mailto:eric.chipps@soundtransit.org)>; 'kristine@ilovewaterfront.net' <[kristine@ilovewaterfront.net](mailto:kristine@ilovewaterfront.net)>; 'tom@thamerlinck.com' <[tom@thamerlinck.com](mailto:tom@thamerlinck.com)>; 'tycramer@romein.com' <[tycramer@romein.com](mailto:tycramer@romein.com)>; Patti / Jim Gylling ([gylling@fairpoint.net](mailto:gylling@fairpoint.net)) <[gylling@fairpoint.net](mailto:gylling@fairpoint.net)>; 'ben.wildman@comcast.net' <[ben.wildman@comcast.net](mailto:ben.wildman@comcast.net)>; 'George C' <[georgechrysanthakopoulos@live.com](mailto:georgechrysanthakopoulos@live.com)>

**Subject:** RE: Mitchell (SP-16-00001) short plat notice dated May 18, 2016

**Importance:** High

Jeff-

Please find attached a coordinated letter which ten(10) Hidden Valley Terrace Owners presented to the Mitchell's. I do not believe there will be much constructive discussion.

This is the HVT Owner's official response to the Mitchell (SP-16-00001) short plat application.

Please reply, thus acknowledging receipt, thank you.

**Jim H Gylling**

Gylling Consulting, Inc.  
509-499-8194 cell

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**Sent:** Tuesday, May 24, 2016 8:48 AM

**To:** 'jeff.watson@co.kittitas.wa.us' <[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)>

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Mr. Watson-

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county's written comment suspense date of June 2<sup>nd</sup>. If not, it will be our intent to forward these collective concerns to you.

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Lot C1-Lot1 Gylling

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*Lot C1-Lot 2 Stienkoenig- no response*

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message id: 38eb45916c6dcbdac24bb8719d004a14





# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

May 27, 2016

Jeffery Watson  
Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Mitchell (SP-16-00001)

Dear:

After conducting a review of the above named project, I have the following comments:

- The driveway(s) for the new property must comply with Kittitas County Code, i.e. any driveway greater in length than 150' shall be no less than 16 feet in width.
- The addresses shall be posted at the front of the property and easily visible from the road to emergency responders.
- Any new structures or substantial development to existing structures will require compliance with the Wildland Urban Interface Code. The lots will not be able to mitigate out of the residential sprinkler requirement due to location.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Josh Hink  
Fire Marshal

## Jeff Watson

---

**From:** Gylling Consulting, Inc. <gyllingconsulting@fairpoint.net>  
**Sent:** Wednesday, May 25, 2016 6:30 PM  
**To:** Jeff Watson  
**Cc:** clellum2003@msn.com; ljcat37@gmail.com; mbaker@sbwconsulting.com; judy@tobinbaker.net; eric.chipps@soundtransit.org; kristine@ilovewaterfront.net; tom@thamerlinck.com; tyrcramer@romein.com; Patti / Jim Gylling; ben.wildman@comcast.net; 'George C'  
**Subject:** RE: Mitchell (SP-16-00001) short plat notice dated May 18, 2016

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Thank you for your consideration-

**Jim H Gylling**

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509-499-8194 cell

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Please reply, thus acknowledging receipt, thank you.

**Jim H Gylling**

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**Sent:** Tuesday, May 24, 2016 8:48 AM

**To:** 'jeff.watson@co.kittitas.wa.us' <[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)>

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<[tycramer@romein.com](mailto:tycramer@romein.com)>; Patti / Jim Gylling ([gylling@fairpoint.net](mailto:gylling@fairpoint.net)) <[gylling@fairpoint.net](mailto:gylling@fairpoint.net)>;

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**Subject:** Mitchell (SP-16-00001) short plat notice dated May 18, 2016

Mr. Watson-

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*Lot C1-Lot 2 Stienkoenig- no response*

*Lot C4 East Mitchell current Owner, we understand they are close to closing with a new owner.*

**Jim H Gylling**

**Gylling Consulting, Inc.**

509-499-8194 cell

May 24, 2016

To: **Ron & Deborah Mitchell**  
PO Box 695  
Cle Elum, WA 98922  
(and to expedite via email to [ron@mitchellcontractors.com](mailto:ron@mitchellcontractors.com))

From: **Hidden Valley Terrace Owners(HVTOs)**

Lot B1	Feeney
Lot B2	Cates
Lot B-3	Baker/Tobin and Wildman/Grinnell
Lot B4	Chipps
Lot C1-Lot1	Gylling
Lot C1-Lot 3	Hamerlinck
Lot C2	Thompson
Lot C3	Cramer
Lot C4 West	Chrysanthakopoulos
<i>Lot C1-Lot 2</i>	<i>Stienkoenig- no response</i>
<i>Lot C4 East</i>	<i>Mitchell(you)current Owner, we know you are close to closing</i>

Re: Mitchell Short Platt (County document SP-16-00001)  
HVTOs Concerns

Ron/Deborah-

HVTOs received notice from Kittitas County on Friday, May 20, 2016 of your application to short plat Lot 4-C1 (82.14 acres). The owners above have requested that I send this letter to you stating concerns with the collective hope we can mitigate prior to the County's formal "written comments" submission date- June 2, 2016 at 5pm. Please know, all the HVTOs noted above have had an opportunity to read and add comment to this letter.

You and I have discussed several of the items below with seemingly amicable solutions proposed which should be restated and confirmed to the entire HVTOs group. A few more items have been added to the list. The method of finalization and agreement needs to be worked out so the HVTOs group has assurance of the agreed solutions and their implementation.

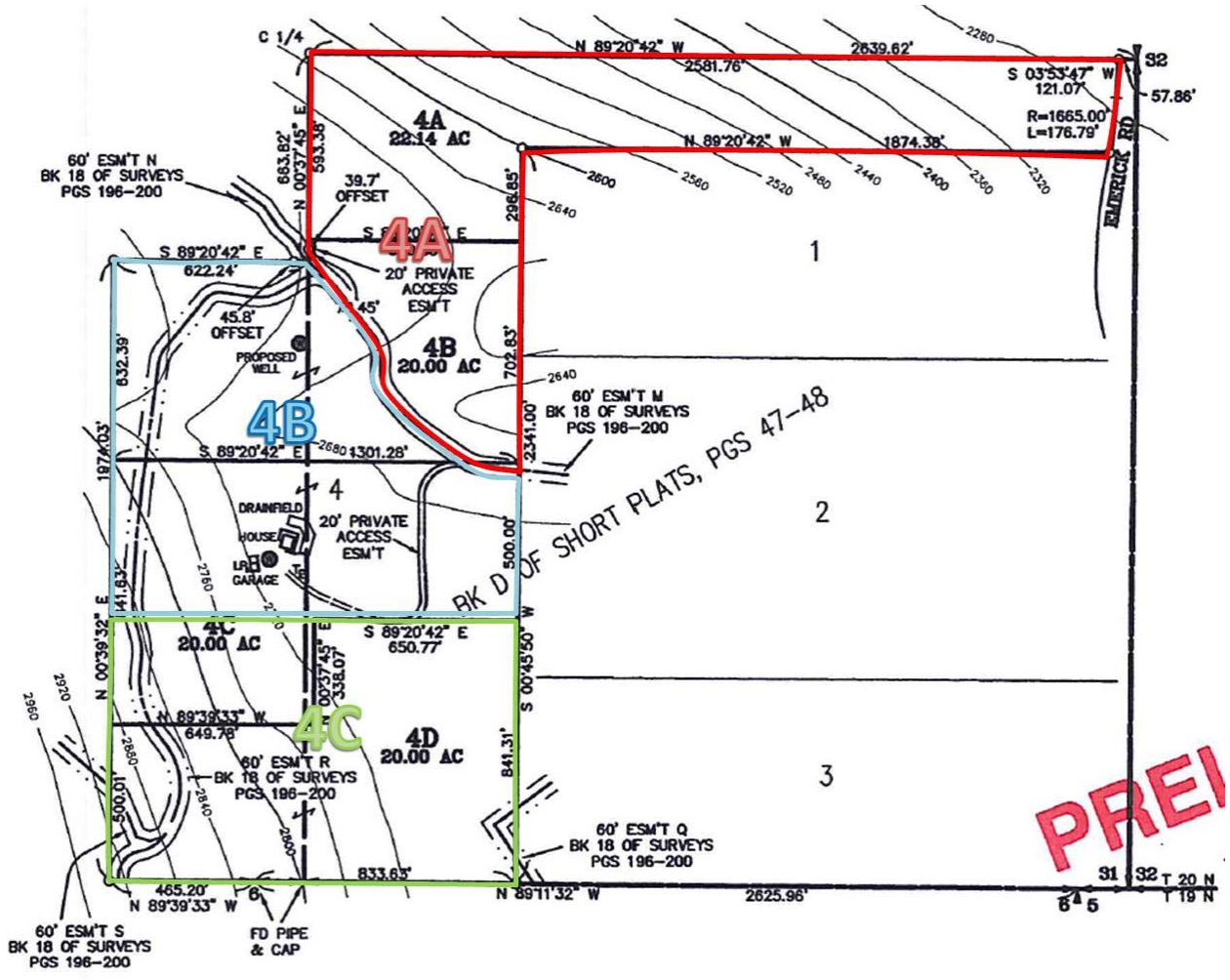
The basis for many of these items is the concern over increased usage with the potential of three additional family units being added to the area. Many of the HVTOs group have lived or enjoyed recreation here for many years and observed the effects of use/traffic/etc. in our HVT area.

Concerns/items in NO particular order:

1. HVT main entrance automated gate. Over the years we have upgraded several times the gate operator to provide better reliability due to use. The anticipated addition to it frequency of use requires consideration.
2. HVT road maintenance. It's difficult for you and Deb to realize how far the road, in its current condition, has evolved over the past many years. Years of work and effort have yielded the road we all enjoy through the seasons. Additional traffic will only erode this state.
3. Impediments to existing easement roads. HVTOs appreciate the access through the easement roads noted in the deeds and covenant. Concerned HVTOs hope NO additional gates or impediments will be placed on these roads.
4. Survey. As the "new comer" to HVT we assume, if you haven't already, that you will have the lot 4-C1 boundaries surveyed by a professional. We want to make sure you have a clear understanding of the property lines as it relates to your neighbors.

5. Short plat Lot size. Concern has been voiced about the apparent desire to maximize profit vs a more realistic approach to "space". The HVTOs would ask that you reconsider four lots, sized at the 20 acre minimum, and match the short plat lot sizes better with the existing land features- three lots seem to fit the area better, considering the following:
  - a. The Critical Areas Checklist in the short plat application erroneously states that the subject property does not contain a wetland:  
<http://www.co.kittitas.wa.us/uploads/cds/land-use/Short%20Plats/SP-16-00001%20Mitchell/SP-16-00001%20Mitchell%20Critical%20Areas%20Checklist.pdf>  
Both Washington statute and the Kittitas County Code define a "wetland" as follows:  
"Wetland" or "wetlands" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions."  
RCW 36.70A.030 (21); Kittitas County Code 17A.02.310.  
  
The seasonal ponds on proposed Lot 4B and 4D has cattails and other vegetation that can't survive without occasional inundation by water. The pond also is the home to many frogs, and it frequented by deer, elk, wildlife and ducks.  
  
Kittitas County Code 17A.04.020 says that wetland buffers should be 50 to 200 feet from the edge of the wetland. Because the wetland on proposed lot 4B and 4D gets regular visits by animals that might be spooked to have a house built nearby, you should agree that the buffer will be 200 feet. A 200-foot buffer would still leave several potential building sites on both proposed Lots 4B and 4D. Reducing the total number of lots from four to three would help increase the building areas.
  - b. Water availability. One never knows the impact of "more straws in the drink", but drilling a class B well may have an effect on the other wells in the area. This is always a concern and the additional family units could have a detrimental impact to existing wells. Our wells produce relatively low quantities (gpm) now, we hope the addition of a larger class B well will not have an adverse impact.
  - c. Impact to Wildlife. The open nature of your lot has rendered many natural migration paths over the years. Elk, deer and other critters enjoy the open space during their times of migration. The impact three additional residences and their potential outbuildings vs two is huge to the wildlife. Again, we encourage you to rethink the need for four lots vs three.
  - d. Construction periods. We hope you will consider the timing and method of construction around these migration times to lessen the impact to the wildlife.
  - e. Road access. The assumption is all access to your re-platting would be from the existing easement M, then through roads created on your property. The existing deeded covenant has definitions of the HVT roads, granted easements and their designated use. Any modifications to this deeded covenant use definition and/or cost sharing requires specific HVTO's prior approval.
  - f. Whatever the final outcome on re-platted lot sizing and quantities, concern exists regarding sight-lines and encroachment of existing open areas. This can be mitigated by larger lot sizing, but also through setbacks and offsets. We know you understand the many requirements of offsets from septic and water source(s). This all factors into the usable and buildable areas within a lot.
  - g. Below you will find a possible suggestion which we feel better utilizes the existing land formations and roads.
6. Costs required to draft, update, modify and/or document any agreements for county recording or HVTOs agreement should be shouldered by you the developing entity.

As I've stated to you, it's better that these concerns come out now and we mutually resolve. Despite the concerns noted above, you and Deb have moved to this area with a notable tone of thoughtfulness, friendly and neighborly concern. The HVTO's group ALL look forward to working through these issues and finding common ground.



## Jeff Watson

---

**From:** Tom Hamerlinck <tom@thamerlinck.com>  
**Sent:** Monday, May 23, 2016 9:04 AM  
**To:** Jeff Watson  
**Cc:** 'gdhamerlinck@gmail.com'  
**Subject:** Mitchell (SP-16-00001)

Mr. Watson –

My name is Tom Hamerlinck. My wife, Gail, and I own property contiguous to the above-referenced proposed short plat, which contemplates dividing an 81-acre parcel into three 20-acre parcels and one 21-acre parcel.

The subject property in the proposed short plat is zoned Forest and Range. If the proposed short plat is permitted, the landowner has stated that he intends to build residences for resale on each of the 20-acre parcels. In order to create a building site, the landowner would need to remove one acre from Forest and Range designation, which would leave only 19 acres in the Forest and Range parcel. In light of the fact that Section 17.56.040 of the Kittitas County Code provides that the minimum lot size for property zoned Forest and Range is 20 acres, would the landowner be permitted to create a 19-acre Forest and Range parcel?

Because public comments on the proposed short plat are due next week, I would appreciate receiving your reply as soon as possible.

Thank you for your attention to this matter.

Tom Hamerlinck

## Jeff Watson

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**From:** Holly Myers  
**Sent:** Tuesday, May 24, 2016 4:40 PM  
**To:** Jeff Watson  
**Subject:** SP-16-0001 Mitchell short plat  
**Attachments:** SP-16-0001 Mitchell short plat.odt

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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message id: 38eb45916c6dcbdac24bb8719d004a14



## Subdivision PH Comments

To: Jeff Watson

From: Holly Myers, Environmental Health Supervisor

Date: 05/20/16

RE: SP-16-0001 Mitchell

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Thank you for the opportunity to comment on the above mentioned [SP-16-0001](#) regarding water and septic requirements to comply with Kittitas County Public Health 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 lot. (KCC 13.04.090 (1(f)).

Specific Conditions: Prior to final plat approval, the group B system must be installed and include proof of water mitigation for all 4 lots within this plat.

### 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](#).

### 16.20.040 Plat drawing.

The plat drawing shall contain all the following requirements:

Well location. The drawings shall be marked with a "w" indicating location of the well and a broken line showing the one hundred foot radius around such.

### WELL LOCATION

All wells must meet the distance requirement of 50 feet from the property line, 50 feet from the septic tank and 100 feet from the drain field as per Kittitas County Critical Areas Ordinance 17A.08.25, and KCC Chapter 13. If existing wells do not meet the setback requirement from property lines, the two adjoining parcels nearest the well must enter into a legal, shared well-users agreement.

### ON SITE SEWAGE

**16.20.030 Existing conditions** – (7) Except for administrative segregations, one soil log shall be performed and information recorded for each lot within the proposed subdivision. Soil logs shall be in accordance with WAC 246.272A.

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.

### REQUIRED PLAT SIGNATURE BLOCK

16.24.210 Certificate of county health officer.

A note on any approved plat shall contain the following note:

I hereby certify that the plat has been examined and conforms with current Kittitas County Code Chapter 13.

Dated this day of \_\_\_\_\_, A.D., 20\_\_\_\_.  
Kittitas County Health Officer

(Ord. 2014-015, 2014; Ord. 2005-31, 2005)

### REQUIRED PLAT NOTES

**16.12.020** Unless otherwise specified, information required below may be placed on either sheet one or subsequent sheets or on all sheets as necessary. A statement attesting to the sewage disposal, potable water supply, and drainage improvements for the proposed subdivision.

**“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.”**



Sincerely, Holly Myers, Environmental Health Supervisor



## Jeff Watson

---

**From:** Michael Flory  
**Sent:** Thursday, May 19, 2016 11:32 AM  
**To:** Jeff Watson  
**Subject:** RE: Notice of Application: SP-16-00001 Mitchell  
**Attachments:** SP-16-00001 Mitchell Critical Areas Checklist-mf edits.pdf

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

Jeff,

I noticed the critical areas checklist says the project is in the floodway. See attached. I didn't see that it actually is.

Other than that, I have no other comments.

Thanks.

### Michael Flory Certified Building Official

Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926  
[mike.flory@co.kittitas.wa.us](mailto:mike.flory@co.kittitas.wa.us)  
P: 509.933.8222  
F: 509.962.7682



"Building Partnerships-Building Communities"

---

**From:** Jeff Watson  
**Sent:** Wednesday, May 18, 2016 10:43 AM  
**To:** Lisa Iammarino; Holly Myers; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie M. Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'craj461@ecy.wa.gov'; 'Brent.Renfrow@dfw.wa.gov'; 'Scott.Downes@dfw.wa.gov'; 'Jennifer.Nelson@dfw.wa.gov'; 'sepa@dahp.wa.gov'; 'Kaehler, Gretchen (DAHP)'; 'Jan Jorgenson ([jorgenja@cwu.edu](mailto:jorgenja@cwu.edu))'; 'nelmsk@cwu.edu'; Michael Flory; Lou Whitford; Amber Green; Steph Mifflin; 'russell.mau@doh.wa.gov'; 'ben.serr@doh.wa.gov'; 'linda.hazlett@dnr.wa.gov'; 'Cindy Preston ([cindy.preston@dnr.wa.gov](mailto:cindy.preston@dnr.wa.gov))'; 'rivers@dnr.wa.gov'; 'Allison Kimball ([brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com))'; 'cid@fairpoint.net'; 'Joanna Markell ([jmarkell@kvnews.com](mailto:jmarkell@kvnews.com))'; 'Knaub, Deborah J NWS ([Deborah.J.Knaub@usace.army.mil](mailto:Deborah.J.Knaub@usace.army.mil))'; Josh Hink; 'office@kcf7.com'; 'wargog@cersd.org'; 'montgomeryr@cersd.org'  
**Cc:** Doc Hansen  
**Subject:** Notice of Application: SP-16-00001 Mitchell

[SP-16-00001 Mitchell](#) (Hyperlink to On-Line file)  
[SP-16-00001 Mitchell](#) (Hyperlink to County Network File)

**NOTICE OF APPLICATION:**

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**COMMENTS DUE BY 6/2/2016 AT 5 PM**

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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message id: 38eb45916c6dcbdac24bb8719d004a14

# Critical Areas Checklist

Monday, May 16, 2016

Application File Number SP-16-00001

Planner Jeff Watson

Is SEPA required  Yes  No

Is Parcel History required?  Yes  No

What is the Zoning? Forest and Range

Is Project inside a Fire District?  Yes  No

If so, which one? Fire District 7 (Cle Elum)

Is the project inside an Irrigation District?  Yes  No

If so, which one?

Does project have Irrigation Approval?  Yes  No

Which School District? Cle Elum-Roslyn School District

Is the project inside a UGA?  Yes  No

If so which one?

Is there FIRM floodplain on the project's parcel?  Yes  No

If so which zone? X

What is the FIRM Panel Number? 5300950266B

Is the Project parcel in the Floodway?  Yes  No

Does the project parcel contain a shoreline of the State?  Yes  No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream?  Yes  No

If so what is the Classification? Type 9 Unknown

Does the project parcel contain a wetland?  Yes  No

If so what type is it?

Does the project parcel intersect a PHS designation?  Yes  No

If so, what is the Site Name? SWAUK PRAIRIE DEER WINTER RANGE

Is there hazardous slope in the project parcel?  Yes  No

If so, what type? All Grades



Does the project parcel abut a DOT road?  Yes  No

If so, which one?

Does the project parcel abut a Forest Service road?  Yes  No

If so, which one?

Does the project parcel intersect an Airport overlay zone ?  Yes  No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line?  Yes  No

If so, which one?

Is the project parcel in or near a Mineral Resource Land?  Yes  No

If so, which one?

Is the project parcel in or near a DNR Landslide area?  Yes  No

If so, which one? Deep-seated rotational

Is the project parcel in or near a Coal Mine area?  Yes  No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

## Jeff Watson

---

**From:** Holly Duncan  
**Sent:** Wednesday, May 18, 2016 2:28 PM  
**To:** 'Mau, Russell E (DOH)'; Jeff Watson  
**Cc:** Holly Myers; Serr, Ben A (DOH)  
**Subject:** RE: Notice of Application: SP-16-00001 Mitchell

That is the plan. I just did a well site inspection for the approval of a Group B well to serve the project.

---

**From:** Mau, Russell E (DOH) [<mailto:Russell.Mau@DOH.WA.GOV>]  
**Sent:** Wednesday, May 18, 2016 11:02 AM  
**To:** Jeff Watson  
**Cc:** Holly Duncan; Holly Myers; Serr, Ben A (DOH)  
**Subject:** RE: Notice of Application: SP-16-00001 Mitchell

Mr. Watson:

DOH ODW (Office of Drinking Water) agrees with applicant statement for Item 9 on Page 3 of 3 of the "General Application Information" portion of the submittal – drinking water will be a Group B water system.

This is a single "project" and should be served via a water system, instead of individual wells.

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:** Wednesday, May 18, 2016 10:43 AM  
**To:** Lisa Iammarino; Myers, Holly (DOHi); Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie M. Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; ECY RE SEPA REGISTER; ECY RE SEPA REGISTER; Clear, Gwen (ECY); Reed, Catherine D. (ECY); Renfrow, Brent D (DFW); Downes, Scott G (DFW); Nelson, Jennifer L (DFW); SEPA (DAHP); Kaehler, Gretchen (DAHP); 'Jan Jorgenson ([jorgenja@cwu.edu](mailto:jorgenja@cwu.edu))'; 'nelmsk@cwu.edu'; Michael Flory; Lou Whitford; Amber Green; Steph Mifflin; Mau, Russell E (DOH); Serr, Ben A (DOH); HAZLETT, LINDA (DNR); PRESTON, CINDY (DNR); DNR RE AQ LEASING RIVERS; 'Allison Kimball ([brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com))'; 'cid@fairpoint.net'; 'Joanna Markell ([jmarkell@kvnews.com](mailto:jmarkell@kvnews.com))'; 'Knaub, Deborah J NWS ([Deborah.J.Knaub@usace.army.mil](mailto:Deborah.J.Knaub@usace.army.mil))'; Josh Hink; 'office@kcf7.com'; 'wargog@cersd.org'; 'montgomeryr@cersd.org'  
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[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
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Thanks,

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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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