

Chelsea Benner

From: Cruse & Associates <cruseandassoc@kvalley.com>
Sent: Wednesday, February 14, 2018 9:00 AM
To: Chelsea Benner
Cc: Ron Mitchell; Sonja Mitchell
Subject: Re: SP-17-00003

Chelsea,

I just wanted to follow up on your 1/31/2018 letter to clarify some of the comments received. DOE's comment requiring a group B water system has never been required to my knowledge for 20 acre parcels. We understand it will fall under a single water right and need to be mitigated but I have been allowed individual wells on all applications to date. Group B water systems are usually not feasible in the 20 acre zones as the homes can be 1000's of feet apart. Can you please forward whatever code requires a group B system for us to review?

The comments received for main Nanuem creek appear to be correct as it is classified as a shoreline of the state and designated in the rural conservancy. I do not know if this property is within 100' of Naneum Creek as the creek is outside of this ownership but can add a note that shoreline restriction from Naneum Creek may affect the SW corner of Parcel 1A and to contact Kittitas County for additional information. The Ferguson Irrigation Ditch (Ferguson west branch per wdfw) is a man made ditch to convey irrigation water to properties to the south. Ferguson Irrigation Ditch does go dry and collects KRD irrigation runoff to flow throughout the dry season. This ditch is unclassified by WA DNR and not a shoreline of the state. The ditch that crosses under Naneum road and runs through Lot 1C (Ferguson branch per wdfw) is unclassified by WA DNR and not a shoreline of the state. The area along this ditch is not a desirable location to build and intentionally placed the 60' access easement north of the Naneum Road crossing to not have to cross this area.

The intended buildable area of Lot 1C is to be NW of the Ferguson Irrigation ditch in the existing hay field. The landowner has owned this land for more than 30 years, and this area encompassing Lot 1C has been used continuously as productive farm and pastureland. Lots 1A and 1B have numerous building areas within their parcel boundaries. The existing home and barns adjacent to Ferguson Irrigation Ditch have been there for decades and have not had problems. Approving this short plat in no way circumvents any rules or regulations as all future construction permits for these parcels within this short plat are required to go through a review process with Kittitas County. This will ensure all codes are met for whatever structure or development are proposed wherever it is located in the parcel. Please contact us back with any questions or concerns and would be happy to schedule a meeting to discuss how best to proceed.

Thanks,
Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
(509) 962-8242 Office
(509) 962-8238 Fax
cruseandassoc@kvalley.com

From: [Chelsea Benner](#)
Sent: Wednesday, January 31, 2018 3:46 PM
To: cruseandassoc@kvalley.com ; <mailto:ron.midstateaviation@fairpoint.net> ; <mailto:sonjamitchell1961@hotmail.com>
Subject: SP-17-00003

Good Afternoon,
Please see the attached letter in regards to your short plat.
Thank you,

Chelsea Benner

Planner I
Kittitas County Community Development Services
411 N Ruby Street, Suite 2 Ellensburg, WA 98926
(p) 509-962-7506 (f) 509-962-7682
chelsea.benner@co.kittitas.wa.us

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