

Jeff Watson

From: Keli Bender <krd.keli@fairpoint.net>
Sent: Tuesday, January 03, 2017 3:45 PM
To: Jeff Watson
Subject: Re: Notice of Application: SP-16-00004 Brownlee

On 12/15/2016 9:50 AM, Jeff Watson wrote:

[SP-16-00004 Brownlee](#) (Hyperlink to On-Line file)
[SP-16-00004 Brownlee](#) (Hyperlink to County Network File)

Notice of Application:

Kittitas County Community Development Services has received the above referenced application for a Short Plat south of Kittitas on Badger Pocket Road in the lower 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.

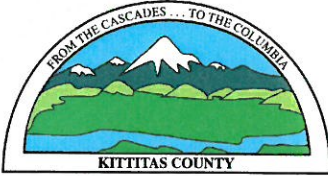
COMMENTS DUE BY 12/30/2016 AT 5 PM

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff,
Sorry for my delay in responding to this application. Mr. Brownlee will need to meet the KRD General Guidelines prior to approval. Please let me know if you need anything further.
Keli



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Kelly Bacon, Engineer Technician I

KB

DATE: December 30, 2016

SUBJECT: Brownlee Short Plat SP-16-00004

The following shall be conditions of preliminary approval:

1. Transportation Concurrency: Is required on all divisions of land prior to final approval.
2. Access to Lot 1: The existing 60' Easement Q located off of 4th Parallel Road is for agricultural use only. An access driveway for the property will need to be established either by amending the existing agricultural easement to allow for all uses, or through a joint use driveway easement across lot 2. The access easement must be shown on the face of the short plat.
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.
 - 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.

Page 1 of 2

- 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.

December 30, 2016

Matt & Jessi Webb
6280 Badger Pocket Road
Ellensburg WA 98926

RECEIVED
DEC 30 2016
Kittitas County CDS

RE: Brownlee SP-16-00004 Comment

My wife and I are adjacent neighbors (directly to the east) of the Brownlee Short Plat proposal. We believe that the applicant has not taken into consideration the following; General statement, water & access.

Issue 1. General Statement

The proposal states the following: “a well will be shared and there will be no residential development planned. Future development of lot 1, if any, will share use of an existing well on Lot 2 and have its own on site septic system as allowed by code at the time of development.”

We believe this statement seems to be contradicting! Is there future development or is their not (a lack of transparency)? If there is future development has there been approval from the Cascade Irrigation District for running water lines under their canal?

Issue 2. Water:

We believe that the applicant has not submitted any information reflecting how this proposal of a short plat complies with the GMA pertaining to adequate water. As stated in the recent Hirst Decision: “In order to comply with GMA counties must receive sufficient evidence of an adequate water supply for building permits or subdivisions before the county may authorize development. RCW 19.27.097(1) provides in relevant part: Each applicant for a building permit of a building necessitating potable water shall provide evidence of an adequate water supply for the intended use of the building. In addition, RCW 58.17.110(2) provides: A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for ... potable water supplies.... through these statutes, the GMA requires counties to assure that water is both factually and legally available. Kittitas County, 172 Wn.2d at 179-80.”

The applicant has not provided any evidence of adequate water for this subdivision proposal to the county.

Issue 2. (a) Irrigation Water

There is no supporting evidence provided by the applicant on how this subdivision does or does not affect senior water right holders in the area, specifically Cascade Irrigation District canal, which runs through the property.

There is not an irrigation distribution plan approved or approval in the file by the irrigation district meeting the County Code requirement?


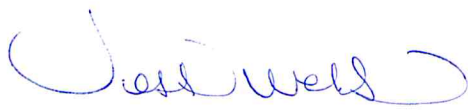
Issue 3. Access:

The access to Lot 1 seems to be through an agricultural easement (Rec. # 200404200018). This easement, within the title report, states it is an agricultural easement. We specifically request that if this proposal goes through that this access stays an Agricultural easement and not an access for a single-family residence. This will guarantee that the existing easement stays true to the intent and that another home will not be allowed on Commercial Agricultural ground therefore further protecting commercial ag. resource lands and not creating additional rural sprawl and loss of Commercial Ag Resource lands.

Please include us on the mailing and notification list on any further processing of this subdivision proposal.

Thank you for the opportunity to comment on the Brownlee Short Plat File No SP-16-00004.

Matt and Jessi Webb

12/30/16

RECEIVED
DEC 30 2016
Kittitas County CDS

Subdivision Comments

To: PLANNER

From: Holly Myers, Environmental Health Supervisor

Date: 12/20/2016

RE: SP-16-00004

Thank you for the opportunity to comment on the above mentioned project regarding water and septic requirements to comply with Kittitas County Public Health requirements.

Findings

Water

Finding 1

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. Proof of water **adequacy and availability** includes a well log or 4 hour draw down test and a mitigation certificate for each proposed lot.

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.

(See Condition A-1)

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. (See Condition A-2)
3. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under [Title 18 KCC](#).

Finding 2

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. (See Condition B-1)

Finding 3

The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law” (settlement agreement) (See Condition B-2)

Well Location

Finding 1

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. (See Condition A-5)

Finding 2

Per 16.20.040(16). The plat drawing shall contain all the following:

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. (See Condition A-3)

Finding 3

Per 16.20.020(9) Preliminary plat general information, A statement regarding the contemplated sewage disposal, potable water supply, and drainage improvements for the proposed subdivision are required to be placed on either sheet one or subsequent sheets of the plat.

On Site Sewage

Finding 1

(KCC 13.04.090 (1(f)). 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. Site evaluations for Onsite Septic Systems must be completed at the frequency of one soil log per lot. (See Condition A-4)

Signature Block

Finding 1

The final plat shall contain the county health officer signature block in accordance with KCC 16.24.210. (See Condition A-6)

A	Final Plat Review & Recording
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Prior to final plat approval and recording, the following conditions shall be met:

A-1 The applicant shall provide one of the following to the satisfaction of the Public Health Department:

- 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.

A-2 The applicant shall 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.

A-3 The final plat drawings shall be marked with a "w" indicating location of the well and a broken line showing the one hundred foot radius around such."

A-4 (KCC 13.04.090 (1(f)). 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. Site evaluations for Onsite Septic Systems shall be completed at the frequency of one soil log per lot.

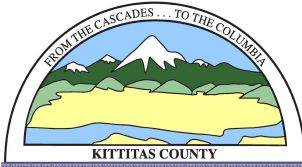
A-5 All wells shall meet the distance requirement of 50 feet from the property line, 50 feet from the septic tank and 100 feet from the drain field as per Kittitas County Critical Areas Ordinance 17A.08.25, and KCC Chapter 13. If existing wells do not meet the setback requirement from property lines, the two adjoining parcels nearest the well must enter into a legal, shared well-users agreement.

A-6 The final plat shall contain the county health officer signature block in accordance with KCC 16.24.210.

B	Final Plat Notes
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The following notes shall be placed on the face of the plat:

- B-1** “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.”
- B-2** “The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law”
- B-3** A statement indicating the method of sewage disposal and potable water supply.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

December 20, 2016

Jeff Watson
Staff Planner
Kittitas County Community Development Services
411 No Ruby Street, Suite 2
Ellensburg WA 98926

RE: SP-16-00004 Brownlee

Dear Mr. Watson,

Thank you for the opportunity to comment on the above listed Short Plat Application.

After review of the application, the CDS Building division has no comments.

Please don't hesitate to contact me should you have any further questions.

MIKE FLORY

Mike Flory
Interim Building Official

Jeff Watson

From: Rich Elliott <elliotttr@kvfr.org>
Sent: Thursday, December 15, 2016 2:23 PM
To: Jeff Watson
Cc: Joe Seemiller; John Sinclair; Josh Hink
Subject: RE: Notice of Application: SP-16-00004 Brownlee

When building permit is issued, we would request the following:

1. Addressing for any/all structures be clearly posted on the road and visible from both directions.
2. Access be compliant with current IFC – Appendix D.
3. WUI code compliance as applicable.

Thank you

From: Jeff Watson [<mailto:jeff.watson@co.kittitas.wa.us>]
Sent: Thursday, December 15, 2016 9:50 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)'; '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)'; 'rivers@dnr.wa.gov'; 'Allison Kimball (brooksideconsulting@gmail.com)'; 'cid@fairpoint.net'; 'Joanna Markell (jmarkell@kvnews.com)'; 'Knaub, Deborah J NWS (Deborah.J.Knaub@usace.army.mil)'; Rich Elliott; Josh Hink; 'Keli Bender (krd.keli@fairpoint.net)'; Dr. Paul Farris, Ellensburg School District
Cc: Doc Hansen; Dan Carlson; 'Chuck Cruse (cruseandassoc@kvalley.com)'
Subject: Notice of Application: SP-16-00004 Brownlee

[SP-16-00004 Brownlee](#) (Hyperlink to On-Line file)

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message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Thursday, December 15, 2016 3:13 PM
To: Jeff Watson
Cc: Holly Duncan; Serr, Ben A (DOH); Holly Myers
Subject: RE: Notice of Application: SP-16-00004 Brownlee

Mr. Watson:

First, an editorial comment:

The front page "Notice of Application" says "3 parcels", but the "Notice of Application" on Page 4 states "1 parcel". I do believe it is "1 parcel" requesting being subdivided into two (2) parcels.

Second, for content, DOH ODW has one comment:

For drinking water for the two (2) parcels, they need to be considered a single "project".

That is the extent of my comments, 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

Public Health - Always Working for a Safer and Healthier Washington

Visit our web site at www.doh.wa.gov/ehp/dw

From: Jeff Watson [<mailto:jeff.watson@co.kittitas.wa.us>]
Sent: Thursday, December 15, 2016 9:50 AM
To: Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Myers, Holly (DOHi) <holly.myers@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Candie M. Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; Reed, Catherine D. (ECY) <CRAJ461@ECY.WA.GOV>; Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; Kaehler, Gretchen (DAHP) <Gretchen.Kaehler@DAHP.wa.gov>; 'Jan Jorgenson (jorgenja@cwu.edu)' <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' <nelmsk@cwu.edu>; Michael Flory <mike.flory@co.kittitas.wa.us>; Lou Whitford <lou.whitford@co.kittitas.wa.us>; Amber Green <amber.green@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Serr, Ben A (DOH) <ben.serr@doh.wa.gov>; HAZLETT, LINDA (DNR) <LINDA.HAZLETT@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'Allison Kimball (brooksideconsulting@gmail.com)' <brooksideconsulting@gmail.com>; 'cid@fairpoint.net' <cid@fairpoint.net>; 'Joanna Markell (jmarkell@kvnews.com)' <jmarkell@kvnews.com>; 'Knaub, Deborah J NWS (Deborah.J.Knaub@usace.army.mil)'

<Deborah.J.Knaub@usace.army.mil>; RichElliott <elliotttr@kvfr.org>; Josh Hink <josh.hink@co.kittitas.wa.us>; 'Keli Bender (krd.keli@fairpoint.net)' <krd.keli@fairpoint.net>; Dr. Paul Farris, Ellensburg School District <pfarris@eburg.wednet.edu>
Cc: Doc Hansen <doc.hansen@co.kittitas.wa.us>; Dan Carlson <dan.carlson@co.kittitas.wa.us>; 'Chuck Cruse (cruseandassoc@kvalley.com)' <cruseandassoc@kvalley.com>
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