



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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"Building Partnerships – Building Communities"

September 28, 2018

Mark E Wenger & Darcy L. Spencer-Wenger
PO Box 2214
Issaquah WA 98027

Encompass Engineering and Surveying
407 Swiftwater Blvd
Cle Elum WA 98922

Sent via email: mwenger@talyst.com, mkirpatrick@encompass.net

Subject: Wenger (SPF-18-00005) Final Short Plat – Staff Review and Request for Additional Information

Dear Mr. Wenger, Mrs. Wenger, and Mr. Kirkpatrick,

Kittitas County Community Development Services (CDS) received your Wenger (SPF-18-00005) Final Short Plat submittal on September 17, 2018 from your authorized agent, Marc Kirkpatrick. Final short plats must be processed and approved within 30 days of the submittal date. Kittitas County staff has completed the review of your final short plat submittal. As provided below, staff has the following comments, requirements, and/or revisions for your application that need to be addressed prior to final approval and signature of the final short plat mylars:

Community Development – Planning:

1. In the Conditional Preliminary Approval letter dated June 27, 2016, the following conditions were included as requirements to be shown on the face of the final plat.

"Final Plat: The following items must be shown on the final short plat:

- i) 100-year floodplain
- ii) *Shoreline jurisdiction*
- iii) Big Creek
- iv) KRD Lateral boundaries
- v) *Easement and driveway serving parcel 616536*"

The submitted final short plat depicts the ordinary high watermark of Big Creek, but does not show the full 200' shorelines jurisdiction as requested nor does the final short plat depict the easement and driveway serving parcel 616536. Please revise the plat to depict the full shoreline jurisdiction and the easement and driveway serving parcel 616536.

Public Works – Planning/Survey (memo attached):

1. Please see attached memo dated September 24, 2018. The materials submitted do not address this requirement to the satisfaction of Public Works. The following items must be addressed:
 - a. The easement as shown on the plat does not depict the full access to parcel number 616536.
 - b. Please provide a private road certification of the road serving the plat.
 - c. Provide either 1) an access agreement from the Bureau of Reclamation with a term of at least 50 years, or 2) provide evidence that a longer agreement period cannot be obtained from Bureau of Reclamation.

Environmental Health (email attached):

1. Public Health has no comment on this project. Please see attached email dated September 26th, 2018.

As stated above, review, signature, and approval of this plat must occur within 30 days of September 17th, 2018. As the required information is extensive and requires additional review, staff is requesting you agree in writing to an extension for final approval no later than November 16th 2018, pursuant to RCW 58.17.140(2). This timeline provides adequate review time for all parties. Please respond in writing by October 9th, 2018 your agreement to the timeline extension or staff will return all submittal information to you as we cannot process it within the 30 day timeframe.

Once required information is ready, please submit to CDS as one submittal packet. Once the requested information has been resubmitted, the various departments will review for consistency. All revised information needs to be submitted to Kittitas County CDS by end of business day **November 1st, 2018** for staff review and signature on the final mylars (this assumes all issues have been addressed adequately and required information has been provided).

Staff is committed to working with you to facilitate this process as much as possible. Should you have any questions or concerns regarding this letter, or you would like to schedule a meeting to discuss this letter, please do not hesitate to contact me at 509-962-7079 or via email: dusty.pilkington@co.kittitas.wa.us. Also, please do not hesitate to contact any of the County Departments with specific questions as you work on providing this additional information.

Best Regards,



Dusty Pilkington
Staff Planner

Enclosure:

Department of Public Works Planning/Survey Memo – September 24, 2018
Department of Public Health Email – September 26, 2018

CC:

Lindsey Ozbolt, Planning Official
Taylor Gustafson, Environmental/Transportation Planner
Tristen Lamb, Environmental Health Supervisor
Project file

via email
via email
via email

From: [Tristen Lamb](#)
To: [Dusty Pilkington](#)
Subject: RE: SPF-18-00005
Date: Wednesday, September 26, 2018 3:36:46 PM

Hello Dusty,

All Environmental Public Health conditions for SPF-18-00005 have been met.

Thank You,
Tristen Lamb
Environmental Health Supervisor
Kittitas County Public Health Department
507 N Nanum St, Suite 102
Ellensburg, WA 98926
Tristen.Lamb@co.kittitas.wa.us
509-962-7005

From: Dusty Pilkington
Sent: Tuesday, September 18, 2018 1:37 PM
To: Taylor Gustafson; Kittitas County Treasurers Office; Tristen Lamb
Cc: Lindsey Ozbolt
Subject: SPF-18-00005

Greetings all.

We have received a final plat submittal for the Wenger Short Plat. This was given findings and conditions of approval on June 27th, 2016. All final short plat documents can be found on the T: drive at <T:\CDS\Projects\Final Short Plats\2018\SPF-18-00005 Wenger>. Please let me know if there is documentation you need to review that you are unable to find. We do not have a paper copy of the plat to route, however everything is available digitally.

Please have all comments back to me no later than end of day, **September 27th, 2018**. As a reminder, all final plats have to be reviewed and approved or denied within 30 days of submittal to the county requesting final plat review. We appreciate quick turnaround on this.

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

Best Regards,

Dusty Pilkington
Planner I



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

TO: Ms. Lindsey Ozbolt, Planning Official

COPY: Ms. Taylor Gustafson, Planner III

DATE: September 24, 2018

FROM: Mark R. Cook, Director 

RE: Wenger Short Plat – Final Plat (SP-07-00007)

I have reviewed the final plat submitted for Wenger Short Plat (SP-07-00007). My comments appear below for your consideration – pending your response to the applicant.

1. Preliminary condition of approval 7(b) (06-27-16) requires certification of the private road serving the short plat. Public Works has not received any road certification to my knowledge meeting this condition of preliminary approval. Variance to our standards has been granted pursuant to our road variance process in Title 12. Our office should be consulted prior to conducting the certification to ensure variance compliance.
2. Preliminary condition of approval 7(c) requires an agreement from Bureau of Reclamation (road variance condition). The agreement that I have (recorded copy) stipulates the agreement period for 10 years. I do not recall stipulating the agreement duration in the variance discussion. An agreement period of ten years seems short to grant the subdivision of land – relative to ongoing maintenance. Our typical access requirements are in perpetuity. Given the need to obtain access from the United States government is required – something in the range of 50 years seems reasonable. The applicant should demonstrate that a longer agreement period cannot be obtained for the Bureau of Reclamation.
3. Preliminary condition of approval 7(d)(v) requires the access to parcel 616536 be shown on the final plat. That condition is not met on the final plat that I have been provided for review.

Public Works will not sign the final plat in the absence of the above items being completed to our satisfaction. Please contact me with any questions you have regarding this response.