

From: [Kerry Gott, MD](#)
To: [Chace Pedersen](#)
Cc: lissy@merleinc.com; lisa_gott@yahoo.com
Subject: Gott Westside SEPA
Date: Wednesday, March 29, 2023 12:00:24 PM
Attachments: [Parcel 20967 Kerry.pdf](#)
[10163 AccessAddress permit.pdf](#)

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Good afternoon Chase. Thank you for providing the Gott SEPA Application (SE-23-00004) Transmittal of Comments for parcel #20967. I appreciate the time and contribution of those who commented, and I would like to respond where appropriate.

Anonymous Comment - I don't understand where this comment came from, but assume it has no genuine bearing on the SEPA.

Kittitas County Fire Marshal's Office - I have an access permit (attached), and the driveway will be constructed as required by the IFC Section 503 and the Kittitas County Road Standards Title 12 Appendix D in order to provide sufficient space for fire apparatus turnaround. I have received the WUIC evaluation, which is referenced in the attachment.

Department of Natural Resources - The FPA application is being prepared and will be submitted upon determination of the SEPA Application. A Forest Tax Number has been obtained, though I do not plan to harvest timber, other than the removal of a minimal number of trees to open the build footprint.

Confederated Tribes of the Colville Reservation and the Snoqualmie Tribe - The builder, Merle, Inc. will implement an Inadvertent Discovery Plan.

Kittitas County Public Health - The plans for a septic system and evaluation of the well are pending the determination of water budget neutrality by the Department of Ecology. Once approved, we will perform the four hour drawdown for the Adequate Water Supply Determination, and will submit plans for a septic system.

Department of Archaeology & Historic Preservation - As noted above, we will implement an IDP.

Kittitas Reclamation Project - The planned construction and land use on parcel 20967 will not impede the operation, use, or maintenance of the KRD access road.

Shelly Fife - The observations and comments from Shelly Fife are appropriate and well received. I'm happy to respond to her concerns. Some of the final plans are contingent upon receiving the determination of water budget neutrality by the Department of Ecology. Assuming I am successful in obtaining water rights, then the shop will have a bathroom and I will proceed with plans for the septic system in accordance with the Kittitas County permitting process. I plan to build a shop for storage of a class B RV, kayaks, etc., and for hobbies (e.g. woodworking). I intend to use a wood burning stove (not a fireplace) for intermittent heating of a small portion of the shop. Nobody will be living in the building, and I do not plan to build a home on the property. The two people who will access the property are my wife and I, and there will not be any type of business that would bring additional traffic to the property. The construction noise will be temporary and restricted by county ordinance.

The parcel is flat on the northern two thirds and slopes down significantly on the southern third to

Peterson Creek, which forms the border of the property. This sloping terrain and the creek are two of the nicest features of the property. The building will be well north of the required 165 foot setback. In addition the KRD access road, which cannot be altered, separates the northern flat portion of the parcel from the southern sloping portion. There are wet soil and water plants at the well shaded creek. I'm not aware of fish in the creek, and it is rather small, but is classified as Type 2-F.

I also own parcel 136336 which is adjacent to the west property line of parcel 20967. Just west of parcel 136336 is the parcel owned by Shelly Fife. To the south is parcel 175934, which is fairly steep, undeveloped, and extends from Peterson Creek to Westside Road. To the north is parcel 296336 which is developed and occupied by full time residents.

In reviewing the Kittitas County Code Title 17A Critical Areas, I can't determine whether or not Peterson Creek is technically a critical area. Nonetheless, I recognize its ecological significance. The construction of the shop, with its significant setback from the creek, will be accomplished in accordance with regulation so as to not impact the ecology of the creek.

I hope this satisfactorily addresses any concerns and I will be available to discuss further if necessary.

Respectfully,

Kerry Gott



Kittitas County Community Development Services

411 North Ruby Street Suite #2 | Ellensburg, WA 98926
Phone: (509) 962-7506 | Fax: (509) 962-7682

Fire Hazard Severity Score: 54

Map #: 20-14-35056-0002
Owner: KERRY N GOTT REVOCABLE TRUST
Determination date: 1/6/2023
Expires: 1/6/2024

Permit #: PSA-22-00590
Site address: 10163 WESTSIDE RD, CLE ELUM 98922
Scored by: Joe Dietzel

A. Subdivision Design Points

- Ingress/Egress
 - Two or more primary roads 1__
 - One road 3✓
 - One-way road in, one-way road out 5__
- Width of Primary Road
 - 20 feet (6096 mm) or more 1✓
 - Less than 20 feet (6096 mm) 3__
- Accessibility
 - Road grade 5% or less 1✓
 - Road grade more than 5% 3__
- Secondary Road Terminus
 - Loop roads, cul-de-sacs with an outside turning radius of 45 feet (13 716 mm) or greater 1__
 - Dead-end roads 200 feet (60 960 mm) or less in length 3__
 - Dead-end roads greater than 200 feet (60 960 mm) in length 5✓
- Street Signs
 - Present 1✓
 - Not present 3__

B. Vegetation (IWUIC Definitions)

- Fuel Types
 - Light 1__
 - Medium 5__
 - Heavy 10✓
- Defensible Space
 - 70% or more of site 1__
 - 30% or more, but less than 70% of site 10__
 - Less than 30% of site 20✓

C. Topography

- 8% or less 1✓
- More than 8%, but less than 20% 4__
- 20% or more, but less than 30% 7__
- 30% or more 10__

D. Roofing Material

- Class A Fire Rated 1✓
- Class B Fire Rated 5__
- Class C Fire Rated 10__
- Nonrated 20__

E. Fire Protection - Water Source

- 500 GPM (1892.5 L/min) hydrant within 1,000 feet (304.8 m) 1__
- Hydrant farther than 1,000 feet (304.8 m) or draft site 2__
- Water source 20 min. or less, round trip 5✓
- Water source farther than 20 min., and 45 min. or less, round trip 7__
- Water source farther than 45 min., round trip 10__

F. Existing Building Construction Materials

- Noncombustible siding/deck 1✓
- Noncombustible siding/combustible deck 5__
- Combustible siding and deck 10__

G. Utilities (gas and/or electric)

- All underground utilities 1__
- One underground, one above ground 5✓
- All above ground 10__

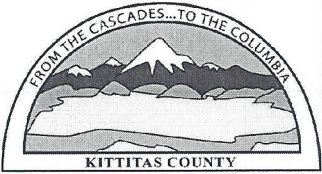
Total:

- Low Hazard 0 - 39
- Moderate Hazard 40 - 59 ✓
- High Hazard 60 - 74
- Extreme Hazard 75+

Moderate Hazard

30 Feet Defensible Space Required





Kittitas County
PUBLIC WORKS

411 N. Ruby Street, Suite 1 Ellensburg, WA 98926

ACCESS/ADDRESS PERMIT

KERRY N GOTT REVOCABLE TRUST
6023 HELLMAN AVE
ALTA LOMA, CA 91737

10/25/2022

Your access/address onto 10163 Westside Rd has been conditionally approved by Kittitas County with the following conditions.

Permit No: **AA-22-00235**

Application Date: 10/24/2022

Issue Date: 10/25/2022

Application Status: ISSUED

Expiration Date: **10/25/2023**

APPLICATION INFORMATION

Assessor Map Number: 20-14-35056-0002

Assessor Parcel Number: 20967

Access Requested For:

Desired Width of Driveway: 16 Feet

NEW ADDRESS

Your New Address is: 10163 Westside Rd

City: Cle Elum Zip: 98922

ACCESS REQUIREMENTS PRIOR TO BUILDING PERMIT

- PAVED APRON REQUIRED - WSDOT DESIGNED STANDARDS
- PRIVATE ROAD CERTIFICATE REQUIRED
- APPROACH (FIRST 20 FEET) TO BE CONSTRUCTED TO THE ATTACHED ROAD ACCESS DESIGN
 - Construct apron (20 feet) with no more than 6% grade
 - Compacted gravel surface layer required
 - 10 foot turning radius on apron
 - Side slopes off of apron not to exceed a 4:1 slope

CULVERT LENGTH CALCULATION

Length = $W+8H+2$ (All Measurements in Feet)

W = Width of Driveway
 8 = (Constant) Angle of side slopes (2X4:1)
 H = Height of culvert + depth of fill above culvert
 2 = (Constant) One-foot pipe extension beyond fill ends

- ACCESS IS FROM PRIVATE ROAD. CULVERT DESIGN WILL BE AT OWNERS DISCRETION TO MAINTAIN DRAINAGE AS NEEDED.
- CULVERT REQUIRED

**CALL FOR INSPECTION
WHEN DRIVEWAY IS
COMPLETED 509-962-7523**

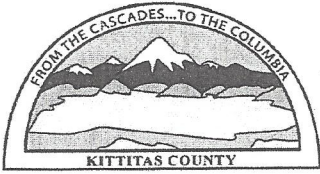
Minimum Culvert Diameter: Inches
Minimum Beveled End Length: Feet
Total Culvert Length: Feet

- Pipe to be bedded on a minimum of 4" of 5/8 gravel or equivalent, with a minimum cover of
- Culverts shall be constructed of new galvanized steel or new plastic HDPE pipe.
- Maintain a 4:1 slope from the driveway surface to the top of culvert.
- Bevels on culvert to be cut at a 4:1 slope.
- Please see design sheet attached.

ACCESS TO BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT
CALL (509) 962-7523 TO SCHEDULE YOUR INSPECTION

DRIVEWAY REQUIREMENTS PRIOR TO OCCUPANCY PERMIT

- Side slope off driveway surface layer not to exceed a 2:1 slope



Kittitas County
PUBLIC WORKS

411 N. Ruby Street, Suite 1 Ellensburg, WA 98926

ACCESS/ADDRESS PERMIT

<input checked="" type="checkbox"/>	A fire apparatus turnaround needs to be constructed to the International Fire Code Appendix D (see attached).
<input checked="" type="checkbox"/>	Driveways greater than 150 feet in length to be a minimum of 16 feet wide with compacted gravel surface layer
<input type="checkbox"/>	Driveway set back of 5 feet from side property boundaries
<input checked="" type="checkbox"/>	Driveway not to exceed 10% grade.

**DRIVEWAY REQUIREMENTS TO BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF OCCUPANCY
CALL (509) 962-7523 TO SCHEDULE YOUR INSPECTION**

Reviewed By: Jackie Sharp

Date: 10/25/2022

Approved By: _____

Date: