

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"

August 26, 2010

Traci Shallbetter
3201 Airport Road
Cle Elum WA 98926

RE: Blue Sky Short Plat (SP-10-00003)

Dear Ms. Shallbetter,

The Kittitas County Community Development Services Department has determined that the Blue Sky Short Plat (SP-10-00003) 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-10-00003 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.
 - 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)
 - 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 this land division.
 - 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.
4. Individual wells are required to have a 50 foot setback from neighboring property lines (KCC 17A.08.025).
5. 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.
6. Per Kittitas County Environmental Health soil logs need to be performed.

7. This application proposes the utilization of individual/shared wells which require the submittal of well logs or a hydro-geological 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 hydro-geologist.
8. The addresses shall be clearly visible from both directions at the County Road for all properties.
9. 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.
10. Please refer to the comments from Kittitas County Department of Public Works transmitted on June 2, 2010 for plat notes and further issues that must be addressed prior to final approval.

Approval of the Blue Sky 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 September 10, 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. 5th, Room 108) by September 10, 2010 at 5:00p.m.

Sincerely,



Jeff Watson
Staff Planner

CC: Mark Kirkpatrick – Encompass Engineering
Required parties (KCC 15A)

Notice of Decision

Blue Sky Short Plat
(SP-10-00003)

Notice is hereby given that on August 26, 2010, conditional preliminary approval was granted to Marc Kirkpatrick, authorized agent for Traci Shallbetter landowner, for a short subdivision of 10.76 acres into 2 lots consisting of one 7.75 acre lot, and one 3.01 acre lot. The subject properties are located approximately 2 miles east of the City of Cle Elum, east of White Road, and north of Airport Road, in a portion of Section 29, T20N, R16E, WM in Kittitas County, bearing Assessor's map number 20-16-29000-0021.

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:

September 10, 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/.

From: [Jeff Watson](#)
To: ["traci@shallbetterlaw.com"](mailto:traci@shallbetterlaw.com)
Cc: [Marc Kirkpatrick](#); [Jan Ollivier](#)
Subject: SP-10-00003 Blue Sky
Date: Wednesday, June 30, 2010 3:05:00 PM
Attachments: [DRAFT SP-10-00003 Blue Sky CPA.pdf](#)
[SP-10-00003 Blue Sky Transmittal of Comments Signed.pdf](#)
[SP-10-00003 Blue Sky All Comments.pdf](#)

SP-10-00003 Blue Sky

Transmittal of comments... hard copy in the mail. Draft conditional approval (dates will correspond to publishing)... publish in 3-5 days unless I hear from you.

Thanks,

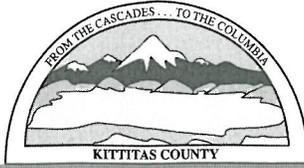
Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
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"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.



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"

June 30, 2010

Traci Shallbetter
3201 Airport Road
Cle Elum WA 98922

RE: Transmittal of Comments – Blue Sky Short Plat (SP-10-00003)

Dear Ms. Shallbetter,

Enclosed are the comments received regarding the Blue Sky Short Plat (SP-10-00003) during the comment period:

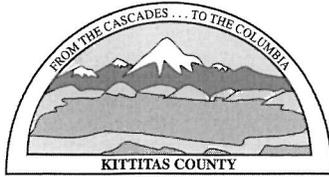
June 2, 2010	Kittitas County Department of Public Works – Christina Wollman
April 29, 2010	Kittitas County Public Health – James Rivard
April 29, 2010	Kittitas County Public Health – Form Letter
April 20, 2010	Washington State Department of Ecology – Gwen Clear
April 14, 2010	Kittitas County Fire Marshal – Brenda Larsen

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: Marc Kirkpatrick - Encompass Engineering



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: June 2, 2010

SUBJECT: Blue Sky Short Plat SP-10-00003

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. 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.
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. 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.
3. Variance: All conditions of Road Variance 09-10 shall be met, including the construction of a paved apron, 22' wide gravel road, and all other road standards requirements.
4. Private Road Improvements: Access from Airport Road to the cul-de-sac shall be constructed to meet or exceed the requirements of a High-Density Private Road that serves 3-14 tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 40' 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. Surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade 8% flat, 12% rolling or mountainous.
 - 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.
5. 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.
 6. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
 7. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
 8. 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.
 9. 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.
 10. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
 11. 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.

ROAD STANDARDS VARIANCE REQUEST

SHALLBETTER ROAD VARIANCE 09-10

Findings of Fact:

The applicant owns property that is accessed by a 30' easement off Airport Road (Cle Elum). The easement currently serves as access to two parcels. The applicant wants to short plat her parcel, which will increase the number of lots served to 3 and enact road standards. Roads standards will require the access to be constructed within a 40' easement and be 22' in width with a paved apron onto the County road.

The applicant requests a variance from the minimum easement size, paved apron requirement, and the private road requirements. She requests to be able to construct the road within the 30' easement and improve the road to joint-use driveway standards, which is a 12' wide gravel road.

Approval

Conditional Approval

Denial

Conditions of Approval:

The use of the 30' easement is approved. All other requests of this variance are denied.



Public Works Director

12-21-09

Date



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

April 29th 2010

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

RE: Blue Sky Short Plat SP-10-00003

Dear Mr. Watson,

Thank you for the opportunity to comment on the Blue Sky Short Plat, SP-10-00003.

Water Metering Statement:

If the residential well connections serving the proposed lots are to be located in Upper Kittitas County (as defined in 173-539A WAC) each residential well connection 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 and the proposed project lies within in Upper Kittitas County (as defined in 173-539A WAC).

Plat Note Statement:

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 in Upper Kittitas County Only (as defined in 173-539A WAC):

"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."

Water Availability Statement:

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.

**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/

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

If application states that residences will utilize Individual Wells:

For preliminary plat approval, the number of wells and which parcels will be served by each well must be identified by the applicant. 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 (Ecology) and a recent passing bacteriological and nitrate test will meet the water availability requirement.

If there is not currently an existing well located on the plat, 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. This requirement can be achieved by submitting a hydrogeological report prepared by a licensed Professional Engineer or Hydrogeologist or by conducting a well survey of proximate wells. Such a survey shall include current information regarding capacity and a recent passing bacteriological and nitrate tests from proximate wells.

In either case, current information that identifies or estimates anticipated capacity of the existing or planned wells must demonstrate that the wells will provide sufficient water to the number of residences that may be connected to them.

Final approval will be conditioned upon the conditions of preliminary approval, and all wells must be drilled, flow capacity known (minimum of a 4 hour pump test), water storage mitigations resolved, water budget neutrality mitigations resolved if applicable, and bacteriological and nitrate tests must be performed and satisfactory to be used for domestic use. Final mylars must have well head protection zone(s) established before final approval can be recommended.

If application states that residences will utilize a Public Water System:

For preliminary approval, if a public water system is proposed for the plat, the future or current location of the well(s) must be identified on the plat map and the applicant must demonstrate that adequacy will be achieved. This requirement can be achieved by submitting a hydrogeological report prepared by a licensed Professional Engineer or Hydrogeologist or by conducting a well survey of proximate wells. Such a survey must include current information regarding capacity and a recent passing bacteriological and nitrate tests from proximate wells. If there is an existing well, a well log from Ecology and a recent passing bacteriological and nitrate test will meet the water availability requirement.

For final approval, the public water system application shall be submitted, reviewed and approved by Kittitas County Public Health Department or the State of Washington, Department of Health which includes final issuance of the water system ID number to meet the water availability requirement for plat approval. For Group B Public Water Systems reviewed and approved by Kittitas County Public Health Department, bonding is allowed for completion of the system as stated in Kittitas County Code 13.09. However, water budget neutrality mitigations must be resolved, if applicable, before approval can be recommended; final mylars must also have the well head protection zone(s) established before final approval can be recommended.

Water Right Transfer Statement:

Documentation from the State of Washington, Department of Ecology must be provided verifying the ownership of the water right and a determination of water budget neutrality, this must include: the location, the quantity of water, the transfer of the water right (wholly or by quantity) by ownership and/or location, and a determination of capacity to how many residences and/or lots that can be served by the transfer of such a water right.

Septic Availability Statement:

The Public Health Department's recommendation shall state that preliminary approval be conditioned upon the developer/owner of the plat providing satisfactory sewage disposal. Satisfactory sewage disposal can be provided through several different ways depending on the source of disposal proposed.

If application states that residences will be connected to public sewer system:

In order to recommend approval, The Public Health Department will need a signed letter from the sewer district stating that the proposed project's connection will be allowed.

If on-site sewage systems are proposed for the plat and minimum lot sizes are satisfied:

Soil logs must be performed prior to the Public Health Department recommending preliminary approval of the plat application. Once the soil logs are conducted and approved by the Public Health Department, the requirement for septic availability will have been satisfied.

Review of the Application File:

At this point in time this application does not contain sufficient information to make a determination that: 1) there is an adequate potable water supply available and 2) that the land area is suitable for onsite sewage systems. The above mentioned requirements need to be satisfied and the appropriate documentation needs to be submitted to the Public Health Department for review and approval 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,

James Rivard,
Environmental Health Supervisor
Kittitas County Public Health



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

04-29-2010

Traci Shallbetter
3201 Airport Road
Ellensburg, WA 98926

RE: Blue Sky Short Plat (SP-10-00003) submission fee received (\$380.00)

Dear Applicant:

We have received the application for your proposed Short Plat (located in Section 29, Township 20, Range 16, off of Airport Road).

Enclosed is a checklist and more detailed instructions for meeting Kittitas County Public Health Department's requirements for providing adequate supply of potable water and providing adequate sewage disposal for platting.

Please note: We will not recommend approval of your plat application until the enclosed requirements are met. Some requirements must be satisfied prior to recommendation for preliminary approval.

Once we have received and reviewed the required information, we will notify Community Development Services that the Public Health Department requirements have been satisfactorily addressed.

If you have any questions or concerns, please feel free to contact our office at (509) 962-7515.

Sincerely,

A handwritten signature in blue ink that reads "Catherine Bambrick".

Catherine Bambrick, Administrator
Kittitas County Public Health Department

Enclosures: (3)

cc: Kittitas County Community Development Services, Encompass Surveying (engineering firm)



Checklist

Prior to recommending final approval of the above listed plat you must meet RCW 58.17.150, RCW 58.17.110, KCC Title 16, Chapter 16.12.150 and WAC 246-272A-0320 by:

(**More detailed instructions are provided in the 'Instructions for Completing Requirements for Public Health' enclosed)

1. Proving there is an adequate supply of potable water

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

Group "A" Public Water System

Provide written approval from Washington State Department of Health.

Group "B" Public Water System

Schedule a well site inspection with the Public Health Department and contact a Satellite Management Agency as the **first step** toward approval of a Group B Public Water System. The Group B Public Water System must be approved or bonded for completion of the well house construction prior to recommendation for final plat approval.

Individual Wells

For preliminary approval to be recommended, provide a well log or hydrogeological report to prove adequate ground water exists for the proposed number of potable water wells. For final approval to be recommended, all wells must be drilled, flow capacity known, water storage mitigations resolved and bacteriological and nitrate tests must be performed and satisfactory. Final mylars must have well head protection zone(s) established.

Shared Two-Party Well

For preliminary approval to be recommended, provide a well log or hydrogeological report to prove adequate ground water exists for the proposed potable water well. For final approval, submit:

- Well log or a 4 hour pump test
- Signed, notarized and recorded two party shared well water user's agreement
- Water storage mitigations (if required)
- Passing bacteriological and nitrate tests

Final mylars must have well head protection zone(s) established.

Public Utility Water Supply

Submit a signed letter of agreement from a public utility official and the developer/owner, granting sewer potable water services for the entire development.

AND

2. Proving satisfactory sewage disposal

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

On-site Sewage

A soil analysis of each proposed lot on the subdivision must be completed prior to receiving a recommendation for **preliminary plat approval**. Schedule a soil log inspection with KCPHD and prepare each proposed lot by digging one test hole per lot.

Public Utility Sewer

Submit a signed letter of agreement from the public utility official and the developer/owner, granting sewer services for the entire development.

Instructions for Completing Public 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.

WELL SET BACK REQUIREMENTS

Prior to drilling a well, a well site review must be conducted by KCPHD. All wells must be located 50 feet from a property lines and have a 100 foot well head protection zone established. For individual wells, the setbacks are 50 feet from septic tank and 100 feet from a drain field and reserve area. For public water systems, the setbacks are 100 foot from a septic tank, drain field and reserve area (Title 17, Chapter 17A.08.025, WAC 246-272A-0320, WAC 246-272A-0210).

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, Lookout Mountain Utilities Management (509) 674-6789 and Valley Water Services (509)575-3999 are the current SMAs.

PUBLIC GROUP “A” WATER SYSTEMS

If you have an existing well and a Department of Ecology issued a “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 WATER SYSTEMS SERVING 3-14 CONNECTIONS

Washington State Department of Health and Kittitas County Public Health Department share the regulatory authority for approving Public Water Systems from 3 to 14 connections 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 Public Water System (Group B) applications with **3-9 connections should be submitted to Kittitas County Public Health Department; all Public Water System (Group A) applications with **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
507 N Nanum Street, Suite 102
Ellensburg, WA 98926
(509) 933-8261

Washington State Department of Health
16201 E. Indiana Ave., Suite 1500
Spokane, WA 99216
(509) 329-2116
ATTN: Scott Torpie, 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

For preliminary plat approval, the number of wells and which parcels will be served by each well must be identified by the applicant. 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 (Ecology) and a recent passing bacteriological and nitrate test will meet the water availability requirement.

If there is not currently an existing well located on the plat, 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. This requirement can be achieved by submitting a hydrogeological report prepared by a licensed Professional Engineer or Hydrogeologist or by conducting a well survey of proximate wells. Such a survey shall include current information regarding capacity and a recent passing bacteriological and nitrate tests from proximate wells.

In either case, current information that identifies or estimates anticipated capacity of the existing or planned wells must demonstrate that the wells will provide sufficient water to the number of residences that may be connected to them.

Final approval will be conditioned upon the conditions of preliminary approval, and all wells must be drilled, flow capacity known (minimum of a 4 hour pump test), water storage mitigations resolved and bacteriological and nitrate tests must be performed and satisfactory to be used for domestic use. Final mylars must have well head protection zone(s) established before final approval can be recommended.

WATER BUDGET NEUTRALITY

In upper Kittitas County, if the property owner **has not already put the well or wells in question to beneficial use**, a determination of water neutrality from Washington State Department of Ecology will be required to satisfy the water availability requirement for individual wells and Public Water Systems serving 3-14 connections. This requirement may be waived at the final approval stage if Ecology has modified the Upper Kittitas County Ground Water Rule (Chapter 173-539A WAC) in such a way that a determination is no longer required and the applicant has met all requirements of the modified rule.

PLAT NOTES

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, in upper Kittitas County only:

“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.”

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 must be completed on each proposed lot to determine the suitability of the soil and minimal lot size required to support an onsite sewage system. **Soil logs must occur prior to recommendation for preliminary plat approval.** The developer/owner shall provide soil test holes on each lot as per WAC 246-272A-0320 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.

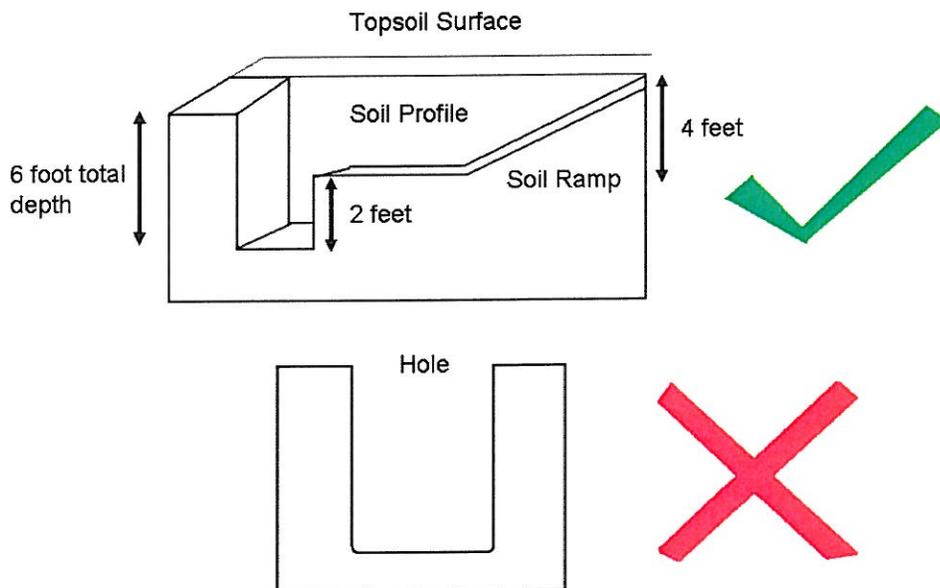
Soil Log Requirements for Land Division

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, soil logs are required before a recommendation for preliminary plat approval can be made.

Requirements: In order for a soil log to be conducted, test holes must meet specific criteria according to Chapter 246-272A-0320 WAC, Kittitas County Code 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 performed.
- 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 246-272A-0320 Table X (provided below) 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. 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 ¹					
Individual, on each lot	1.0 acre	1 acre	1 acre	1 acre	2 acres	2 acres
	2.5 acres ¹					

¹ 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 Kittitas County Public Health Department Office located at 507 N Nanum Street, Suite 102 or call (509) 962-7515 to arrange an appointment.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

April 20, 2010

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

Re: SP-10-00003

Dear Mr. Watson:

Thank you for the opportunity to comment on the Blue Sky short subdivision of approximately 10.76 acres into 2 lots, proposed by Marc Kirkpatrick for Traci Shallbetter. We have reviewed the application and have the following comments.

Water Resources

Water Availability for Proposed Lot

It does not appear that water is available for appropriation on the proposed lot. According to Ecology records, there are no water rights or claims for domestic use appurtenant to the subject lands. It appears that the SP-10-00003 intends to utilize groundwater under a permit-exemption (RCW 90.44.050). However, WAC 173-539A, known as the Upper Kittitas Emergency Ground Water Rule, restricts all new appropriations of groundwater within the upper Kittitas including permit-exempt uses. This project lies within the affected area.

The Upper Kittitas Emergency Ground Water Rule does allow for new uses of groundwater if:

1. a building permit has been granted and vested prior to July 16, 2009.
2. a qualifying 'group use' under WAC 173-539A was established prior to July 16, 2009.
3. The project is determined by Ecology to be 'water budget neutral'.



Mr. Watson
April 20, 2010
Page 2

From the information provided, it does not appear that any of the listed exceptions to the rule apply.

As a result, the proponent or landowner shall apply to Ecology for a permit to appropriate public groundwater, or if seeking to use the groundwater exemption, shall submit to Ecology a request for determination that the proposed exempt use would be water budget neutral. No new permit-exempt use(s) under RCW 90.44.050 may commence unless Ecology has approved a request for determination that the proposed use(s) would be water budget neutral consistent with WAC 173-539A.

If mitigation is offered for this project, all commenting agencies and persons should have an opportunity to address any potential concerns with or the adequacy of the mitigation offered.

If you have any questions concerning the Water Resources comments, please contact Kurt Walker at (509) 454-4237.

Sincerely,



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



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

April 14, 2010

Jeff Watson
Public Works Department
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Blue Sky Short Plat, (SP 10-00003)

Dear Mr. Watson:

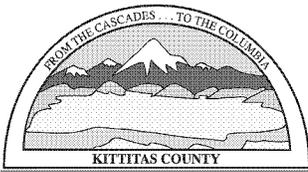
After conducting a review of the above named project, I have the following comments:

- All future development must comply with the 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,

Brenda Larsen
Fire Marshal



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

(Pursuant to Kittitas County Code 15A.03.060)

To: Interested Departments & Agencies with Jurisdiction
Adjacent property owners
Applicant

From: **Jeff Watson, Staff Planner**

Date: **3/31/2010**

Subject: **Blue Sky Short Plat, SP-10-00003**

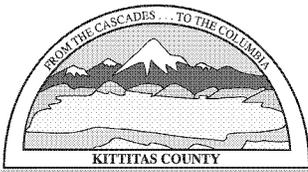
On March 5, 2010, Marc Kirkpatrick, authorized agent for Traci Shallbetter landowner, submitted a Short Plat land use application which was deemed complete on March 8, 2010 by Kittitas County Community Development Services staff. The application is for a 2 lot Short Plat subdivision pursuant to Kittitas County Code 16.32 on approximately 10.76 acres of land that is zoned Agriculture 3. The subject property is located approximately 2 miles east of the City of Cle Elum, east of White Road, and north of Airport Road, in a portion of Section 29, T20N, R16E, WM in Kittitas County, bearing Assessor's map number 20-16-29000-0021. See attached vicinity map.

The complete 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 Community Development Services website at www.co.kittitas.wa.us/cds/current/. If you do not have internet access, or are unable to view the complete application at Community Development Services in person, one will be mailed on request.

Under Title 15A.03.080, Short Plat Projects are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500⁰⁰.

All comments on this application must be addressed to the designated permit coordinator at :

Attn: **Jeff Watson**
Kittitas County Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

cds@co.kittitas.wa.us

Office (509) 962-7506

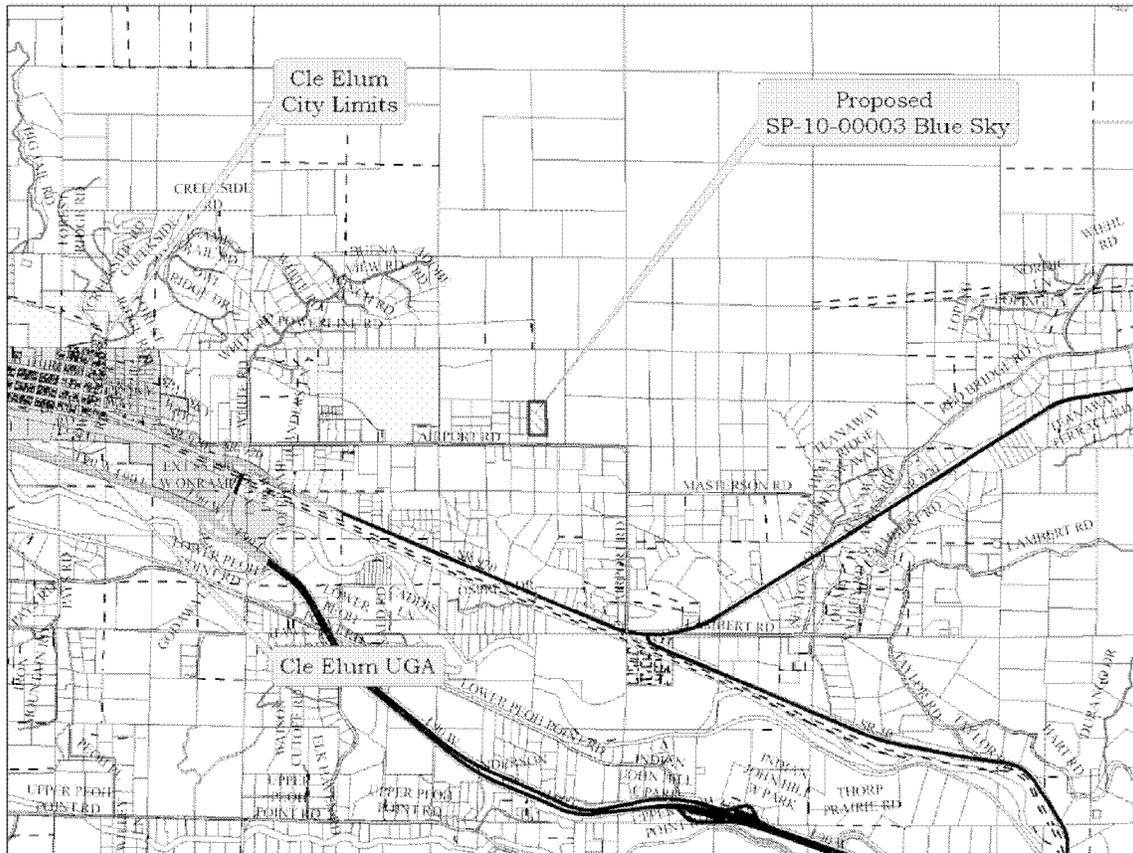
Fax (509) 962-7682

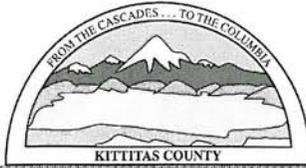
"Building Partnerships – Building Communities"

The 15 day comment period as outlined in Table A at the end of Title 15A of the Kittitas County Code, will terminate on **April 20, 2010 at 5:00 pm**.

If you have any questions regarding the proposed project outlined above, or the application process, please contact Community Development Services at (509) 962-7506.

Vicinity Map





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"

March 8, 2010

Mark Kirkpatrick
Encompass Engineering and Surveying
108 East 2nd
Cle Elum WA 98922

RE: Blue Sky Short Plat, SP-10-00003

Dear Mr. Kirkpatrick,

The application for a 2 lot Short Plat on approximately 10.76 acres of land that is zoned Agriculture 3, located in a portion of Section 29, T20N, R16E, WM, in Kittitas County, Assessor's map number 20-16-29000-0021 was received on March 5, 2010. Your application has been determined complete as of March 8, 2010.

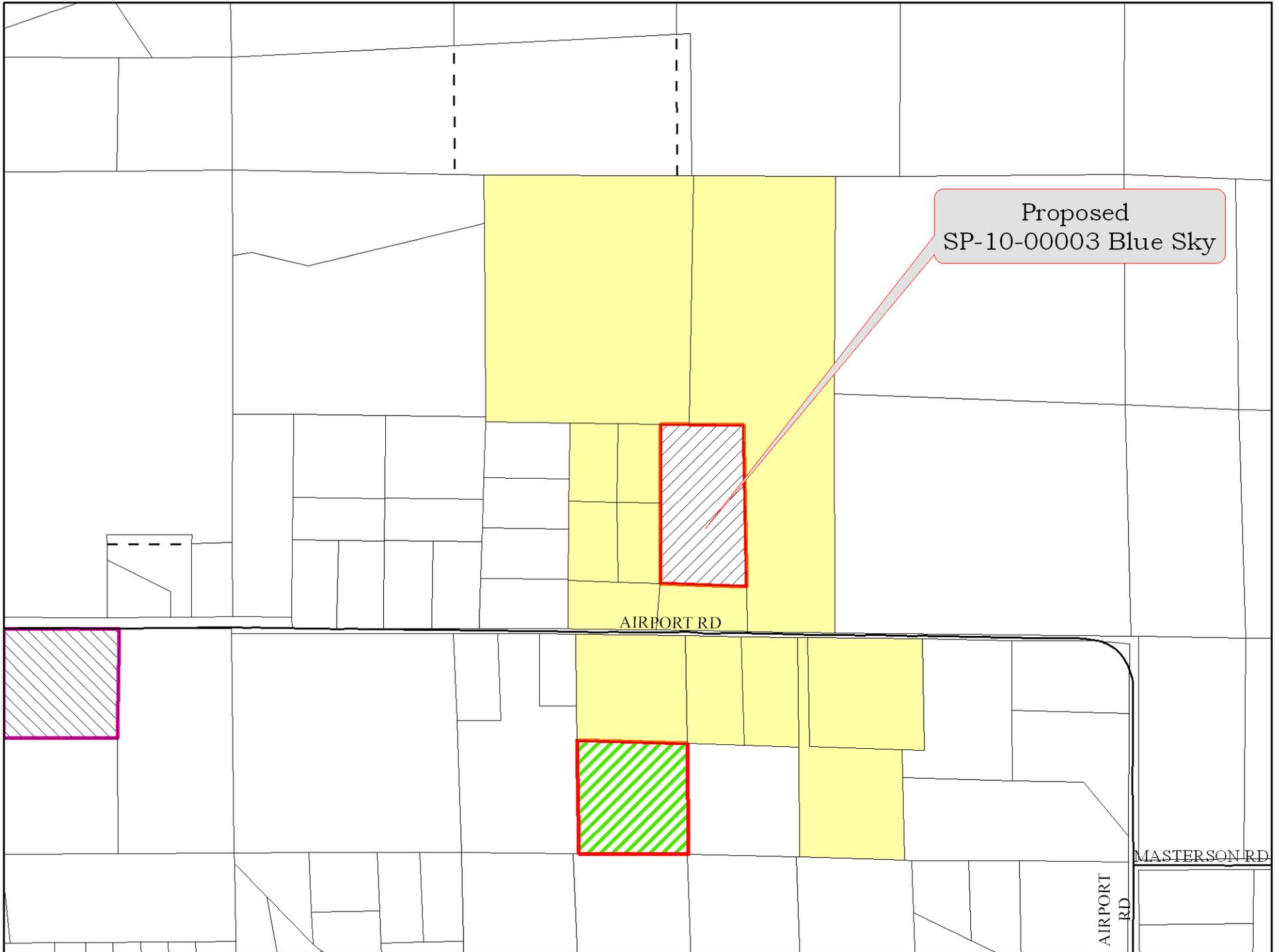
Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. Conditional Preliminary Approval will be issued. The conditional Preliminary Approval will be final unless appealed within 10 working days following the date of issuance.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

Sincerely,

Jeff Watson
Staff Planner



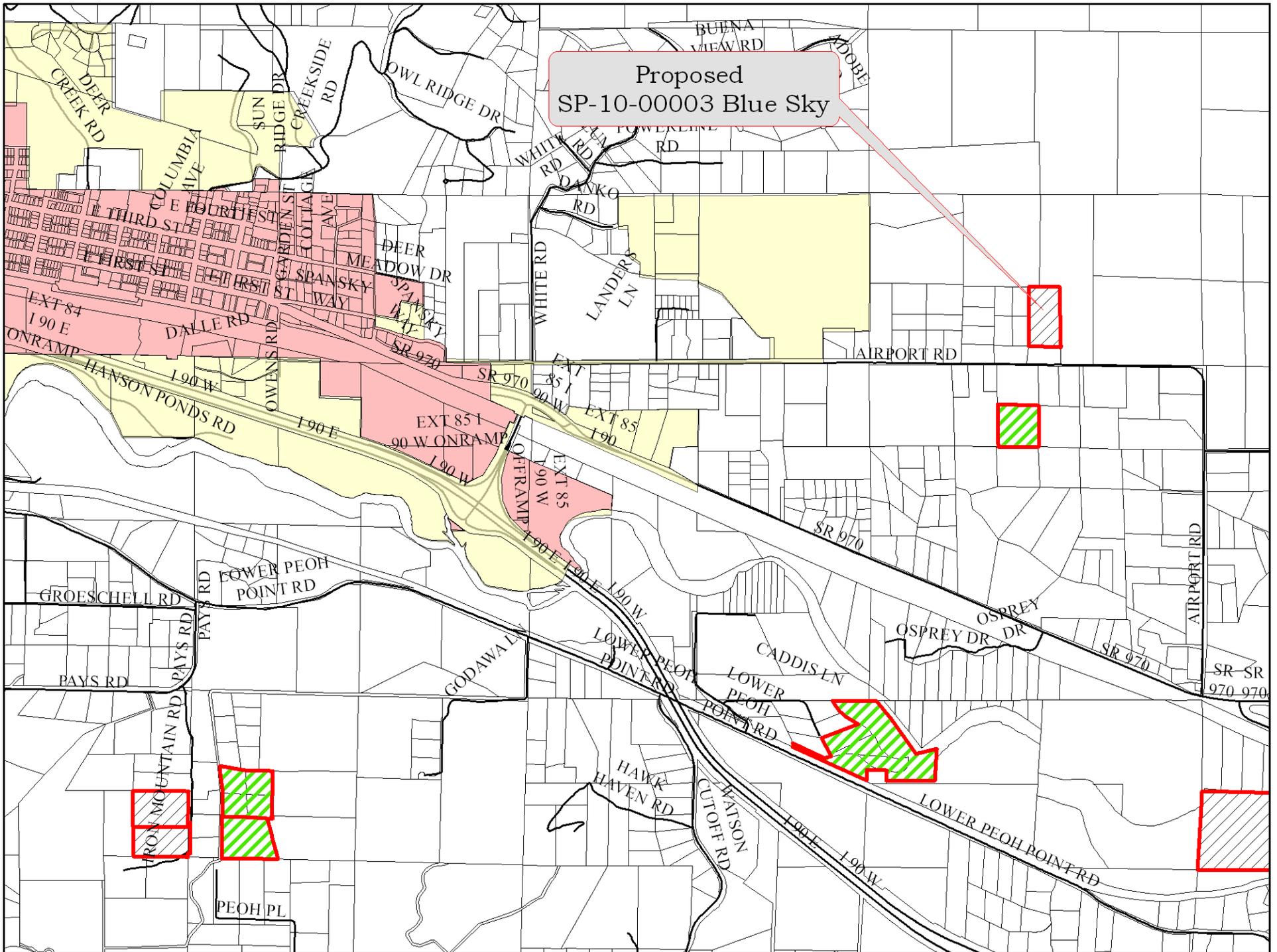
Proposed
SP-10-00003 Blue Sky

AIRPORT RD

MASTERSON RD

AIRPORT
RD

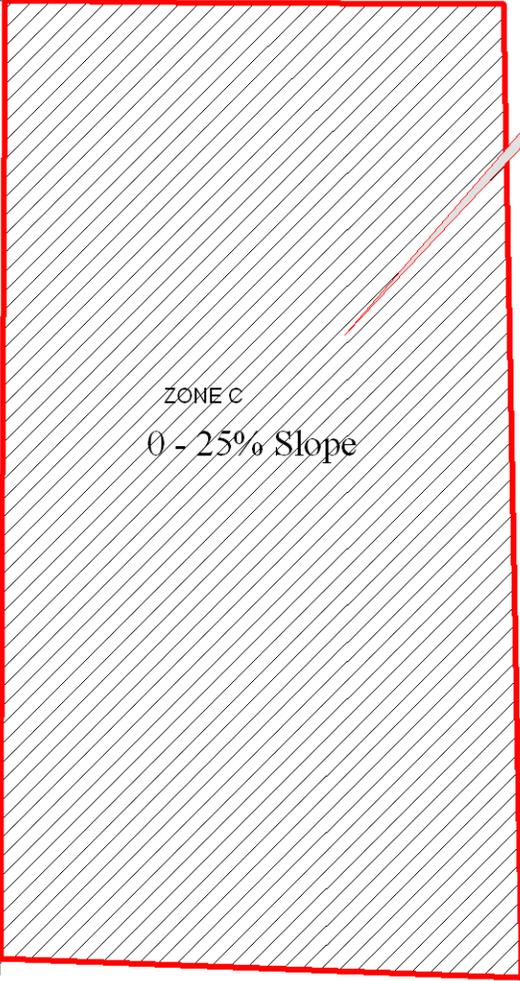
Proposed
SP-10-00003 Blue Sky



Critical Areas

Proposed
SP-10-00003 Blue Sky

ZONE C
0 - 25% Slope

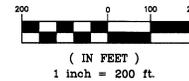




Proposed
SP-10-00003 Blue Sky

PART OF THE SOUTH HALF OF SECTION 29,
TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.

GRAPHIC SCALE



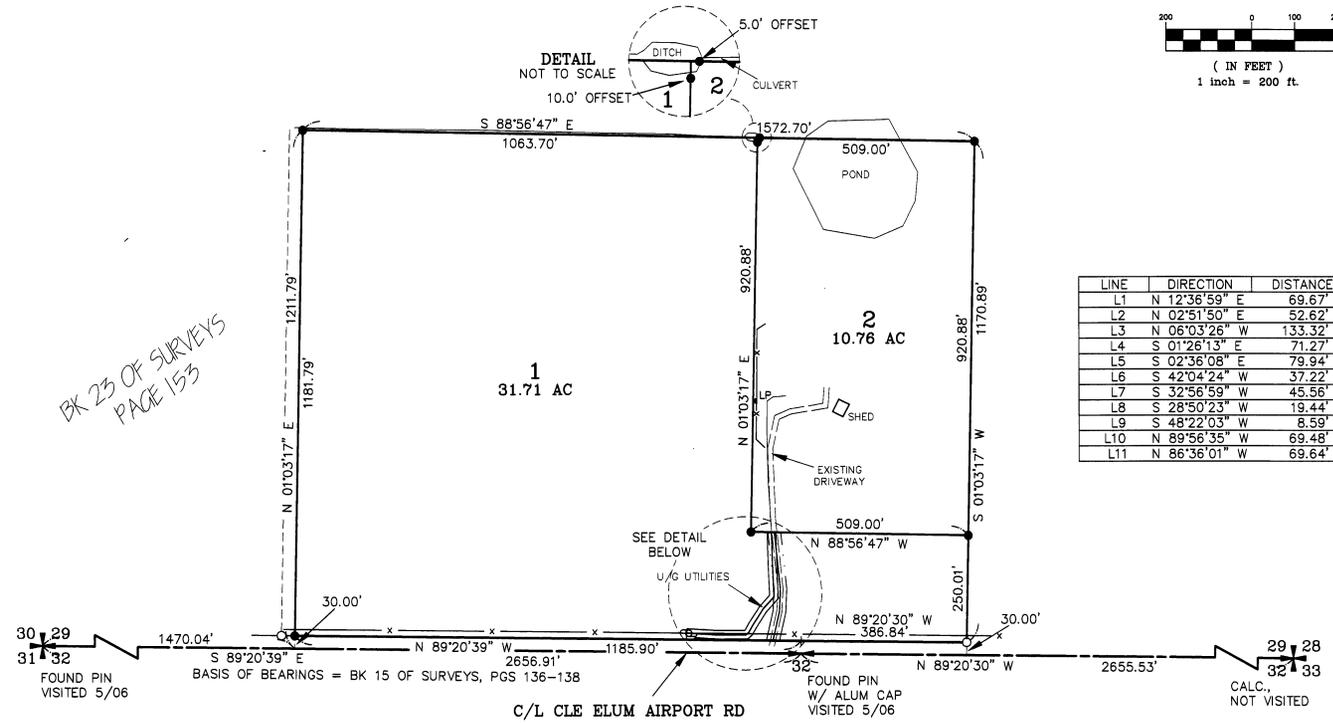
LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x— FENCE

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 15 OF SURVEYS, PAGES 136-138 AND BOOK 19 OF SURVEYS, PAGE 162.
4. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE BY BOUNDARY LINE ADJUSTMENT.

BK 23 OF SURVEYS
PAGE 153



LINE	DIRECTION	DISTANCE
L1	N 12°36'59" E	69.67'
L2	N 02°51'50" E	52.62'
L3	N 06°03'26" W	133.32'
L4	S 01°28'13" E	71.27'
L5	S 02°36'08" E	79.94'
L6	S 42°04'24" W	37.22'
L7	S 32°56'59" W	45.56'
L8	S 28°50'23" W	19.44'
L9	S 48°22'03" W	8.59'
L10	N 89°56'35" W	69.48'
L11	N 86°36'01" W	69.64'

AUDITOR'S CERTIFICATE

Filed for record this 30TH day of MAY,
2006, at 9:50 A.M., in Book 32 of Surveys at
page(s) 188 at the request of Cruse & Associates.

JERALD V. PETTIT BY: [Signature]
KITTITAS COUNTY AUDITOR

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 BRIAN FREDERICK in APRIL of 2006.

Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078
MAY 30, 2006
DATE

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242
FREDERICK PROPERTY

LEGAL DESCRIPTIONS

ORIGINAL PARCELS - AFN 199802270026

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED MAY 30, 2006 IN BOOK 32 OF SURVEYS AT PAGE 188, UNDER AUDITOR'S FILE NO. 20060530 0001, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2

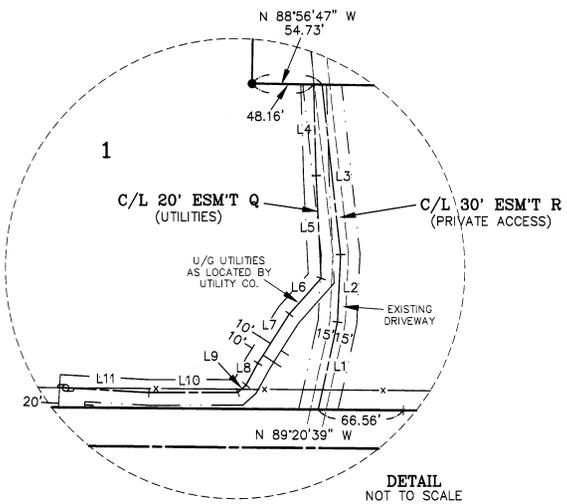
PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED MAY 30, 2006 IN BOOK 32 OF SURVEYS AT PAGE 188, UNDER AUDITOR'S FILE NO. 20060530 0001, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT Q

EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY RECORDED MAY 30, 2006 IN BOOK 32 OF SURVEYS AT PAGE 188, UNDER AUDITOR'S FILE NO. 20060530 0001, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCEL 1 OF SAID SURVEY.

EASEMENT R

EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY RECORDED MAY 30, 2006 IN BOOK 32 OF SURVEYS AT PAGE 188, UNDER AUDITOR'S FILE NO. 20060530 0001, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCEL 1 OF SAID SURVEY.

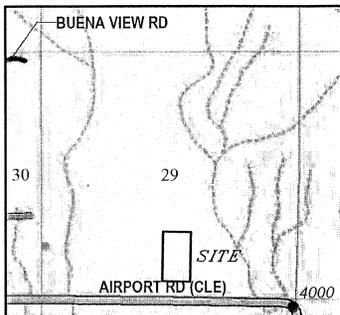


DETAIL NOT TO SCALE

	X	X	

BLUE SKY SHORT PLAT
 A PORTION OF THE SOUTH 1/2 OF SEC. 29 T.20N., R.16E., W.M.
 KITTITAS COUNTY, WASHINGTON

SP-10-XXXX



VICINITY MAP
NTS

SURVEY NOTES:

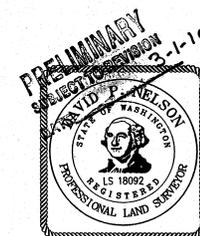
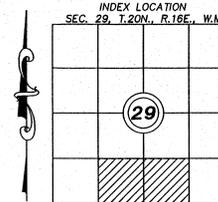
1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK 32 OF SURVEYS, PAGE 188, UNDER AUDITOR'S FILE NUMBER 2006030000, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 2 OF SURVEY BOOK 32, PAGE 188, UNDER AUDITOR'S FILE NUMBER 2006030000, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON INTO THE CONFIGURATION SHOWN HEREON.
3. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

INDEX LOCATION
SEC. 29, T.20N., R.16E., W.M.



APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ DAY OF _____ A.D., 20__

KITTITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE "BLUE SKY" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE 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

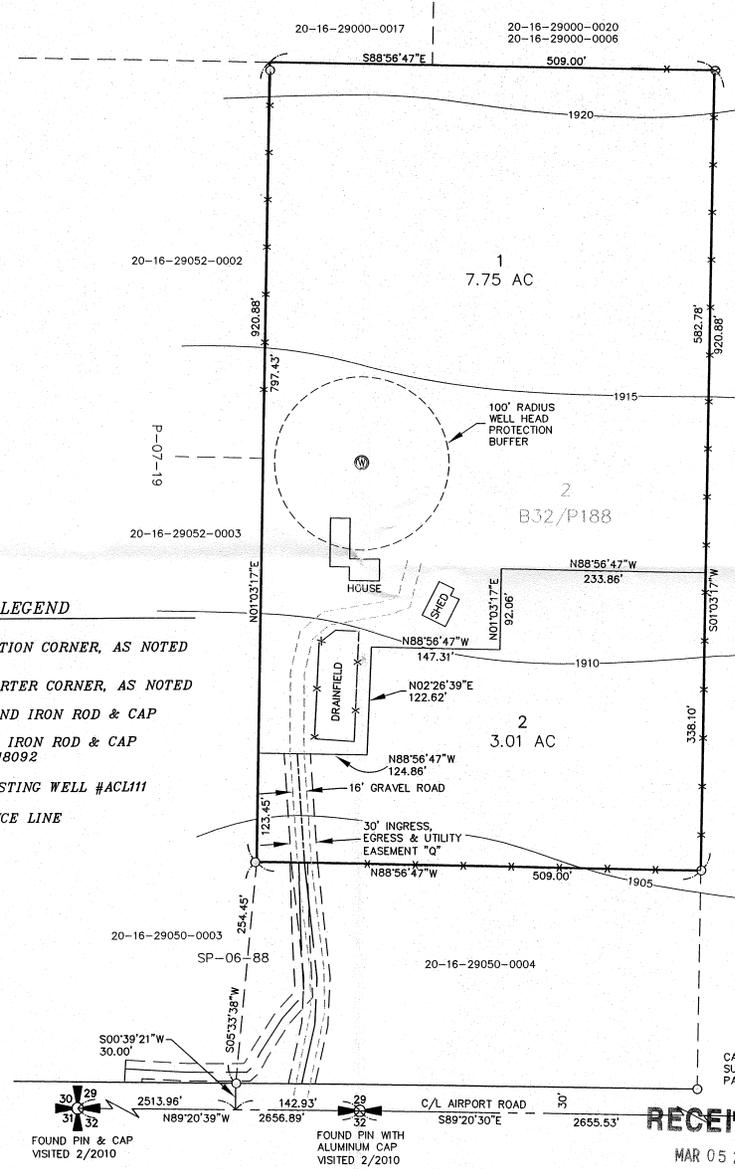
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.

DATED THIS ____ DAY OF _____ A.D., 20__

KITTITAS COUNTY TREASURER

ORIGINAL TAX LOT NO. 20-16-29000-0021 (950641)

- LEGEND**
- SECTION CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - FOUND IRON ROD & CAP
 - SET IRON ROD & CAP LS#18092
 - EXISTING WELL #ACL111
 - FENCE LINE



CALC'D PER SURVEY BK 32, PAGE 188

RECEIVED
MAR 05 2010
Kittitas County
CDS

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS.....DAY OF 20.....AT.....M
 IN BOOK.....OF.....AT PAGE.....AT THE REQUEST OF
 DAVID P. NELSON
 SURVEYOR'S NAME

..... COUNTY AUDITOR DEPUTY COUNTY AUDITOR

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.....TRACT.....SHALL BE TIER.....
 IN.....FEET.....20.10.

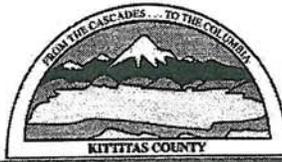
DAVID P. NELSON DATE.....
 CERTIFICATE NO. 18092.....

K.C.S.P. NO. 10-XXXXX
PTN. OF THE S. 1/2 OF SEC. 29, T.20N., R.16E., W.M.
KITTITAS COUNTY, WASHINGTON

DWN BY G. WEISER	DATE 02/2010	JOB NO. 10009
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 1 OF 2

Encompass
ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419



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"

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITTITAS 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

well log

APPLICATION FEES:

\$190 plus \$10 per lot for Public Works Department;
 \$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;
 \$720 for Community Development Services Department;
 \$130 for Fire Marshal
 (One check made payable to KCCDS)

RECEIVED

MAR 05 2010

FOR STAFF USE ONLY

Kittitas County
DATE STAMP
HERE

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X [Signature]

DATE:

3/5/10

RECEIPT #

10007153

NOTES:

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

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

Name: Traci Shallbetter
Mailing Address: 3201 Airport Road
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-674-3836
Email Address: traci@shallbetterlaw.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: Marc Kirkpatrick
Mailing Address: Encompass Surveying & Engineering
City/State/ZIP: 108 E. 2nd, Cle Elum, WA 98922
Day Time Phone: 509-674-7433
Email Address: mkirkpatrick@encompasses.net

3. **Street address of property:**

Address: 3201 Airport Road
City/State/ZIP: Cle Elum, WA 98922

4. **Legal description of property:**

Parcel 2 of that certain survey recorded May 30, 2006, in Book 32 of Surveys, page 188, under AFN 20060530001, records of Kittitas County, being a portino of the SW and SE quarters of Section 29, T20N, R16E, W.M.

5. **Tax parcel number(s):** 950641 / 20-10-291000-0021

6. **Property size:** 10.76 acres (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):

Short Plat of existing 10.76 acre lot into two lots, one approximately 7.7 acres and the other approximately 3.0 acres. One lot is already improved with a residence and served by a well and septic. Power will be stubbed to property line for new lot. New lot will be served by exempt well, with possibility of shared well agreement with existing lot. New lot will be served by own septic. Both lots will be served by joint-use driveway off of Airport Road. A variance from the road standards has been granted given that a total of no more than 3 lots will be accessed off of Airport Road, and one of those lots fronts on Airport Road

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?
Airport Road

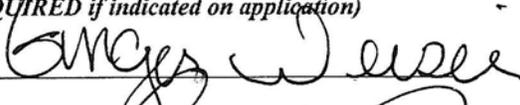
10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess 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

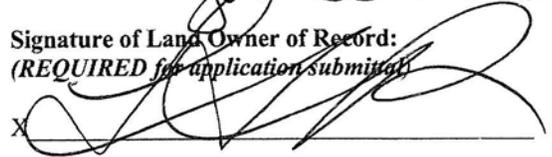


3-1-10

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

Date:

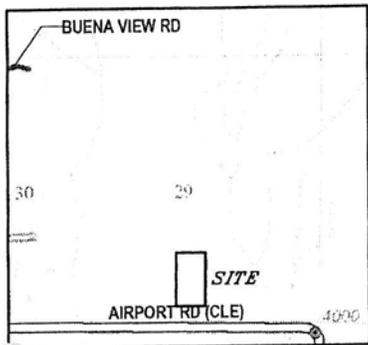
X



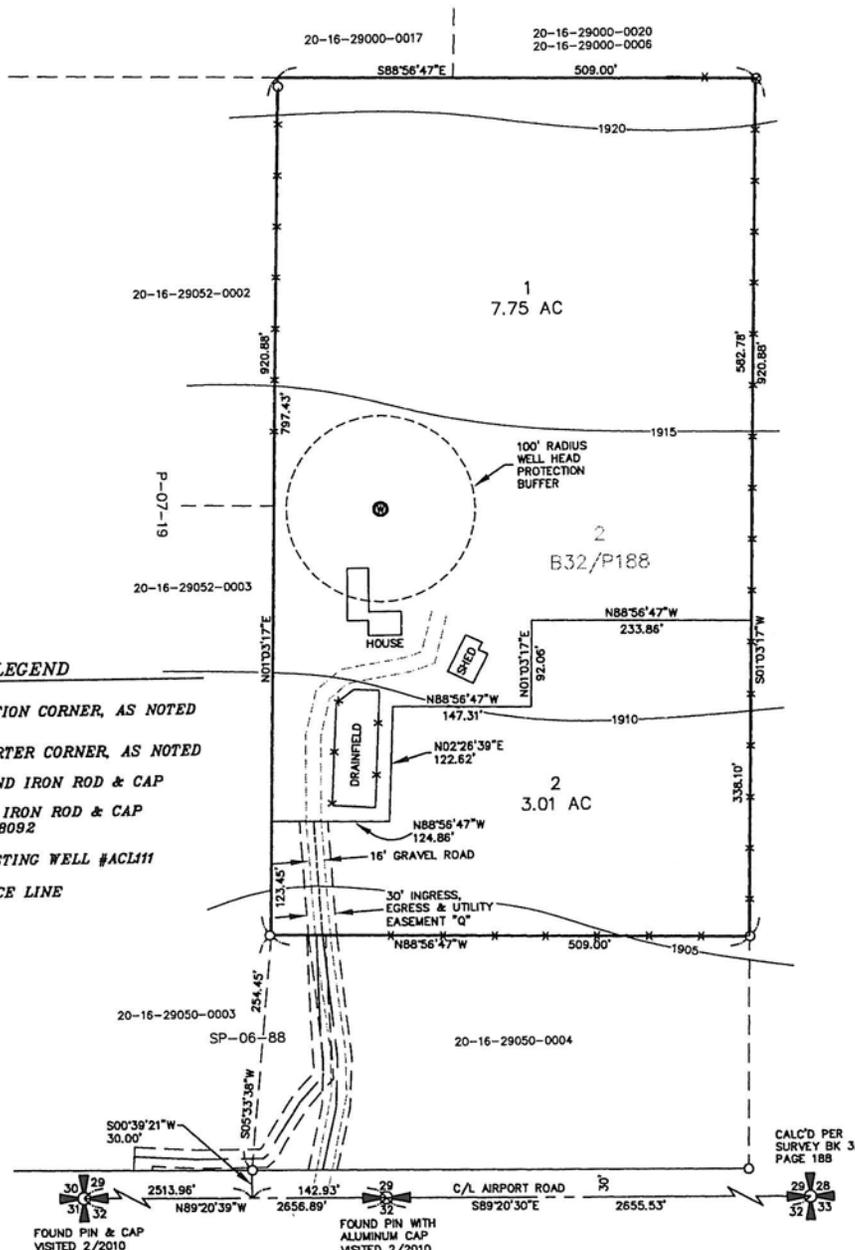
3/5/2010

BLUE SKY SHORT PLAT
 A PORTION OF THE SOUTH 1/2 OF SEC. 29 T.20N., R.16E., W.M.
 KITTITAS COUNTY, WASHINGTON

SP-10-XXXX



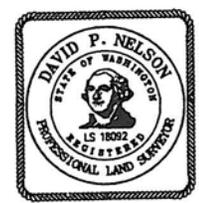
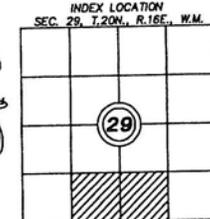
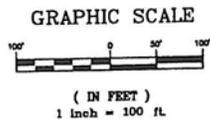
VICINITY MAP
NTS



- LEGEND**
- SECTION CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - FOUND IRON ROD & CAP
 - SET IRON ROD & CAP LS#18092
 - EXISTING WELL #ACL11
 - FENCE LINE

SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK 32 OF SURVEYS, PAGE 188, UNDER AUDITOR'S FILE NUMBER 2006050001, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 2 OF SURVEY BOOK 32, PAGE 188, UNDER AUDITOR'S FILE NUMBER 2006050001, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON INTO THE CONFIGURATION SHOWN HEREON.
3. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.



APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ DAY OF _____ A.D., 20__

 KITTITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE "BLUE SKY" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DO 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

I 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 16-29000-0021 (950641)

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS.....DAY OF 20.....AT.....M
 IN BOOK.....OF.....AT PAGE.....AT THE REQUEST OF
 DAVID P. NELSON
 SURVEYOR'S NAME

..... COUNTY AUDITOR DEPUTY COUNTY AUDITOR

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.....TRACI.....SHALLREITER.....
 IN..FEB.....20.10.

DAVID P. NELSON DATE
 CERTIFICATE NO. 18092

K.C.S.P. NO. 10-XXXX
PTN. OF THE S. 1/2 OF SEC. 29, T.20N., R.16E., W.M.
KITTITAS COUNTY, WASHINGTON

DWN BY G. WEISER	DATE 02/2010	JOB NO. 10009
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 1 OF 2

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

CALC'D PER
 SURVEY BK 32,
 PAGE 188

OWNER:

TRACI SHALLBETTER
3201 AIRPORT ROAD
CLE ELUM WA 98922

PARCEL #20-16-29000-0021 (950841)

ACREAGE: 10.78

2 LOTS

WATER SOURCE: INDIVIDUAL WELLS/SHARED

SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD

ZONE: AG-3

BLUE SKY SHORT PLAT

A PORTION OF THE SOUTH 1/2 OF SEC. 29 T.20N., R.16E., W.M.
KITTITAS COUNTY, WASHINGTON

SP-10-XXXXX

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, TRACI SHALLBETTER, AS HER SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 20__

TRACI SHALLBETTER

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT _____ SIGNED THE SAME AS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ 20__

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AMTRUST BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 20__

NAME _____ NAME _____
TITLE _____ TITLE _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS ____ DAY OF _____ 20__ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ PRESIDENT AND TO ME KNOWN TO BE THE _____ SECRETARY, RESPECTIVELY, OF _____ THE CORPORATION THAT EXECUTED THE

FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

EXISTING LEGAL DESCRIPTION:

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED MAY 30, 2006, IN BOOK 32 OF SURVEYS, PAGE 188, UNDER AUDITOR'S FILE NO. 200605300001, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

- 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.
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- AN APPROVED ACCESS PERMIT WILL 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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.
- 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, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT 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 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 GROUNDWATER 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.

ADJACENT PROPERTY OWNERS:

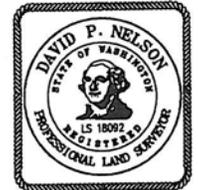
20-16-29000-0017
JON L NEWTON TRUSTEE
PO BOX 193
CLE ELUM WA 98922

20-16-29000-0006
20-16-29000-0020
HEIN & HEIN ENTERPRISE LLC
104 MONTGOMERY
CLE ELUM WA 98922

20-16-29052-0002
20-16-29052-0003
BARTON H CLENNON ETUX
2350 MAPLE ST
WENATCHEE WA 98801

20-16-29050-0003
KENT W LESTER ETUX
6912 151ST AVE NE
REDMOND WA 98052

20-16-29050-0004
RAY STANFIELD ETUX
850 SANDY RIDGE RD
CLE ELUM WA 98922



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS.....DAY OF 20.....AT.....M
IN BOOK.....OF.....AT PAGE.....AT THE REQUEST OF

DAVID P. NELSON
SURVEYOR'S NAME

..... COUNTY AUDITOR DEPUTY COUNTY AUDITOR

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.....TRACI SHALLBETTER..... IN.....FEB.....2010

DAVID P. NELSON DATE
CERTIFICATE NO. 18092

K.C.S.P. NO. 10-XXXXX
PTN. OF THE S. 1/2 OF SEC. 29, T.20N., R.16E., W.M.
KITTITAS COUNTY, WASHINGTON

DWN BY G. WEISER	DATE 02/2010	JOB NO. 10009
CHKD BY D. NELSON	SCALE N/A	SHEET 2 OF 2

Encompass

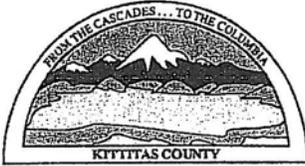
ENGINEERING & SURVEYING

Western Washington Division
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Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-424-5555



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

PUBLIC DISCLOSURE REQUEST FORM

All records maintained by state and local agencies are available for public inspection unless they are specifically exempted by law. You are entitled to access to public records, under reasonable conditions, and to copies of those records upon paying the costs of making the copy. In most cases, you do not have to explain why you want the records. An agency may require information necessary to establish if disclosure would violate certain provisions of law.

Name	Encompass Engineering & Surveying				1
	First	Last	MI		
Address	108 East 2nd Street	Cle Elum	WA	98922	2
	Street or P.O. Box	City	State	Zip Code	
Phone Number	(509) 674-7433				3

You should make your request as specific as possible; it helps the agency to identify specific records you wish to inspect.

I am requesting public disclosure of

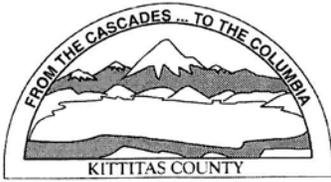
All past and future County correspondence related to this project that is normally sent to the applicant.
PLEASE EMAIL ALL DOCUMENTS TO information@encompasses.net AS WELL AS HARD COPIES TO ADDRESS ABOVE.

Job # 10009 SHALLBETTER short PLAT

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00007153

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 021883

Date: 3/5/2010

Applicant: SHALLBETTER, TRACI

Type: check # 8156

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-10-00003	CDS FEE FOR SHORT PLAT	720.00
SP-10-00003	EH SHORT PLAT FEE	380.00
SP-10-00003	PUBLIC WORKS SHORT PLAT FEE	210.00
SP-10-00003	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,440.00