

From: [Mau, Russell E \(DOH\)](#)
To: [Chace Pedersen](#)
Cc: [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#)
Subject: RE: SE-23-00009 Nelson View - Notice of Application
Date: Thursday, April 20, 2023 10:52:31 AM

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Chace:

The Department of Health (DOH) Office of Drinking Water (ODW) has reviewed the submittal and has the following comments:

- In the SEPA checklist for Item 16 (Utilities), the applicant indicates “extension of electricity, private wells” – this application for a total of 11 building lots meets the definition of a “project”, and all groundwater use needs to be evaluated as a total. The applicant cannot provide 11 exempt wells. The applicant should contact Ecology for further guidance.
- The applicant should also contact Kittitas County regarding any site-specific groundwater extraction requirements.
- If the applicant chooses to serve the 11 lots as a water system, then this would appear to meet the definition of a Group A water system (11 homes with 2.5 persons per home > 25 persons); however, DOH needs the duration of occupancy to confirm. If the duration of occupancy does not meet the Group A definition, then the water system would be a Group B exclusively under the regulatory authority of Kittitas County Health.
- Whether Group A or Group B, the applicant would need to submit a water system application to the respective regulatory agency.

If anyone has any questions or concerns, please contact DOH, thanks,

Russell E. Mau, PhD, PE

Regional Engineer

Office of Drinking Water

Washington State Department of Health

16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

Russell.Mau@doh.wa.gov

509-329-2116 | www.doh.wa.gov

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Sent: Thursday, April 20, 2023 8:15 AM

To: Joe Dietzel <joe.dietzel@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>;

From: [Adam Osbekoff](#)
To: [Chace Pedersen](#)
Subject: RE: SE-23-00009 Nelson View - Notice of Application
Date: Thursday, April 20, 2023 12:58:04 PM

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Hello Chace

The Snoqualmie Indian Tribes Department of Archaeology and Historic Preservation will defer to more proximate tribes regarding the above-mentioned project.

Thank you.

Adam Osbekoff
Cultural Resource Compliance Manager
adam@snoqualmietribe.us
C: 425.753.0388
9416 384th Ave SE
PO BOX 969
Snoqualmie Washington 98065

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Thursday, April 20, 2023 8:15 AM
To: Joe Dietzel <joe.dietzel@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; PublicHealth Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; barh@yakamafish-nsn.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; rand461@ecy.wa.gov; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Elizabeth.Torrey@dfw.wa.gov; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>;

From: [WSDOT Aviation Land Use Inquiries and Application Submittals](#)
To: [Chace Pedersen](#)
Subject: RE: [EXTERNAL] SE-23-00009 Nelson View - Notice of Application
Date: Thursday, April 20, 2023 1:55:00 PM

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M Pedersen,

WSDOT Aviation Division reviewed this proposal on 04/20/2023. We have no comments or concerns.

Cheers,

David Ison, PhD | Aviation Planner
Airport Land Use Compatibility & Emerging Aviation Technologies
Washington State Department of Transportation
isond@wsdot.wa.gov C: 360-890-5258

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Thursday, April 20, 2023 8:15 AM
To: Joe Dietzel <joe.dietzel@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; PublicHealth Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; Matthews, Jim <matj@yakamafish-nsn.gov>; barh@yakamafish-nsn.gov; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; Anderson, Ryan (ECY) <rand461@ecy.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@doh.wa.gov>; rivers@dnr.wa.gov; YOUNG, BRENDA (DNR) <brenda.young@dnr.wa.gov>; Warthen, Luke (DNR)



April 24, 2023

**DEPARTMENT OF
NATURAL RESOURCES**

SOUTHEAST REGION
713 BOWERS ROAD
ELLENSBURG, WA 98926

509-925-8510
TRS 711
SOUTHEAST.REGION@DNR.WA.GOV
WWW.DNR.WA.GOV

Chace Pedersen
Kittitas County Community Development Services
411 N. Ruby St. Suite 2
Ellensburg WA 98926

RE: SE-23-00009 Nelson View

Dear Mx. Pedersen:

Thank you for the opportunity to comment on the proposed development of parcel(s) #415436 and parcel #957098 in Section 20, Township 20N, Range 14E, W.M. in Kittitas County.

As stated in the SEPA checklist, because this parcel is forested it will require a Forest Practices Application (FPA) from the DNR if merchantable timber is removed/harvested as part of the proposal, or future development (RCW 76.09 and WAC 222). The FPA would need to meet the requirements of the Forest Practices Act and its rules. It is our recommendation that the applicant meet with our local forest practices forester to discuss, they may call our Southeast Region office at (509) 925-8510 to schedule an appointment.

If there are questions regarding our comments, please contact our Region Forest Practices office at the number above.

Sincerely,

Scott Chambers
Forest Practices Coordinator
Washington State Department of Natural Resources (DNR)
Southeast Region
Scott.chambers@dnr.wa.gov

From: [Connor Armi](#)
To: [Chace Pedersen](#)
Cc: [Hanson, Sydney \(DAHP\)](#); [Guy Moura](#)
Subject: Re: SE-23-00009 Nelson View - Notice of Application
Date: Tuesday, April 25, 2023 2:50:46 PM

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Hello Chace,

This consult is in reference to Miscellaneous SEPA Application – SE-23-00009 *Nelson View*. This undertaking is located within the CCT Traditional Territories. We request any undertakings, particularly those involving ground disturbing activities, to have an IDP in place prior to implementation. This undertaking involves creating newly divided parcels for future residential development. The Tribal Historic Preservation Officer expects to also see the development plans for these individual parcels throughout their various implementations.

The proposed project lies within the traditional territory of the Wenatchi Tribe, 1 of the 12 constituent tribes of the Confederated Tribes of the Colville Reservation (CTCR), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CTCR with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, the Palus territory in Idaho, and south-central British Columbia.

Ground disturbing activities are to be conducted, such as the installation of a septic system or the scraping of a driveway, creation of a concrete pad, a cultural resource surface survey and sub-surface testing of the area in and directly around the proposed ground disturbance are recommended as a surface observation will not be an accurate assessment of the existent potential for sub-surface cultural deposits. Please do so prior to ground disturbing activities. These tests should be to the terminal depth of the implementation to ensure the totality of the presence or absence of cultural material. These particular parcels are considered Very High Risk for an inadvertent discovery according to the DAHP predictive model. CCT H/A recommends that during implementation there be an inadvertent discovery plan or (IDP) in place to ensure compliance with all Section 106 and relevant cultural resource laws both federally and to the state of Washington.

Thank you for consulting with the Colville Confederated Tribes History and Archaeology Program.

On behalf of Guy Moura, Tribal Historic Preservation Officer

Sincerely,

Connor Armi | Archaeologist Senior MA, RPA
History/Archaeology Program

Confederated Tribes of the Colville Reservation
PO Box 150 | Nespalem, WA 99155
d: 509-634-2690 | c: 509-631-1131
connor.armi.hsy@colvilletribes.com



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

Subdivision Comments

To: Chace Pedersen, Planner I

From: Kim Shilley, Public health Tech, Joe Rainwater-Cummings, Environmental Specialist II

Date: 04/27/2023

RE: SE-23-00009 Nelson View

Thank you for the opportunity to comment on the above-mentioned project regarding water and septic requirements to comply with Kittitas County Public Health Department's Water Resources and Environmental Health requirements.

Findings

On Site Sewage

Finding 1

Any on-site septic systems that are to be utilized for wastewater management must adhere to the standards set by both the Washington Administrative Code, and Kittitas County Code. In accordance with KCC 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed. If community drain fields are to be utilized, soil logs must be done in the proposed locations of each(See Conditions A-2).

Water

Finding 1

Proposed short plat shared wells will be used. If the intention is to utilize a shared well, a signed, notarized, and filed shared well users agreement will also need to be provided before the short plat is finalized. If shared wells are to be utilized, the wells must be drilled a minimum of 50 feet from any proposed property line and a signed, notarized and recorded shared waters users' agreement for each shared well must be submitted to our office prior to final plat approval. The applicant must prove physical availability of water for all new uses of water proposed lots of this project, which can be provided by (See Condition A-1) a well log or 4 hour draw down test as proof of water availability for each new well proposed. All persons who are



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

making applications for land use including but not limited to short plats must comply with KCC Chapter 13.35.020.

Additional information Required (Prior to Preliminary Plat Approval)

- List what is needed for preliminary plat approval

Additional information Required (Prior to Final Plat Approval)

On-site sewage

A soil log is needed for the proposed lots

Water

A signed and recorded shared water user's agreement between proposed lots is needed. Along with a current water right for the proposed lots.

A-1 13.35.020(b) requires proof of adequate water supply, which can be submitted through a well log or 4 hour draw down test if an existing well is used and is older than 10 years. If shared wells are used, a signed, notarized, and recorded shared well-users agreement must be submitted. All individual and shared 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.

A-2 Soil logs are required for lots. In accordance with KCC 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed prior to final plat approval. Soil logs can be scheduled at <https://www.co.kittitas.wa.us/health/septic-inspection.aspx>. Soil logs are performed in accordance with WAC 246.272A

Final Plat Notes

REQUIRED PLAT NOTES

1. 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)



April 27, 2023

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

Attn: Chace Pedersen, Planner I

RE: SE-23-00009 Nelson View
I-90 Exit 74, West Nelson Siding Road, Vicinity

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

- The subject property is adjacent to Interstate 90 (I-90), a fully controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to I-90. Direct access to the interstate is prohibited.
- I-90 is an existing facility, and the proponent is proposing a more noise-sensitive land use. The proponent and future residents should be aware this is an area with existing traffic noise. They should also expect traffic noise to continue to grow into the future, as an essential public facility, I-90 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.
- All loads transported on WSDOT rights-of-way must be within the legal size and load limits or have a valid oversize and/or overweight permit.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Paul Gonseth, P.E.
Region Planning Engineer

PG: jjp/mnk

cc: SR 90, File #2023_003
Michael Krahenbuhl, Area 1 Maintenance Superintendent



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

May 4, 2023

Chace Pedersen
Planner I
Kittitas County
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926

In future correspondence please refer to:
Project Tracking Code: 2023-05-02958
Property: Kittitas County_Nelson View Subdivision (SE-23-00009)
Re: Survey Requested

Dear Chace Pedersen:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending to the right from the end of the name.

Sydney Hanson
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov



From: [Nickie Darling](#)
To: [Chace Pedersen](#)
Subject: written comment for Nelson View development
Date: Monday, May 8, 2023 2:21:01 PM

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To Whom It May Concern,

Hello my name is Nickie Backlin (Darling) my family homesteaded here in the 1800s and I currently own the property and live at 5171 Nelson Siding Road in Cle Elum, WA that will be surrounded with the new Nelson View Development. My family and I have several concerns. The first and foremost is that my great uncle Christopher Fredrick Darling stated several stipulations in his will to keep from a development happening here on the property his grandparents homesteaded on and he and my grandpa both were born, worked, and died on. I would like his will to be read and followed that is filed through Kittitas County. In his will it was stated each parcel that is ever made on this property must have a 1/2 acre or percentage to be a wetland. When I built my home we followed this and every other landowner should as well. Another stipulation was that there was a green zoneset in place to keep houses from being built here back to back and more than just the per 5 acre law the county requires, so that also needs to be followed.

My next concern is all the ditches on all the property. These ditches were and are not just used for irrigation they are spring run off ditches. 3 years ago the ditch on the 46 acre parcel Nelson View LLC currently purchased was overgrown and in the spring the snow melt spring run off water had no place to go and flooded my property, home, and barn. I have attached a picture that the parcel next to me that belongs to my aunt Davida Lynn Darling that is also surrounded by the Nelson View LLC property has water in the ditch currently. This ditch is all one connecting to all the ditches owned by Nelson View LLC, this is full of water from the time snow starts to melt until winter. The owner of Nelson View LLC when we met him made the comment to us "What Ditches" as they planned to fill them in! This will flood my home.

My next concern and probably the largest concern is my well. My well is a mass producing well and water I not only use for our home but water we use for my 32 fruit trees which feed my pigs and chickens, and water my horses. With this many homes they're asking to put in, how will this affect my well? Who is responsible when my well runs dry? Certainly not me, this well has been producing this homestead since the 1800s. On that note who is going to make sure the new wells that they plan to use as shared wells are going to be metered per the county laws?

Our next concern, which is very important to my family is the grave of my great Aunt Minni, the child who died here on the farm and was buried next to the old shop on the property of the Nelson View LLC. This grave has a white fence around it and is sacred to our family, it is a piece of our past. The current owners of the property gave us a plan of their design for the

property and they plan to put a shared well in close proximity to this well and this is just morally wrong, we wish to have a large setback and keep the grave in peace. It should be noted this grave has been marked and is protected by the state, I did it myself last year. The new owners also plan to put a roundabout on the same parcel as the grave also in close proximity and we wish to have that put someplace else on another parcel to not disrupt the ground and surrounding ground to the grave of Minni.

Our last concern is the property next to us, owned by my Aunt Davida Lynn Darling. One side of this property is the main road Nelson Siding road itself, on a second side is an easement which is owned to all the homes west of the property that is also an easement for 5 of the properties that Nelson View LLC plan to use for their homes (Do they have permission from the people who paid and built that road, no. Thats their concern!) so we are at 2 sides of Davidas property having mass traffic, now Nelson View LLC plan to put a road to 5 homes parrell to Nelson Siding Road on the 3rd side of Davidas property. This is agricultural land, land we use to graze horses on that I've been given full access to use. That makes that parcel/property almost surrounded by roads! That is a lot for agricultural land. So we ask that, that driveway they plan to put in parallel to Nelson Siding road be moved to the back of the new parcels/homes they plan to put in to give more space to the existing properties/parcels.

This is going to be a huge change to our environment, to our way of life, and to the animals that live here. We have an abundance of wild Turkeys, Elk, and Deer that eat off our land and our fruit trees here, this is going to put a lot of stress on the wildlife here and I hope this is all taken into consideration, as this is a large impact.

Thank you for taking your time for listening to my concerns, we all knew this day would come but we hope the environment, the wildlife, and my family are thought about in these decisions and are respected.

Thank you,
Nickie Backlin (Darling)
and the Darling/Diner Family
(509)607-0169





From: [kelly braithwaite](#)
To: [Chace Pedersen](#)
Subject: Proposed Nelson View development
Date: Monday, May 8, 2023 4:42:15 PM

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We own 2 lots that will be affected by this, we do not want to this area to be Overdeveloped. The effects on the human life and wildlife is nothing but negative. We have concerns about the environmental impact of all the dust, during construction and after completion with 30 more cars causing dust nonstop. This affects not just the wildlife but plant life as well. Not to mention how will affect us, as asmatics. What measures will they be forced to take to protect us? This proposed development will do nothing but lower our quality of life.



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

March 8, 2023

Chace Pedersen
Community Development Services
Kittitas County
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON SE-23-00009 NELSON VIEW SUBDIVISION

Dear Mr. Pedersen,

Thank you for the opportunity to comment on the proposed subdivision application near Big Creek, a Shoreline Stream. The Washington Department of Fish and Wildlife (WDFW) is familiar with the project area and the fish, wildlife, and habitats associated with it.

While the project area is not immediately adjacent to Big Creek, the LiDar clearly shows a relic channel through several of the proposed lots (Figure 1), specifically lots 6, 9, and 10. If you follow the scar upgradient, it may be that this scar represents the historic irrigation channel, that was likely an old Big Creek channel in geologic time. Where this channel appears to start is just south of the KRD's canal and within the mapped Channel Migration Zone for Big Creek. This could result in channel avulsions or flood flow conveyance through the relic channel that the proponents/owners should be made aware of, despite not being mapped as a special flood hazard area by FEMA.

We offer the following recommendations on this project.

- A critical areas report should be submitted for the project because there appear to be potential wetlands present and there are untyped streams present at the northern portion of the property. The critical areas report should also cover the geological hazards associated with the channel migration zone along Big Creek that may result in flow entering the channel scar through the project area. This project area is mapped as a Tier 1 for Critical Aquifer Recharge Area as well. The Critical Areas report should address all 5 critical areas that may be present or near the project area. The untyped stream mapped at the northern extent of the property appears to have conveyance infrastructure through the railroad grade and Interstate 90, connecting it to the Yakima River. This channel may provide fish habitat and warrants further investigation.

- We recommend all property owners in this area use bear proof garbage cans and exercise the [best management practices](#) to prevent wildlife conflict with these carnivores and others.

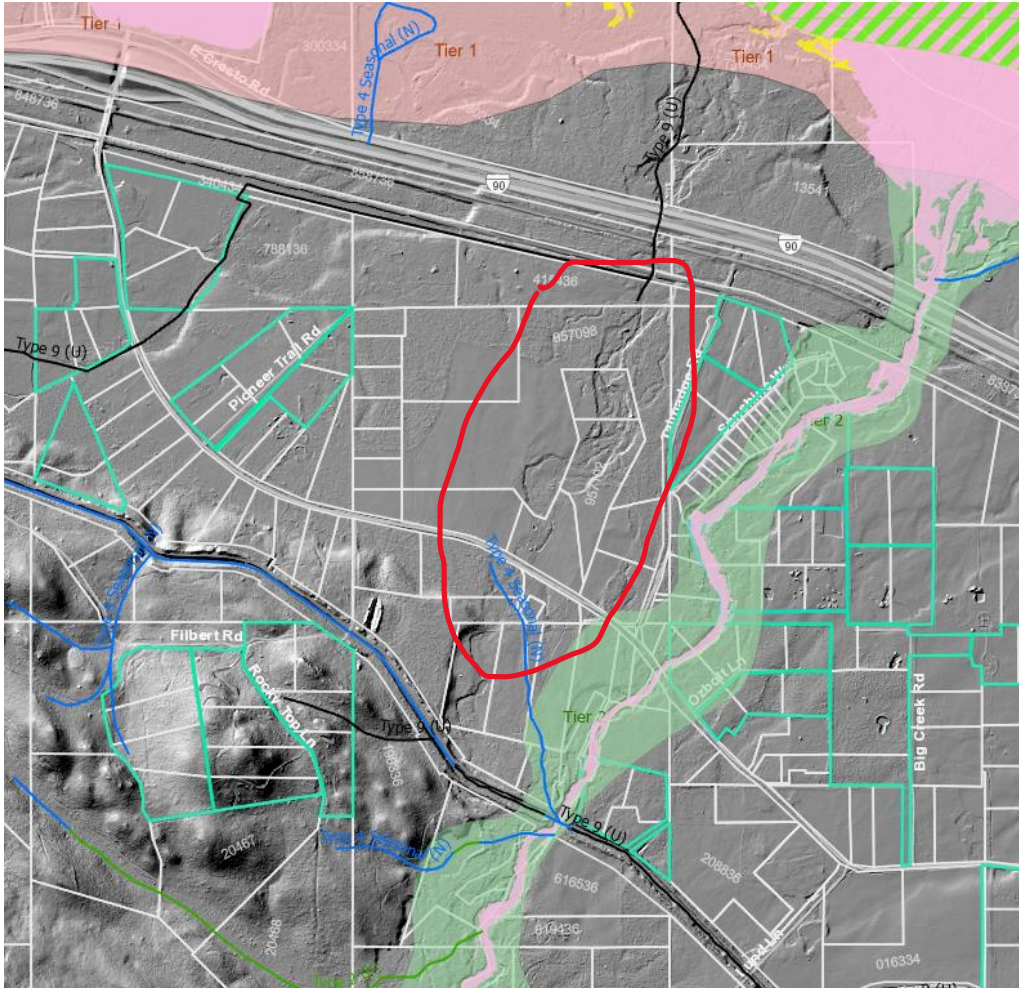


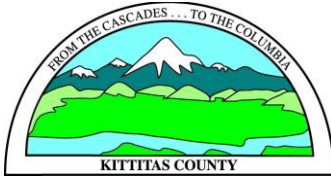
Figure 1. LiDAR imagery of the channel scar through the project area, west of Big Creek.

Thank you again for the opportunity to comment and please let me know if there are any questions or comments we can answer.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson".

Jennifer Nelson
Fish and Wildlife Biologist
Jennifer.Nelson@dfw.wa.gov
(509) 961-6639



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: May 8th, 2023
SUBJECT: SE-23-00009 Nelson View

ACCESS	<ol style="list-style-type: none">1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. Refer to Chapter 12 of the Kittitas County Code for access requirements.2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.3. Residential construction on this parcel would require the accessing portion of unnamed private road off Talmadge Rd be certified by a licensed engineer. The road would need to be certified up to the point of an approved fire apparatus turnaround. A road certification permit would be required from Public Works.4. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.
ENGINEERING	<ol style="list-style-type: none">1. Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). In addition to this, the County Engineer may require an engineered grading permit regardless of quantities. Please be aware that given the known surface water issues, and the potential migration of Big Creek an engineered permit will be required for any earth movements associated with this project.2. Traffic Concurrency is required for all land use actions. A transportation impact analysis (TIA) shall be required for all developments that will generate more than nine (9) peak hour vehicle trips. A courtesy concurrency screening shows that a Transportation Concurrency Management Application is required. (KCC 12.10.040)3. 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, 2015 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. (CC)
SURVEY	Any property corners or section corners disturbed or destroyed by this development shall be reset by a land surveyor licensed in the State of Washington. (JT)
FLOOD	No comments. (SC)
WATER MITIGATION/ METERING	No comments. (SC)