

## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

January 22, 2010

Harold Duncanson  
145 SW 155th Street Suite 102  
Seattle WA 98166

**RE: Clint Short Plat (SP-08-00054)**

Dear Mr. Duncanson,

The Kittitas County Community Development Services Department has determined that the Clint Short Plat (SP-08-00054) is a complete application and hereby grants *conditional preliminary approval* subject to the following conditions:

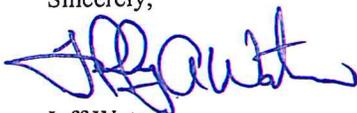
1. Both sheets of the final mylars shall reflect short plat number SP-08-00054 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. The following plat notes shall be recorded on the final mylar drawings:
  - All development must comply with International Fire Code.
  - This short plat has exhausted the use of the one time split provision allowed per Kittitas County Code. No further one time splits are allowed for the subject parcels and subsequent parcels created via this short plat.
  - The subject property is within or near designated natural resource land of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. (RCW 36.70A.060(1)) Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. (RCW 7.48.305)
  - The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. 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.
  - Metering shall be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements.
  - Entire private road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the State of Washington specifying that the road meets current Kittitas County Road Standards prior to the issuance of a building permit for this plat.
  - 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.
  - The subject property contains areas designated on FEMA Flood Insurance Rate Map panel 5300950437B as having a 1% or greater annual chance of flooding. Any development within these areas shall be subject to all applicable Federal, State, and County regulation. Kittitas County flood damage prevention code (KCC Chapter 17A.05; Ord. 93-18 by reference) requires any development within this area to obtain a permit. Flood insurance may be required for any structures on the subject properties.
  - Prospective purchasers of lots are urged to make inquiries at the Kittitas County Department of Public Works regarding road and access development requirements and permits.
  - This property is located outside of the Kittitas County Stock Restricted Area; as such, under The State of Washington's open range law (RCW 16.24.010), it shall be the responsibility of the property owner to fence out grazing livestock belonging to other residents.
4. Property owners shall be required to demonstrate by metering or other means compliance with the single project withdrawal limitation of 5,000 gallons to be shared between the 2 lots.

5. Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than 1/2 acre of lawn or noncommercial garden will require a permit from the Department of Ecology.
6. This property is within the Kittitas Reclamation Irrigation District boundaries. Proof that all general guidelines have been met for newly created lots shall be provided to Community Development Services prior to final approval.
7. Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.
8. Individual wells are required to have a 50 foot setback from neighboring property lines (KCC 17A.08.025). Please see the comments from Kittitas County Public Health Department for further information and requirements.
9. Should ground disturbing or other activities related to the proposed short plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
10. Portions of both proposed parcels in the Clint Short Plat are shown on FEMA Flood Insurance Rate Map Panel 5300950437B as being within the 100 year Floodplain. As per KCC 17A.05.015, all preliminary plats must clearly delineate the one-hundred-year floodplain boundary, according to the FEMA Flood Insurance Rate Map. Any future development occurring within the designated Floodplain shall be subject to the regulations established in KCC Chapter 17A.05 (Ord. 93-18 by reference).
11. Lot 1 of the Clint Short Plat has PEMC and PUBHx wetlands across the west end of the property. The final mylars shall reflect the location of these wetlands and a statement on the plat shall read as follows: "Future development of lots may require a study by a certified wetland biologist to determine wetland classification and for buffer requirements pursuant to KCC Critical Areas Code."
12. Per Kittitas County Environmental Health, soil logs need to be performed and proof of water availability is needed. Evidence of both shall be provided to Community Development Services prior to final approval.
13. The addresses shall be clearly visible from both directions at the County Road for all properties.
14. The Fire Department access road shall be capable of supporting 75,000 lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus.
15. Please see the attached comments from Kittitas County Department of Public Works for plat notes and further issues that must be addressed prior to final approval.

Approval of the Clint Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after **February 5, 2010**. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

**You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5<sup>th</sup>, Room 108) by February 5, 2010 at 5:00p.m.**

Sincerely,



Jeff Watson  
Staff Planner

CC: Applicant  
Required parties (KCC 15A)

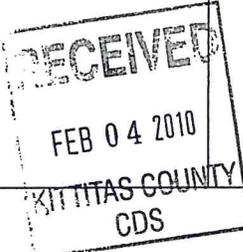
**DAILY RECORD**

KITTITAS COUNTY PUBLISHING, LL  
 401 N MAIN ST  
 ELLENSBURG WA 98926  
 (509) 925-1414

Fax(509) 925-5696

Advertising Memo Bill

1  Memo Bill Period		2  Advertiser/Client Name	
01/2010		KITTITAS COUNTY COMMUNITY	
23  Total Amount Due		*Unapplied Amount	3  Terms of Payment
53.57			
21  Current Net Amount Due	22  30 Days	60 Days	Over 90 Days
.00	.00	.00	.00
4  Page Number	5  Memo Bill Date	6  Billed Account Number	7  Advertiser/Client Number
1	01/21/10	84329 Not A.	84329

8  Billed Account Name and Address		Amount Paid:	
KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES 411 N. RUBY ST, SUITE 2 ELLENSBURG WA 98926		Comments:	
		Ad #:	
		138864	

Please Return Upper Portion With Payment

10  Date	11  Newspaper Reference	12 13 14  Description-Other Comments/Charges	15  SAU Size 16  Billed Units	17  Times Run 18  Rate	19  Gross Amount	20  Net Amount
01/22/10	138864 LEG2	CLINT SHORT PLAT NOTICE OF DECISION 01/22 DR	1X 6.42 6.42	1 8.25	53.57	53.57

**Statement of Account - Aging of Past Due Amounts**

21  Current Net Amount Due	22  30 Days	60 Days	Over 90 Days	*Unapplied Amount	23  Total Amount Due
0.00	0.00	0.00	0.00		53.57

**DAILY RECORD**

(509) 925-1414

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24  Invoice		25  Advertiser Information			
1  Billing Period	6  Billed Account Number	7  Advertiser/Client Number	2  Advertiser/Client Name		
138864	01/2010	84329	84329	KITTITAS COUNTY COMMUNI	

## AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Diane Ewing being first duly sworn on oath, deposes and says: That she is the Office Manager of the Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the County in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an true copy of

KITTITAS COUNTY COMMUNITY

CLINT SHORT PLAT

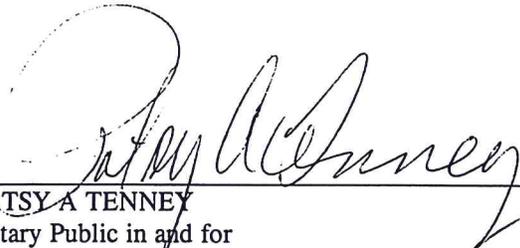
is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days.

01/22/2010

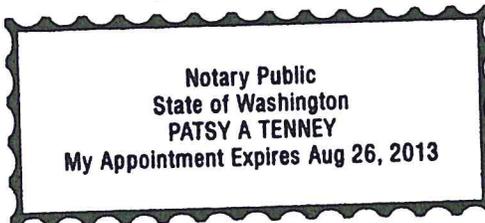
All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$53.57 the rate of \$8.25 per column inch for each insertion.

  
\_\_\_\_\_

Subscribed to me this 27<sup>th</sup> day of January in the year of 2010

  
\_\_\_\_\_

PATSY A TENNEY  
Notary Public in and for  
The State of Washington  
Residing at Ellensburg,  
Washington (SEAL)



### **Notice of Decision Clint Short Plat (SP-08-00054)**

Notice is hereby given that on January 22, 2010, conditional preliminary approval was granted to Harold Duncanson, authorized agent for Development Services of America, landowners, for a short subdivision of 39.42 acres into 2 lots consisting of one 14.94 acre lot and one 24.46 acre lot. The subject properties are located east of Lower Green Canyon Road, west of Reecer Creek Road, off of the north side of Clarke Road, Ellensburg, WA 98926 and comprising a portion of Section 09, T18N, R18E, WM, in Kittitas County. Assessor's map numbers 18-18-09000-0009. Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108, Ellensburg, WA 98926. The appeal and comment deadline for this project is: **February 5, 2010 at 5:00p.m.**

Original short plats and related information may be examined during the business hours at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on line at: [www.co.kittitas.wa.us/cds/current/](http://www.co.kittitas.wa.us/cds/current/)

Publish: January 22, 2010

DAILY RECORD  
AD AUTHORIZATION

Salesperson: KATHY ADAMS

Printed at 01/19/10 16:30 by \$LOGIN

-----  
Acct#: 84066 Ad#: 137684 Status: N  
KITTITAS CO PUBLIC WORKS Start: 01/22/10 Stop: 01/22/10  
\* 411 N. RUBY ST, SUITE 1 Times Ord: 1 Times Run: \*\*\*\*  
ELLENSBURG WA 98926 STD6 1.00 X 6.19 Words: 196  
Contact: Rate: LEG2 Cost: 53.57  
Phone: (509)962-7523 Class: 0001 LEGAL NOTICES  
Fax#: Descript: CLINT SHOR PLAT  
Email: candie.leader@co.kittitas.wa Given by: \*  
Created: cad18 01/19/10 15:59  
Agency: Last Changed: cad18 01/19/10 16:30  
-----

PUB ZONE ED TP START INS STOP SMTWTFS  
DR A 97 S 01/22

-----  
AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Candie Leader  
Name (print or type)  
Candie Leader  
Name (signature)

Quote from Daily Record/Kittitas County Publishing (509) 925-1414  
This ad will run as quoted unless cancellation is received. Please contact  
-----

(AD COPY ON NEXT PAGE)

\* Please bill Community Dev. Services

DAILY RECORD  
AD AUTHORIZATION  
(CONTINUED)

Salesperson: KATHY ADAMS

Printed at 01/19/10 16:30 by \$LOGIN

Acct#: 84066

Ad#: 137684 Status: N

**Notice of Decision**  
**Clint Short Plat**  
**(SP-08-00054)**

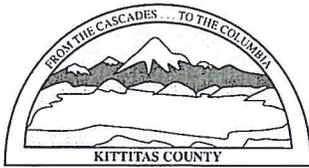
Notice is hereby given that on January 22, 2010, conditional preliminary approval was granted to Harold Duncanson, authorized agent for Development Services of America, landowners, for a short subdivision of 39.42 acres into 2 lots consisting of one 14.94 acre lot and one 24.46 acre lot. The subject properties are located east of Lower Green Canyon Road, west of Reecer Creek Road, off of the north side of Clarke Road, Ellensburg, WA 98926 and comprising a portion of Section 09, T18N, R18E, WM, in Kittitas County. Assessor's map numbers 18-18-09000-0009.

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is:

**February 5, 2010 at 5:00p.m.**

Original short plats and related information may be examined during the business hours at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on line at: [www.co.kittitas.wa.us/cds/current/](http://www.co.kittitas.wa.us/cds/current/).

Publish: January 22, 2010



# KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

## Affidavit of Mailing & Publication

PROPOSAL NAME: Clint Short Plat (SP-08-00054)

NOTIFICATION OF: Conditional Preliminary Approval/Notice of Decision

NOTIFICATION MAIL DATE: January 22, 2010

I certify that the following documentation:

- Conditional Preliminary Approval/Notice of Decision for the Clint Short Plat (SP-08-00054)

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Candie Leader  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 22 day of January 2010



Kelly J. Carlson  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: July 9<sup>th</sup>, 2010

Yakama Nation  
Dept. of Natural Resources  
Philip Rigdon  
PO Box 151  
Toppenish, WA 98948

Kittitas County Environmental Health

Kittitas County Fire Marshal

Kittitas County Public Works

Washington Dept. of Ecology  
Regional Director  
15 W. Yakima Ave. Ste. 200  
Yakima, WA 98902-3401

Harold Duncanson  
145 SW 155<sup>th</sup> Street Suite 102  
Seattle, WA 98166

DEVELOPMENT SERVICES OF AMERICA  
% MISTY ISLE CATTLE CO  
PO BOX 25139  
SCOTTSDALE AZ 85255-0181

**Notice of Decision**

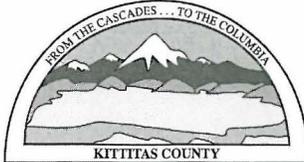
Clint Short Plat  
(SP-08-00054)

Notice is hereby given that on January 22, 2010, conditional preliminary approval was granted to Harold Duncanson, authorized agent for Development Services of America, landowners, for a short subdivision of 39.42 acres into 2 lots consisting of one 14.94 acre lot and one 24.46 acre lot. The subject properties are located east of Lower Green Canyon Road, west of Reecer Creek Road, off of the north side of Clarke Road, Ellensburg, WA 98926 and comprising a portion of Section 09, T18N, R18E, WM, in Kittitas County. Assessor's map numbers 18-18-09000-0009.

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5<sup>th</sup>, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is:

**February 5, 2010 at 5:00p.m.**

Original short plats and related information may be examined during the business hours at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on line at: [www.co.kittitas.wa.us/cds/current/](http://www.co.kittitas.wa.us/cds/current/).



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

December 29, 2009

Harold Duncanson  
145 SW 155<sup>th</sup> Street Suite 102  
Seattle WA 98166

**RE: Transmittal of Comments – Clint Short Plat (SP-08-00054)**

Dear Mr. Duncanson:

Enclosed are the comments received regarding the Clint Short Plat (SP-08-00054) during the comment period:

November 26, 2008	Kittitas County Public Health – Form Letter
January 22, 2009	Yakama Nation – Phillip Rigdon
January 30, 2009	Kittitas County Fire Marshall – Brenda Larson
February 5, 2009	Kittitas County Department of Public Works – Christina Wollman
August 11, 2009	Kittitas County Department of Public Works – Christina Wollman
January 23, 2009	Washington State Department of Ecology – Gwen Clear
January 21, 2009	Kittitas County Public Health – James Rivard
December 22, 2009	Kittitas County Public Health – James Rivard

Please review all comments and notify me of any questions. I will be issuing the Conditional Preliminary Approval based on the comments received.

Sincerely,

Jeff Watson  
Staff Planner

cc:



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

December 22<sup>nd</sup> 2009

Jeff Watson, Staff Planner  
Community Development Services  
411 N Ruby Street, Suite 2  
Ellensburg, WA 98926

RE: Clint Short Plat SP-08-00054

Dear Mr. Watson,

Thank you for the opportunity to comment on the Clint Short Plat, SP-08-00054. All residential well connections serving the proposed lots shall be required to have meters installed. Metering results shall be recorded in a manner consistent with Kittitas County and the State of Washington, Department of Ecology requirements. This requirement to meter only applies if you rely upon the RCW 90.44.050 exemption from permitting through ecology.

The final plat notes shall include the following two statements:

*"The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. 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. "*

**AND**

*"Metering will be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements."*

The Public Health Department's recommendation shall state that final approval be conditioned upon the developer/owner of the plat providing proof of water availability. Water availability can be provided through several different ways depending on the source of water proposed.

If a public water system is proposed for the plat, the public water system information shall be submitted and reviewed by Kittitas County Public Health Department or the State of Washington, Department of Health which includes final issuance of the well ID number to meet the water availability requirement for plat approval.

Kittitas County  
Public Health Department  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

Environmental  
Health Services  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



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

If individual wells are proposed for the parcels and there is an existing well located on the plat, a well log from the State of Washington, Department of Ecology and a recent passing bacteriological test will meet the water availability requirement. If there is not currently an existing well located on the plat, a well must be drilled and flow capacity must be known, bacteriological and nitrate tests must be performed and satisfactory to current health standards before the public health department may recommend final approval. If preliminary approval is sought, the applicant must demonstrate evidence of the water supply type that they intend on making available to the proposed lots and that adequacy will be achieved through a water availability report. Final approval will be conditioned upon the conditions of preliminary approval, a well must be drilled, flow capacity known, water storage mitigations resolved, bacteriological and nitrate tests must be performed and satisfactory from all wells to be used for domestic use before final approval can be recommended.

A Soil log or site and soil evaluation must be performed prior to the Public Health Department recommending preliminary approval of the plat. The Public Health Department's approval of the soil logs will meet the septic availability requirement for recommending preliminary plat approval.

At this time the application does not contain sufficient information to make a determination of adequate water availability. The above mentioned items need to be submitted to the Public Health Department in order for the plat application to be recommended for approval.

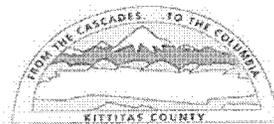
If you should have any questions or comments, please feel free to contact me at (509) 962-7515.

Sincerely,

A handwritten signature in black ink that reads 'James Rivard'.

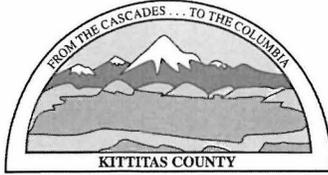
James Rivard,  
Environmental Health Supervisor  
Kittitas County Public Health

**Kittitas County  
Public Health Department**  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

**Environmental  
Health Services**  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: August 11, 2009

SUBJECT: Clint Short Plat SP-08-00054  
REVISED COMMENTS

Our department has reviewed the short plat application and has the following comments:

- “Conditional Preliminary Approval”** is recommended based on the information provided. See below for conditions of preliminary approval.
- “Additional Information Requested”**. Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

#### The following shall be conditions of preliminary approval:

1. Plat Approvals: The Public Works plat approval box shall be revised to show the signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED  
This \_\_\_\_ day of \_\_\_\_, A.D., 20\_\_.

\_\_\_\_\_  
*Kittitas County Engineer*

2. Plat Notes: Plat notes shall reflect the following:

Entire private road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the State of Washington specifying that the road meets current Kittitas County Road Standards prior to the issuance of building permit for this plat.

3. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05. The following conditions apply and must be completed prior to the issuance of a building permit for any of the residence within this plat. A Performance Bond or acceptable financial guarantee may be used, in lieu of the

- required improvements, per the conditions outlined in the current Kittitas County Road Standards.
4. 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. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
  5. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
    - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
    - b. Minimum centerline radius will be 60'.
    - c. The surface requirement is for a minimum gravel surface depth of 6".
    - 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 of county road.
    - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
  6. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way or 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.
  7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
  8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

9. 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.
10. 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.
11. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
12. 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.

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

*Chapter 12 – PRIVATE ROADS*

12.12.010 General

Private roads shall meet the following conditions:

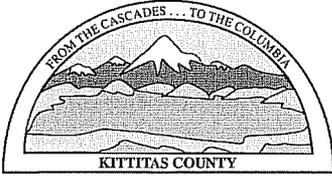
1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, 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."

Please let me know if you have any questions or need further information.



**KITTITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

**MEMORANDUM**

---

TO: Allison Kimball, Community Development Services  
FROM: Christina Wollman, Planner II *aw*  
DATE: February 5, 2009  
SUBJECT: Clint Short Plat SP-08-00054

---

Our department has reviewed the short plat application and has the following comments:

- “Conditional Preliminary Approval”** is recommended based on the information provided. See below for conditions of preliminary approval.
- “Additional Information Requested”. Prior to continuing the approval process for the submitted development, additional information is requested for analysis.
- 

**The following shall be conditions of preliminary approval:**

1. Access: An access easement with a width of at least 20' shall be established across Lot 1 for the benefit of Lot 2. The access shall be constructed as a joint-use driveway.  
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.
2. Reecer Creek Crossing: The Washington Department of Fish and Wildlife shall be contacted for any requirements for constructing a crossing or bridge over Reecer Creek. If a bridge is required, it shall be constructed to the requirements of these agencies and the 2006 International Fire Code. The bridges shall be certified by a licensed engineer familiar with bridge design, construction and load ratings. The certification shall be submitted to Public Works prior to receiving a building permit.

3. Clarke Road Right of Way: The entire Clarke Road right of way shall be shown. The right of way shall be clearly delineated to avoid confusion between lot lines and section lines.
4. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED

This \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
Kittitas County Engineer

5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
7. 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.
8. 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.
9. 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.

Current 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."

Please let me know if you have any questions or need further information.



## KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
Office (509) 962-7000  
Fax (509) 962-7682

---

January 30, 2009

Allison Kimball  
Staff Planner II  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Clint Short Plat, SP-08-00054

Dear Ms. Kimball:

After conducting a pre-review of the above named project, I have the following comments:

- All development must comply with the 2006 International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office. 509-962-7000.

Sincerely,

A handwritten signature in cursive script that reads "Brenda Larsen".

Brenda Larsen  
Fire Marshal



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

January 23, 2009

Allison Kimball  
Kittitas Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Dear Ms. Kimball:

Thank you for the opportunity to comment on the short plat of approximately 39.42 acres into 2 lots, proposed by Development Services of America [SP-08-00054]. We have reviewed the application and have the following comments.

**Water Resources**

Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.

The Attorney General's Opinion, (AGO 1997 No. 6) regarding the status of exempt ground water withdrawals, states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic use exceeds 5,000 gallons per day or if a total of more than .5 acre of lawn and garden are irrigated.



Ms. Kimball  
January 23, 2009  
Page 2 of 2

The Attorney General's opinion suggests that caution should be used in finding developments to be exempt from needing a water right permit if the possibility exists that the development of the project will result in the ultimate withdrawal of water in excess of 5,000 gallons per day or the irrigation of more than .5 acre of lawn and garden.

This application is subject to WAC 173-539A. Source meter(s) must be installed at the point(s) of withdrawal in compliance with WAC 173-173-100. **Metering and reporting will be required** in compliance with 173-539A-070.

The Department of Ecology encourages the development of public water supply systems, whether publicly or privately owned, to provide water to regional areas and developments.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

Sincerely,

Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012

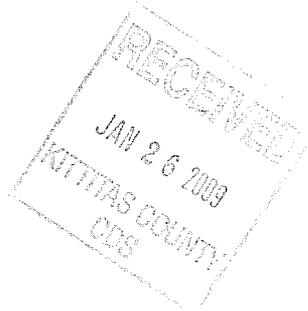


Confederated Tribes and Bands  
of the Yakama Nation

Established by the  
Treaty of June 9, 1855

Thursday, January 22, 2009

Clint Short Plat (SP-08-00054)  
ATTENTION: Allison Kimball  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926



I appreciate the opportunity to provide comments on the Notice of Application (NOA) to Kittitas County regarding the proposed Clint Short Plat (SP-08-00054). This proposal is for a 2 lot subdivision along Reecer Creek.

Please find attached correspondence to me from my fisheries staff. I concur with the findings of the report for fisheries protection. As you may know, substantial funding is being invested in the Yakima River Basin, to allow it to once again support a viable salmonid and resident fish population. The proposed lot configuration in the floodplain of Reecer Creek may add to the cumulative negative effects that result in a degraded watershed.

Please contact my staff regarding your response to the mitigation measures noted in the attached memo. John Marvin can be reached at 509-966-7406.

Sincerely,

Philip Rigdon  
Deputy Director of Natural Resources  
Yakama Nation

## MEMORANDUM

TO: Phil Rigdon, Deputy Director, DNR  
THROUGH: Scott Nicolai, Yakima Subbasin Habitat Coordinator, YKFP  
FROM: John Marvin, Habitat Biologist, YKFP  
DATE: Thursday, January 22, 2009  
RE: Clint Short Plat (SP-08-00054)

Kittitas County is accepting public comments on a Notice of Application for a 2-lot subdivision (SP-08-00054) on approximately 39 acres along the Reecer Creek. The subject property is directly north of Clarke Road, approximately 2.75 miles northwest of the City of Ellensburg. The proposal is to create two lots, with Reecer Creek as the property line.

According to the Kittitas County web mapping, the subject property contains at least three critical areas: 100-year floodplains, wetlands, and Reecer Creek. While there is no evidence of anadromous fish presence in this reach of Reecer Creek, potential impacts downstream should be addressed.

The best available science indicates that division of critical areas often leads to onsite and downstream degradation, in addition to increases downstream flooding.

### **Floodplains**

Reecer, Currier and Dry Creeks all contributed to significant flooding in West Ellensburg in January of 2009. There was significant flooding along Reecer Creek well outside the designated FEMA 100-year floodplain; although it is not known whether the subject property was affected. Development in and along streams often has unintended impacts on flooding patterns downstream. The subdivision is proposing to create a "flag" parcel to access Clarke Road; this will necessitate a bridge to access Lot 2 for any future development. The applicant is also the adjacent property owner of parcel 14032 to the south along Clarke Road. A boundary line adjustment in addition with proposed short plat could provide access from Clarke Road without the need for a bridge. If a bridge is required, it should be designed to meet FEMA standards.

### **Wetlands**

The National Wetlands Inventory indicates the subject property contains a palustrine, emergent, seasonally flooded wetland approximately 3 acres in size. Wetlands are important floodplain features and help to attenuate downstream flooding.

### **Recommendation**

- Reconfigure parcel dimensions to place Reecer Creek on one parcel.
- A boundary line adjustment with parcel 14032, in addition to the proposed short plat could provide access from Clarke Road without the need for a bridge. If parcel reconfiguration is not required, bridge engineering should be provided to meet FEMA standards.

- A wetland delineation should be provided, and wetland dimensions recorded on the final plat.

c: file



RECEIVED

JAN 22 2009

Kittitas County  
CDS

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

January 21, 2009

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

RE: Clint Short Plat (SP-08-00054)

Dear Ms. Kimball,

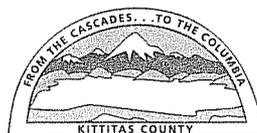
Thank you for the opportunity to comment on the above referenced project. Kittitas County Public Health needs the following information before we can comment on the above referenced plat application:

- Please have the applicant re-submit the plat drawing to reflect the location of the existing well.
- The potable water plat note is incorrect (plat note #6). Please replace the plat note with the following:

*"The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. 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. "*

- Please also include the following plat note:

Kittitas County  
Public Health Department  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

Environmental  
Health Services  
411 North Ruby Street, Suite 3  
Ellensburg, WA 98926  
T: 509.962.7698  
F: 509.962.7052



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

*"Metering will be required on all residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements."*

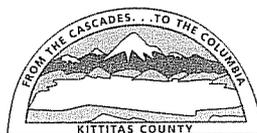
Thank you for your time.

Sincerely,

A handwritten signature in cursive script that reads "Holly Duncan".

Holly Duncan  
Environmental Health Specialist  
Kittitas County Public Health  
(509) 962-7580

**Kittitas County  
Public Health Department**  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

**Environmental  
Health Services**  
411 North Ruby Street, Suite 3  
Ellensburg, WA 98926  
T: 509.962.7698  
F: 509.962.7052



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

November 26<sup>th</sup>, 2008

*Development Services of America  
Rich Wilson  
P.O. Box 25139  
Scottsdale, AZ 85255*

RE: Clint Short Plat (SP-08-00054) submission fee received (\$380.00/receipt #3765)

Dear Rich Wilson:

We have received the application for your proposed Short Plat (located in the SE ¼ of Section 9, Township 18N, Range 18E.W.M., off of Clarke Road).

Enclosed is a checklist and detailed instructions for completing the Environmental Health requirements.

***Your plat application will not be approved until you meet the enclosed requirements.***

Once we have received and reviewed the required information, we will notify Community Development Services that you have satisfactorily addressed health department requirements.

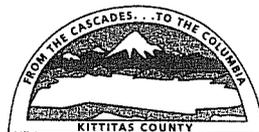
If you have any questions or concerns, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink that reads "Cathy Bambrick".

Cathy Bambrick, Public Health Administrator  
Kittitas County Public Health Department

cc: Community Development Services, Duncanson Company Inc,  
Enc: Checklist, Instructions for Completing EH Requirements, Soil Log Requirements



## Checklist

***Prior to receiving approval*** of the above listed plat you must meet WAC 246-272-205(1) and WAC 246-272-095(1) by:

1. Proving there is an adequate supply of potable water

*Choose and follow instructions for **one** of the five following options:*

**Group “A” public well**

Provide written approval from Washington State Department of Health

**Group “B” public well**

Schedule a well site inspection or site inspection with Public Health as the first step toward approval of a group B system (the Group B system must be approved prior to plat approval)

**Individual wells**

Provide a well log or hydrogeological report to prove adequate ground water exists for the proposed number of potable water wells (see page 4). If a well log is used provide potable water test results.

**Shared two-party well**

Submit existing well log and a water user’s agreement signed by both parties

**Public utility water supply**

Submit a signed letter of agreement from a public utility official

AND

2. Proving satisfactory sewage disposal

*Choose and follow instructions for **one** of the two following options:*

**On-site sewage**

You must schedule a soil log and prepare the site (dig holes)

**Public utility sewer**

You must submit a signed letter of agreement from the public utility official

# Instructions for Completing Environmental Health Requirements

## I. ADEQUATE POTABLE WATER SUPPLY:

### PUBLIC UTILITY WATER SUPPLY APPLICANTS

Submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.

### PUBLIC WATER SYSTEMS

All Public Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. Evergreen Valley Utilities (509) 674-9642 and Lookout Mountain Utilities Management (509) 674-6989 are the current SMAs.

#### PUBLIC GROUP "A" WELL

If you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, Washington State Department of Health (DOH) is the regulatory authority for approving Group A systems. We require written verification that DOH has approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

#### PUBLIC GROUP "B" WELLS

Washington State Department of Health and Kittitas County Public Health Department share the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results.

\*\*All Group B applications with **3-9 connections** should be submitted to Kittitas County Public Health Department; all Group B applications **10-14 connections** should be submitted to Washington State Department of Health at the addresses provided below.

Kittitas County Public Health Department  
Environmental Health Division  
411 N. Ruby Street, Suite 3  
Ellensburg, WA 98926  
(509) 962-7698

Washington State Department of Health  
1500 W. 4<sup>th</sup>, Suite 305  
Spokane, WA 99204  
(509) 456-2453  
ATTN: Tom Justus, Regional Engineer

After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

## **INDIVIDUAL WELLS**

Submit well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines. To obtain well logs, contact Department of Ecology at (509) 575-2490.

**After July 8, 2008** all applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

*"The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. 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. "*

**AND**

*"Metering will be required on all residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements."*

## **II. SATISFACTORY SEWAGE DISPOSAL**

### **PUBLIC UTILITY SEWER**

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

### **ON SITE SEWAGE**

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per WAC 246-272A or as amended (see attached soil log instruction sheet). The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

### **SET BACK REQUIREMENTS**

A well must be located 50 feet from a septic tank and 100 feet from a drain field.

### **Soil Log Requirements for Land Division**

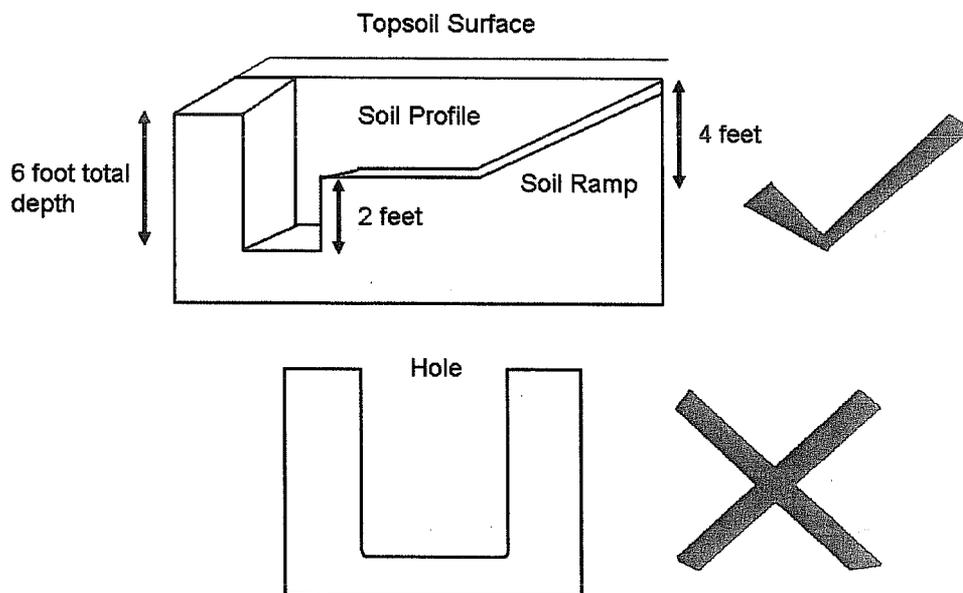
**Purpose:** The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to

ensure that suitable depth and type of soil is present on the property prior to final plat approval.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, it is recommended that soil logs be conducted early in the plat planning process.

**Requirements:** In order for a soil log to be conducted, test holes must meet specific criteria according to Washington Administrative Code (WAC), Kittitas County Code (KCC) and Labor and Industries safety standards.

- 1) A minimum of one soil log per lot shall be dug to a depth of six feet, unless an impermeable layer such as bedrock, hardpan clay, or the existing water table prevents such a depth from being obtained. In some instances, additional holes may be required to determine if the minimum standards for septic support are present on the lot.
- 2) The design of a test hole shall be sloped to four feet beneath surface, leveled and then dug down an additional two feet for a total depth of six feet (see the diagram below for reference). Such a test hole is designed to prevent possible injury as a result of the surrounding soil bank collapsing into the test hole and to grant the local health officer ease of access to the soil profile.
- 3) In order to sub-divide property at least twelve inches of native, suitable soil must be present at the time the soil log is preformed.
- 4) A soil log does not constitute a site-evaluation. A site evaluation determines the type of septic system required. A soil log only determines whether soils present on the property can support a septic system.



**Minimum Land Area Requirements:** According to the WAC 246-272 the minimum land area requirement from a public health perspective for subdivision of property is determined by the source of the drinking water and the soil type present to support an on-site sewage system (Table X). These guidelines have been put in place to protect human health and the environment from the potential health hazards that an on-site sewage system imposes. The type of water source available and soil type present must be determined by the local health officer. However, other minimum land area requirements may be subject to local government zoning regulations and restrictions, and it is advisable that property land owners seek advice from Community Development Services at (509) 962-7506 for assistance in this area.

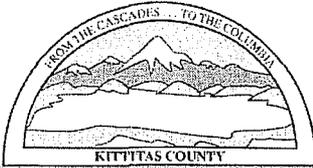
**TABLE X**  
**Minimum Land Area Requirement**  
**Single-Family Residence or Unit Volume of Sewage**

Type of Water Supply	Soil Type (defined by WAC 246-272A-0220)					
	1	2	3	4	5	6
Public	0.5 acre	12,500 sq. ft.	15,000 sq. ft.	18,000 sq. ft.	20,000 sq. ft.	22,000 sq. ft.
	2.5 acre <sup>1</sup>					
Individual, on each lot	1.0 acre	1 acre	1 acre	1 acre	2 acres	2 acres
	2.5 acres <sup>1</sup>					

<sup>1</sup> See WAC 246-272A-0234(6).

**Other Considerations:** Since open holes present a potential danger to people, livestock, wild animals, and vehicles, it is advisable that such a hole be roped off or covered to prevent unwanted entry or marked to caution and facilitate finding. After the soil log has been performed the hole may be filled in by the property owner or contractor to eliminate the potential hazard.

**Scheduling a soil log:** Currently, soil logs are performed on a weekly basis by an Environmental Health Specialist. To schedule a soil log please contact the Environmental Health Office at 411 N. Ruby Street (509) 933-8261 to arrange an appointment.



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

### NOTICE OF APPLICATION

**Date:** January 10, 2009

**To:** Interested Departments & Agencies with Jurisdiction  
Adjacent property owners (KCC 15A.03.060)  
Applicant

**From:** Allison Kimball, Staff Planner

**Subject:** **Clint Short Plat, SP-08-00054**

---

Enclosed please find the preliminary short plat drawing for the referenced short plat application. The application submitted on December 2, 2008 by Harold Duncanson, authorized agent for Development Services of America, landowner, for a 2-lot short plat on approximately 39.42 acres of land that is zoned Ag-20 was deemed complete on December 23, 2008. The subject property is located east of Lower Green Canyon Road, west of Reecer Creek Road, off of the north side of Clarke Road, Ellensburg, WA 98926 and comprising a portion of Section 09, T18N, R18E, WM, in Kittitas County. Assessor's map numbers 18-18-09000-0009.

The submitted application and related filed documents may be examined by the public at the Community Development Services office at 411 N Ruby Street, Suite 2, Ellensburg, WA 98926 as well as on the CDS website at [www.co.kittitas.wa.us/cds/current/](http://www.co.kittitas.wa.us/cds/current/).

Comments on the overall application may be submitted to the Kittitas County Community Development Services Office, 411 N Ruby Street, Suite 2, Ellensburg, WA 98926, **before 5:00pm on Monday, January 26, 2009**. Staff Planner: Allison Kimball. Phone (509) 962-7506.





SHORT PLAT NO. \_\_\_\_\_  
KITTITAS COUNTY, WASHINGTON

# CLINT SHORT PLAT

RECORDING NO. \_\_\_\_\_ VOL./PAGE \_\_\_\_\_

PORTION OF  
**SE 1/4, S. 9 T. 18 N., R. 18 E., W.M.**

## APPROVALS

OWNER: Development Services of America  
P.O. BOX 25139  
Scottsdale, Arizona 85255  
EXISTING TAX PARCEL NUMBER: 14031  
ORIGINAL PARCEL AREA: 39.40 AC  
EXISTING ZONING: AGRICULTURAL-20

### EXISTING LEGAL DESCRIPTION

### NEW LEGAL DESCRIPTIONS

PARCEL C OF THAT CERTAIN SURVEY RECORDED DECEMBER 28, 1998, IN BOOK 23 OF SURVEYS, PAGE 249 THROUGH 251, UNDER AUDITOR'S FILE NO. 199812280015, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON. EXCEPTING THEREFROM ANY PORTION WHICH MAYBE WITHIN THE KR D RIGHT-OF-WAY AND THAT PORTION OF PARCELS A AND B OF THAT CERTAIN SURVEY RECORDED DECEMBER 22, 1998, IN BOOK 23 OF SURVEYS, PAGES 249 THROUGH 251, UNDER AUDITOR'S FILE NO. 199812220015, RECORDS OF KITTITAS COUNTY, WASHINGTON, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

**LOT 1:**  
THAT PORTION OF PARCEL A, B, AND C OF THAT CERTAIN SURVEY RECORDED DECEMBER 28, 1998, IN BOOK 23 OF SURVEYS, PAGE 249 THROUGH 251, UNDER AUDITOR'S FILE NO. 199812280015, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL B, THENCE NORTH 00°49'33" EAST, ALONG THE EAST LINE OF SAID PARCEL B, 137.35 FEET TO A POINT IN AN EXISTING FENCE LINE, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE LINE BEING DESCRIBED;  
THENCE ALONG THE SAID FENCE LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 85°13'54" WEST, 27.27 FEET; SOUTH 26°30'35" WEST, 141.76 FEET; SOUTH 28°28'47" WEST, 84.61 FEET; SOUTH 01°16'15" EAST, 493.17 FEET; NORTH 88°11'46" EAST, 99.28 FEET;  
THENCE SOUTH 00°22'15" EAST, ALONG SAID FENCE LINE AND FENCE LINE PROJECTED, 550.94 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID PARCEL A AND THE TERMINUS FOR THE LINE BEING DESCRIBED;

EXCEPT THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL B, THENCE NORTH 00°49'33" EAST, ALONG THE EAST LINE OF SAID PARCEL B, 137.35 FEET TO A POINT IN AN EXISTING FENCE LINE; THENCE ALONG THE SAID FENCE LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 85°13'54" WEST, 27.27 FEET; SOUTH 26°30'35" WEST, 141.76 FEET; SOUTH 28°28'47" WEST, 84.61 FEET TO THE TRUE POINT OF BEGINNING FOR THE LINE BEING DESCRIBED;  
THENCE SOUTH 89°51'25" EAST 582.52 FEET;  
THENCE NORTH 47°38'19" EAST 356.20 FEET TO THE EAST LINE OF PARCEL C AND THE TERMINUS FOR THE LINE BEING DESCRIBED;

AND EXCEPTING THEREFROM ANY PORTION WHICH MAYBE WITHIN THE KR D RIGHT-OF-WAY

**LOT 2:**  
THAT PORTION OF PARCEL A, B, AND C OF THAT CERTAIN SURVEY RECORDED DECEMBER 28, 1998, IN BOOK 23 OF SURVEYS, PAGE 249 THROUGH 251, UNDER AUDITOR'S FILE NO. 199812280015, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL B, THENCE NORTH 00°49'33" EAST, ALONG THE EAST LINE OF SAID PARCEL B, 137.35 FEET TO A POINT IN AN EXISTING FENCE LINE; THENCE ALONG THE SAID FENCE LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 85°13'54" WEST, 27.27 FEET; SOUTH 26°30'35" WEST, 141.76 FEET; SOUTH 28°28'47" WEST, 84.61 FEET TO THE TRUE POINT OF BEGINNING FOR THE LINE BEING DESCRIBED;  
THENCE SOUTH 89°51'25" EAST 582.52 FEET;  
THENCE NORTH 47°38'19" EAST 356.20 FEET TO THE EAST LINE OF PARCEL C AND THE TERMINUS FOR THE LINE BEING DESCRIBED;

AND EXCEPTING THEREFROM ANY PORTION WHICH MAYBE WITHIN THE KR D RIGHT-OF-WAY

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL B, THENCE NORTH 01°21'34" EAST, ALONG THE EAST LINE OF SAID PARCEL B, 137.12 FEET TO A POINT IN AN EXISTING FENCE LINE, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE LINE BEING DESCRIBED;  
THENCE ALONG THE SAID FENCE LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 84°41'53" WEST, 27.27 FEET; SOUTH 27°02'36" WEST, 141.76 FEET; SOUTH 29°00'48" WEST, 84.61 FEET; SOUTH 00°44'14" EAST, 493.17 FEET; NORTH 88°43'47" EAST, 99.28 FEET;  
THENCE SOUTH 00°09'46" WEST, ALONG SAID FENCE LINE AND FENCE LINE PROJECTED, 550.97 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID PARCEL A AND THE TERMINUS FOR THE LINE BEING DESCRIBED;

ALL IN THE EAST HALF OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

### NOTES

1. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES.
2. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS, PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS, OR PERFORMING ANY WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
3. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
4. 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 ROADS STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
5. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
6. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
7. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. 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.
8. METERING WILL BE REQUIRED ON ALL RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
9. WATER SUPPLY WILL BE BY INDIVIDUAL OR SHARED WELL.
10. SEWAGE DISPOSAL WILL BE BY INDIVIDUAL SEPTIC SYSTEMS.

### KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_.

Public Works Director

### COUNTY PLANNING DIRECTOR

I hereby certify that the Short Plat has been examined by me and find that it conforms to the comprehensive plan of Kittitas County Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_.

Kittitas County Planning Director

### KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_.

Kittitas County Health Officer

### CERTIFICATE OF COUNTY TREASURER

hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_.

Kittitas County Treasurer

ORIGINAL TAX LOT NO. \_\_\_\_\_

### KITTITAS COUNTY ENGINEER

EXAMINED AND APPROVED

This \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_.

Kittitas County Engineer

### CLOSURE/PROCEDURAL STATEMENT

THE RELATIVE POSITIONS SHOWN ON THIS SURVEY REPRESENT A FIELD TRAVERSE AND ARE REPORTED TO A RELATIVE ACCURACY THAT MEETS OR EXCEEDS A TOLERANCE OF 1:20,000.

### BASIS OF BEARING

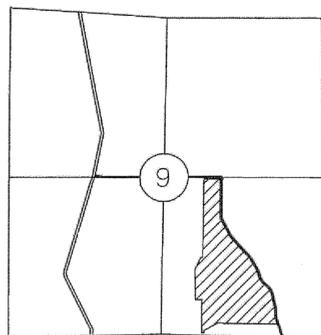
RECORD OF SURVEY BY JEFFERY T. MOOG RECORDED UNDER BOOK 25 OF SURVEYS, PAGES 187-192, RECORDS OF KITTITAS COUNTY.

### RECORDER'S CERTIFICATE

filed for record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ M  
in book \_\_\_\_\_ of \_\_\_\_\_ at pages \_\_\_\_\_ at the request of  
Kevin J. Walker.

County Auditor Deputy County Auditor

INDEX LOCATION  
SEC. 9, T.18N., R.18E., W.M.



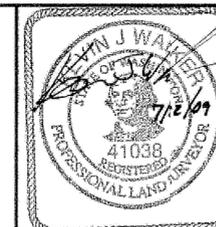
### REFERENCES

1. RECORD OF SURVEY RECORDED UNDER BOOK 34 OF SURVEYS, PAGE 104, RECORDS OF KITTITAS COUNTY.
2. RECORD OF SURVEY BY CHARLES A. CRUSE JR. RECORDED UNDER BOOK 25 OF SURVEYS, PAGES 114-116, RECORDS OF KITTITAS COUNTY.

### SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Development Services of America in November, 2008.

Certificate No. 41038



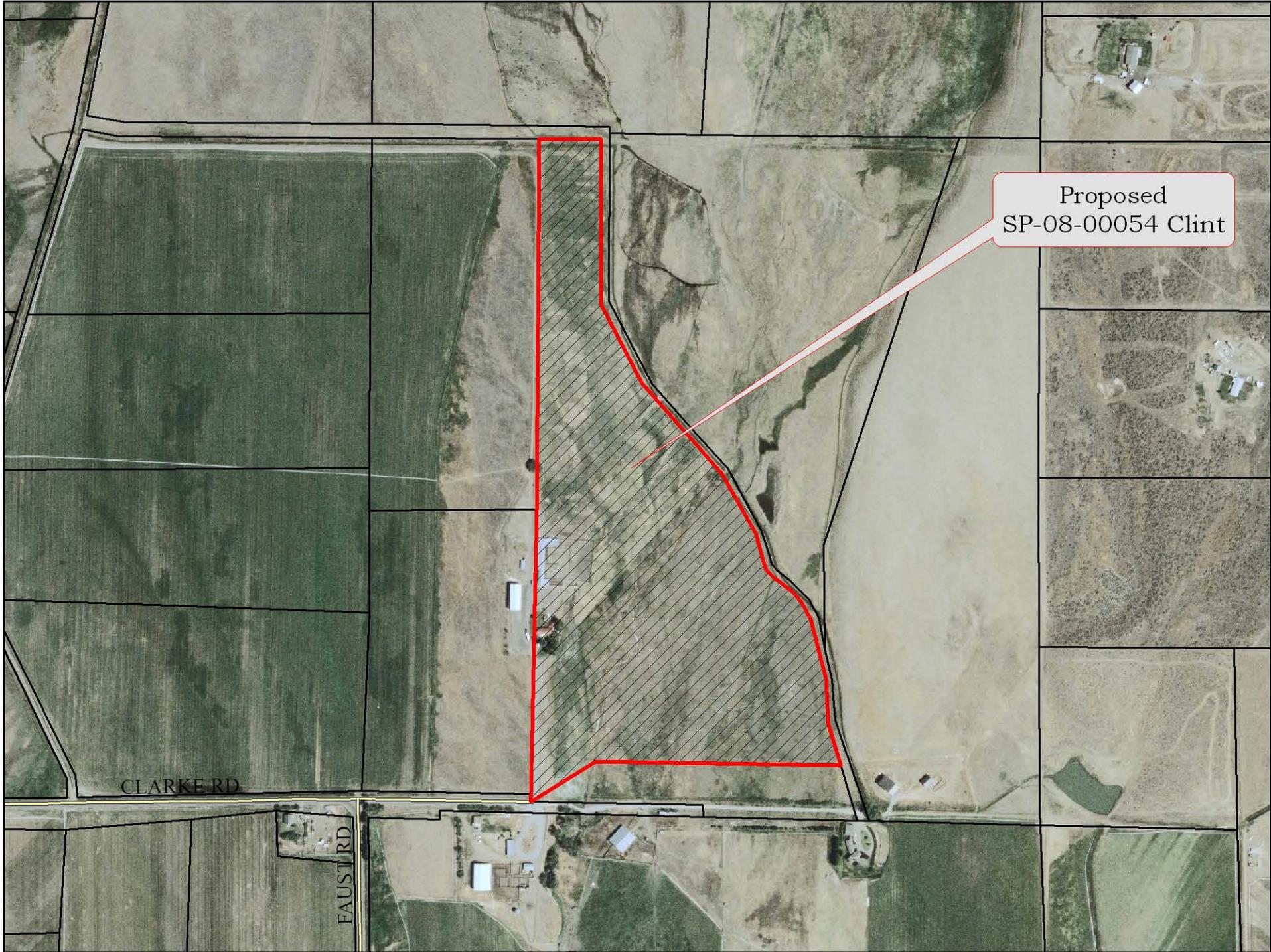
### DUNCANSON

Company, Inc.

CIVIL ENGINEERING · SURVEYING · LAND PLANNING  
145 S.W. 155th Street Ste. 102, Seattle, Washington 98166  
Phone: (206) 244-4141 Fax: (206) 244-4455

DWN. BY	KJW	DATE	11/24/08	JOB NO.	00731.031
CHKD. BY	JMB	SCALE	NONE	SHEET	1 OF 2

VOL./PAGE



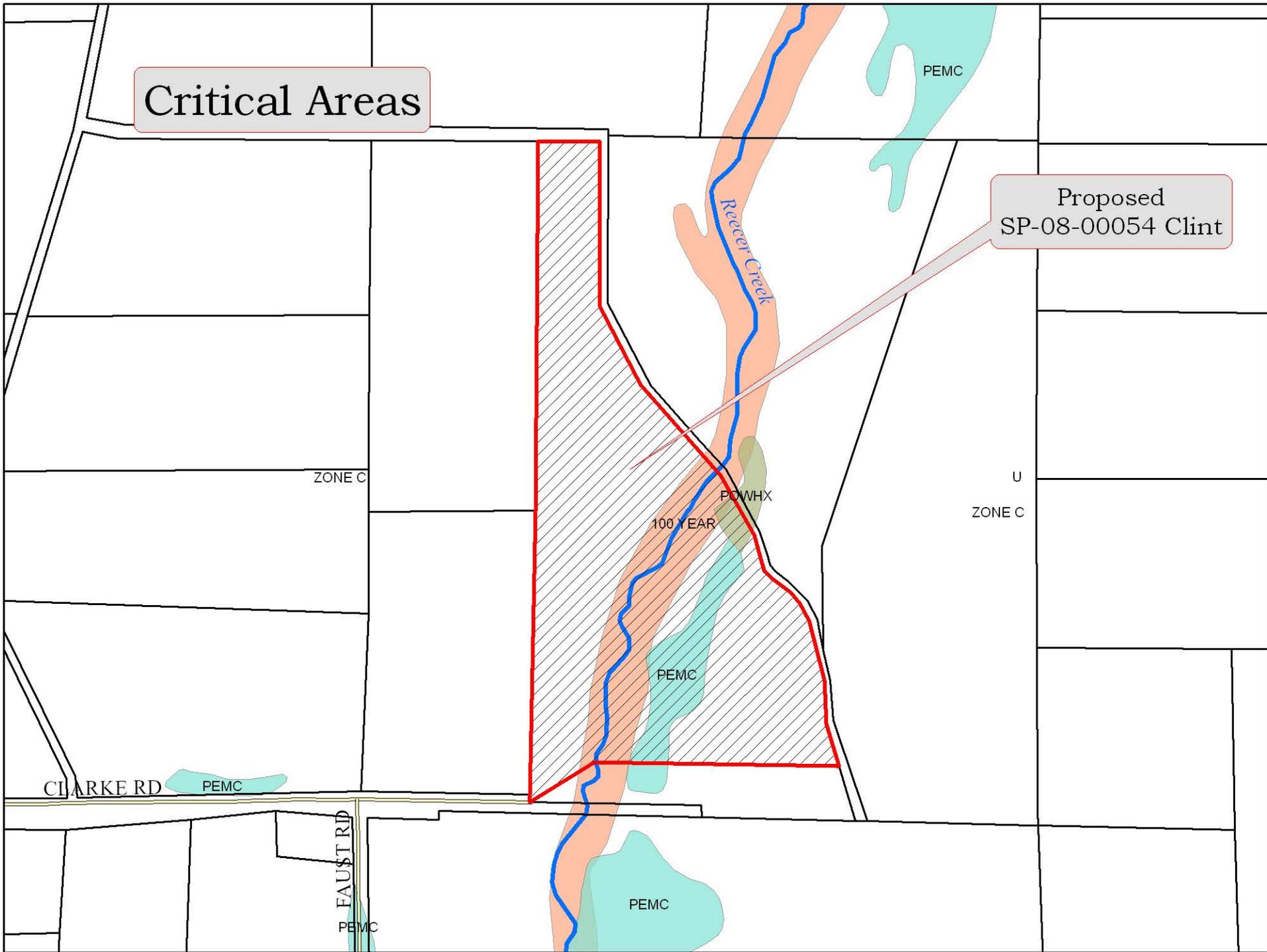
Proposed  
SP-08-00054 Clint

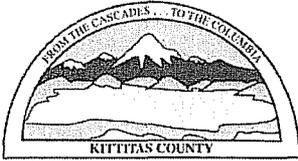
CLARKE RD

FAUST RD

# Critical Areas

Proposed  
SP-08-00054 Clint





**KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

**SHORT PLAT APPLICATION**

SP.08.00054

*(To divide lot into 2-4 lots)*

KITTTAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

**REQUIRED ATTACHMENTS**

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.

**OPTIONAL ATTACHMENTS**

(Optional at submittal, required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

**APPLICATION FEES:** ✓

\$190 plus \$10 per lot for Public Works Department;  
\$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;  
\$630 for Community Development Services Department  
(One check made payable to KCCDS)

**FOR STAFF USE ONLY**

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

DATE:

11.26.08

RECEIPT #

3765



NOTES:

1. **Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form.*

Name: Rich Wilson, Development Services of America  
Mailing Address: P.O. Box 25139  
City/State/ZIP: Scottsdale, Arizona 85255  
Day Time Phone: 480-927-4890  
Email Address: richard\_wilson@sgagroup.com

2. **Name, mailing address and day phone of authorized agent (if different from land owner of record):**

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Harold Duncanson  
Mailing Address: 145 SW 155th Street, Suite 102  
City/State/ZIP: Seattle, WA 98166  
Day Time Phone: 206-244-4141  
Email Address: haroldd@duncansonco.com

3. **Street address of property:**

Address: xxx Clarke Road  
City/State/ZIP: Ellensburg, WA 98926

4. **Legal description of property:**

See attached.

5. Tax parcel number(s): 14031

6. Property size: 39.40 (acres)

7. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal: include every element of the proposal in the description (be specific, attach additional sheets as necessary):

Divide the 39.40 acre property into a 24.96 acre and a 14.94 acre parcel. The property is located west of the intersection of Clarke Road and Lower Green Canyon Road. The existing house has water and sewer and the new lot proposes an individual well and on-site septic for sewer.

8. **Are Forest Service roads/easements involved with accessing your development?**

Yes  No (Circle) If yes, explain:

9. What County maintained road(s) will the development be accessing from?  
Clarke Road

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

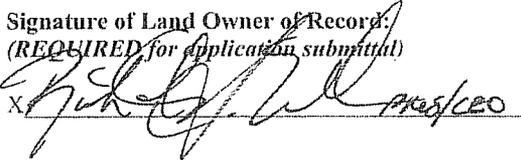
Date:

X 

11/26/08

Signature of Land Owner of Record:  
(REQUIRED for application submittal)

Date:

X  11/26/08

11/26/08

