

From: [Hutton, Trevor \(ECY\)](#)
To: [Jeremiah Cromie](#); [Candie Leader](#); [Melissa Schumaier](#); [Holly Erdman](#); [Jesse Cox](#); [Roberts, Tyler \(ECY\)](#); [Clear, Gwen \(ECY\)](#); [White, Lori \(ECY\)](#); [Rich Elliott](#); [Pat Nicholson](#); rusj461@wcy.wa.gov
Cc: [Jeremy Johnston](#)
Subject: RE: LP-08-00024 Wildcat Plat Follow-up comments?
Date: Tuesday, July 27, 2021 4:28:51 PM

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Good afternoon,

I'm not 100% clear on what the question being asked here is, but I'll chime in to mention that after a long and winding process, we have finally granted a water right permit to Mr. Schmidt. We would view this as meeting the water right requirements laid out in our 2008 letter regarding the plat application.

The permit gives more detail on locations, quantities, etc. Please let us know if you have further questions on that aspect of the plat approval process.

Regards,

Trevor Hutton

Water Resources Program
WA Department of Ecology
509.454.4240
trevor.hutton@ecy.wa.gov

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Monday, July 26, 2021 3:49 PM
To: Candie Leader <candie.leader@co.kittitas.wa.us>; Melissa Schumaier <melissa.schumaier@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Roberts, Tyler (ECY) <tyro461@ECY.WA.GOV>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; Rich Elliott <elliotttr@kvfr.org>; Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; rusj461@wcy.wa.gov; Hutton, Trevor (ECY) <tthut461@ECY.WA.GOV>
Cc: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Subject: LP-08-00024 Wildcat Plat Follow-up comments?

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From: [Pat Nicholson](#)
To: [Jeremiah Cromie](#)
Subject: RE: LP-08-00024 Wildcat Plat Follow-up comments?
Date: Tuesday, July 27, 2021 8:03:52 AM

I have been unable to locate any previous comments from the Fire Marshal in 2008. I did review the 10/13/2008 letter provided by Kittitas Valley Fire and Rescue recommending water supply in accordance with the Wildland Urban Interface Code and a possible need of a second egress.

There was no information provided by the applicant addressing fire-flow requirements for this development. This is a rural development with no fire hydrants in the area to provide required fire-flow.

Section 404 of the Wildland Urban Interface Code provides information about water supplies. If the development is anticipated to have residential dwellings 3,600 SF and smaller, minimum water requirements for manual fire suppression would be 1,000 gallons per minute delivered at 20 PSI for 30 minutes, or 30,000 gallons. If all of the homes are equipped with fire sprinklers, this volume can be reduced by 50% to 15,000 gallons. Conforming fire hydrants are required every 500 feet. If any of the structures exceed 3,500 SF, the water requirements would increase to 1,500 gallons per minute for 30 minutes.

NFPA 1142 is an alternative available to the authority having jurisdiction to determine fire-flow water requirements for suburban and rural areas without fire hydrants. Using this method would substantially increase the fire-flow volume requirements as would International Fire Code Appendix B.

Utilizing the WUIC method for this project as suggested by Kittitas Valley Fire Rescue in 2008 is a reasonable and acceptable method to determine fire-flow requirements for this older approval.

The required fire-flow water would need to be available at the development through a fire hydrant system. Private fire hydrants and fire-flow water tanks require a Fire Marshal Permit. I am no longer approving retention ponds for fire-flow. If there is documented previous approval, I would consider a retention pond for the fire water storage. It is likely that a fire pump would be required to achieve the volume and pressure needed to supply the fire hydrants from a water storage tank.

Consistent with Kittitas Valley Fire and Rescue's 2008 comments, the fire hydrant system can be established in phases with the development and be extended with subsequent phases.

Respectfully,



From: [Holly Erdman](#)
To: [Jeremiah Cromie](#); [Samantha Cox](#)
Cc: [Jeremy Johnston](#)
Subject: RE: Map of Proposed Wells for Tiger, Wildcat and Timothy Plats
Date: Thursday, July 29, 2021 5:12:02 PM

Jeremiah,

A well site inspection needs to be done to approve the well AEO618 as a Group B well. A well site inspection also needs to be done to approve the well for the Wildcat Plat well. The proposed shared wells on the Timothy SP wells need to be moved so they are at least 50 feet from all property lines. All proposed individual and shared wells must have approved individual well site review applications submitted and approved.

Thank you,

Holly

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Tuesday, July 27, 2021 10:29 AM
To: Samantha Cox <samantha.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>
Cc: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Subject: Map of Proposed Wells for Tiger, Wildcat and Timothy Plats

Samantha and Holly,

Please see the attached map and e-mail of the proposed wells and plats from Andy Schmidt, the applicant for the Wildcat, Tiger and Timothy Short Plat. (LP-08-00024 Wildcat, SP-08-00018 Timothy and LP-08-00022 Tiger). Let me know if you have any comments.

Thanks.

Jeremiah Cromie
Planner I
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KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Public Works Plan Review Team

DATE: August 19, 2021

SUBJECT: Wildcat Plat LP-08-24 – Updated Comments

The following shall be conditions of preliminary approval:

1. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05.
2. 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, 9/6/05 edition. A private road certification permit from the Department of Public Works is required.
3. Construction Performance Guarantee: A surety bond may be submitted in lieu of the completion of any required improvements prior to approval of final plat. See KCC 12.01.150.
4. Access Easement: Please provide the recorded easement documents for easements “P” “Q” and “R” prior to final.

Access to the Wildcat Plat is proposed from Mission View Drive. The proposed Tiger Plat would create the private road easement connection to Mission View Drive. The Tiger Plat must receive final approval and dedicate a private road easement, or a separate easement must be recorded, to establish access to the Wildcat Plat prior to final approval.

5. Mission View Drive Variance: The approved road variance RV-08-29 from September 17, 2008 allows the first portion of Mission View Drive to be constructed as two one way roads. Mission View Drive must meet all conditions of a High Density Road serving 15-40 parcels, except each roadway must be 16' in width for the first portion of the road.
6. Private Road Improvements: Access from Wilson Creek Road to the cul-de-sac and access from Game Farm Road to the cul-de-sac shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.

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- a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
 - b. Minimum centerline radius shall be 60'.
 - c. Surface requirement BST/ACP.
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. 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.
 - j. All easements shall provide for AASHTO radius at the intersection with a county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
7. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
8. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface.
 - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
9. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
10. Civil Review: Please provide civil plans for review. Please refer to the Eastern Washington Stormwater Manual for stormwater design.
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. Grading: 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. The following activities are not exempt and shall require a grading permit:
- Private road(s), as defined by Kittitas County Code Title 12, Road and Bridge Standards serving more than two (2) dwelling units;
 - Public road construction prior to acceptance into the County road system;
 - Work upon ground that has received preliminary plat approval and is being prepared for structural development and final plat approval.
13. 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.
14. 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.

Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT< 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"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. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

WATER METERING AND WATER MITIGATION:

Required Final Plat note: “Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division.”

Suggest Additional Final Plat note: “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.”

SURVEY:

Comments:

This Short Plat has been held up for 13 years due to development problems. Comments below reflect the need to update the Plat to current information.

1. For the 60' access easement, please show public access (including recording numbers) of easements to a public right of way.
2. The Plat will need to be stamped and signed by a surveyor actively licensed in the State of Washington.
3. Adjacent property owners list will need to be updated.
4. Current title report will need to be provided and reviewed prior to final approval.
5. The owner will need to be updated on the face of the plat.
6. The access easement over lots A through F will need to have radii dimensions shown.
7. Some dimensions are obscured by crossing linework.
8. The contact information for the survey firm will need to be updated.

Of Note: It is assumed that the corners shown as found, but do not have dimensions shown to tie them are NOT part of any survey control network utilized to determine the boundaries as shown.