

From: [Andy Schmidt](#)
To: [Jeremiah Cromie](#)
Cc: [Jeremy Johnston](#)
Subject: Emailing: Scan0287
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Attachments: [Scan0287.pdf](#)

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Hi Jeremiah,

Below is my response to comments which were received concerning the Tiger LP -08-00022, Wildcat LP -08-00024, and Timothy SP-08-00018. I put my response all together as we are moving towards final approval on all three plats. Please note I am learning as I go in this process and it is not my intent offend anyone with any of my comments. If I have stated something out of context understand this process can be somewhat confusing at times. I appreciate you and you have been very kind and helpful. I believe my comments apply to all three plats with the exception of Cultural Resources. The Timothy SP is the only one that triggered a response from the Yakima Nation and the Department of Archaeology and Historic Preservation.

FIRE CODE

It is my understanding that all three Plats (Tiger, Wildcat and Timothy S.P.) are all three vested to fire codes at time of application June 10, 2008. Please see attached Mr. Pat Nicholson's email dated 7/27/21. In this email he referenced a letter dated 10/13/08 letter from Rich Elliott Deputy Fire Chief at the time. In this letter Mr. Elliott stated in the last sentence of his first paragraph that, "The Fire District has no code enforcement authority so my input is, for the most part, informational only". Mr. Nicholson failed to mention this part of Mr. Elliott's letter. Mr. Nicholson in his comment email dated 7/27/21 goes on to discuss fire hydrant systems and fire flow requirements. I have requested clarification from Deputy Fire Marshall Ryan McAllister concerning Mr. Nicholson's email discussing hydrants and Wildland Urban Interface Code (WUI) several different times. I have also asked for clarification on the WUI and the County WUI map clearly shows my property out of the WUI. I also made it clear I am no expert on County Fire Code but I am puzzled why irrigated ground would be in the WUI. He said he would discuss this with Mr. Nicholson and get back to me. As of 11/9/21 I have not heard back from either.

I am not sure why Mr. Nicholson would suggest a fire hydrant system should be required in the irrigated pasture setting. In fact, I shut off all Irrigation water in mid- August of this year. This summer one of the hottest and driest on record. It should be noted the pasture grass stayed green i.e. non-combustible all fall and still is. I am not sure why WUI would even be mentioned in this context. Again, I am not a fire code expert but I would guess this WUI code was written for non-irrigated Forest and Range areas of the County which in many cases are farther from fire services and located in highly combustible surroundings. It should be noted that there is a small un-manned fire station touching the north side of my property and the main Lower County Station is approximately one mile to the southwest of my property.

ROAD STANDARDS AND CERTIFICATIONS:

Again, all three of the plats are vested under the vested to the 2005 road standards. My hope is these three plats be treated like other plats we have under the same 2005 standards. These other plats we have are Schmidt, Eagles Landing, Windbent and McIntyre plats. On these plats we were only required to build the roads or bond them before the County will issue a building permit. I have seen other plats vested to the same standards approved fairly recently were plats were not required to bond around the construction of roads. I request the same verbiage be put on these three plats, " Kittitas County Public Works shall require road certification to be completed prior to the issuance of a building permit". Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for the conformance with current Kittitas County Road Standards, 9/6/05 edition. Please find the attached Conditions of Preliminary Approval. I have highlighted in pink the condition stating road certification must be complete prior to the issuance of a building permit. I would also like to

point out the fact that all three of these plats are islands with no bonded roads leading to these plats from a County Road. It is my desire is to keep these three plats plus Schmidt, Eagles Landing, Windbent and McIntyre plats road standards all the same. It is also a possibility that these lots and roads might be reconfigured for better fire access and curb appeal. This is a maybe. I would prefer not to bond roads that may not be built as planned at this time.

WATER

All domestic water is mitigated and we are in the process of evaluating the most efficient use most likely to be Class B wells on these plats. We will be submitting a Class B well site inspection application sometime in late November or Early December. We will drill all the required wells this winter. Our desire is to drill the wells and Bond around all of the well site improvements as it might be some years before development would occur. This property is an active farm so the less obstructions the better until time of development.

CULTURAL RESOURCES

Only the Timothy short plat has proximity to Naneum Creek. However, the closet point of this plat is over 600 feet to the West of Naneum Creek. I have had Jennifer Nelson on site with Washington Department of Fish and Wildlife after she thought little Naneum was on my property. She agreed that their maps we not correct. In addition to the fact that this property is quite some distance from Naneum Creek is the fact that this property has been farmed and cultivated over the years. Currently it is in pasture in heavy sod. My belief is that the search for any cultural resources at this time would be futile. In fact, in 2009 the Department of Archaeology and Historic Preservation made this same request on a plat closer to Naneum Creek. The County and Dan Valloff the Staff Planner at the time said it was a waste of Time and money to require and Arch review on this ground. At such time there is development on this property I believe any contractor is legally bound to report and cultural findings.

WETLANDS

We submitted a Wetland Report. Only minimal small areas had some wetland indications. This was due the canal to the south still being on. It has been my opinion flood irrigation creates artificial temporary wetlands.

Thank you for your consideration.

Andy Schmidt