

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

January 25, 2008

Cruse & Associates
Chuck Cruse
PO Box 959
Ellensburg, WA 98926

RE: Winkels Short Plat (SP-07-144)

Dear Mr. Cruse:

The Kittitas County Community Development Services Department is issuing a **revised conditional preliminary approval** for the Winkels Short Plat (SP-07-144) due to revised comments received from Kittitas County Department of Public Works on January 22, 2008. Kittitas County Community Development Services issued the original conditional preliminary approval on December 14, 2007. The Winkels Short Plat (SP-07-144) is subject to the following conditions:

1. Both sheets of the final mylars shall reflect short plat number SP-07-144 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid for 2007 on all tax parcel numbers per requirement of the Kittitas County Treasure'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 existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other natural resource activities performance in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted right to farm provisions contained in Section 17.74 of the Kittitas County Zoning Code.
4. **One time split provision.** This property has exhausted its use of the one time split provision provided by KCC 17.29.040. No further division of this property will be allowed.
5. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administered by the Washington State Department of Ecology. This includes the use of water for irrigation.
6. This property is within the West Side Irrigation district boundaries. Proof that all West Side Irrigation General Guidelines have been met for all newly created lots shall be provided to Community Development Services prior to final approval.
7. Per Kittitas County Environmental Health soil logs need to be performed and water availability is needed. Proof of both shall be provided to Community Development Services prior to final approval.
8. **Please see the attached revised comments from Kittitas County Department of Public Works for further issues that must be addressed prior to final approval.**

Approval of the Winkels 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 8, 2008. 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.

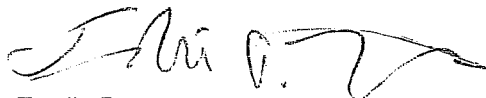
DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

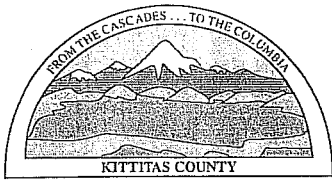
You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by February 8, 2008 at 5:00p.m.

Sincerely,

A handwritten signature in black ink, appearing to read "Trudie Pettit", written in a cursive style.

Trudie Pettit
Staff Planner

CC: Craig & Audrey Winkels
Required parties (KCC 15A)



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Trudie Pettit, Staff Planner, Community Development Services
FROM: Randy Carbary, Planner II *RC*
DATE: January 3, 2008
SUBJECT: Winkels Short Plat

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JAN 22 2008
KITTTITAS COUNTY
GDS

Our department has reviewed the Short Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, 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. 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.
2. Private Road Improvements: Access to lot 2 shall be constructed as a Low-Density Private Road. Improvements shall be made from the intersection of Riverbottom Road, south, to the access for lot 2. 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.

Page 1 of 3

- 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.
3. Paved Apron Requirements: A portion of the intersection at Riverbottom Road is currently paved; however, there is still a triangular gravel area that exists near the intersection of Riverbottom Road and the private road that serves lot 2. A paved apron shall be required at this location. Contact our department for specific information.
4. Cul-de-Sac: Permanent dead-end streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
- a. Cul-de-sac design, reference AASHTO.
 - b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
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. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
10. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements 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:

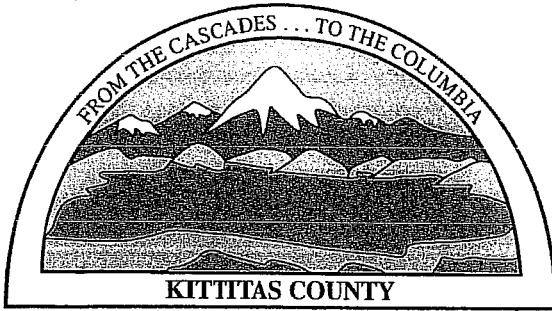
"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

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

Trudie

PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/



Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 2
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 N. Ruby Street, Ste. 3
Ellensburg, WA 98926
Phone: (509) 962-7698
Fax: (509) 962-7052

September 11, 2007

Chuck Cruse
217 E 4th St
Ellensburg, WA. 98926

Dear Chuck,

We have received the proposed Winkels Short Plat, located in Section 23, Township 17N, Range 18E, off of Riverbottom Road. We have also received the \$376.88 plat submission fee (receipt #053465).

For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272-20501 and 246-272-09501 for septic and well setbacks.

For sewage disposal you have two options:

1. **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.

2. **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 Chapter 246-272 WAC or as amended. 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.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies. Proof of potable water supply can be demonstrated four ways:

1. **PUBLIC UTILITY WATER SUPPLY APPLICANTS** – shall 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.
2. **GROUP WATER SYSTEMS:** All Group Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. There is only one (1) SMA in Kittitas County. Their contact information is as follows:

Evergreen Valley Utilities
P.O Box 394
301 W. 1st
Cle Elum, WA 98922
(509) 674-9642

- A. **GROUP "A" PUBLIC 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.

- B. GROUP "B" PUBLIC 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. 4th, 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.

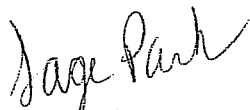
3. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field 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.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

"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 the land division."

Once we have received and reviewed complete information, we will notify Community Development Services through our Environmental Health Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



Sage Park
Kittitas County Environmental Health Manager

cc: Community Development Services
cc: Craig & Audrey Winkels



KITTITAS VALLEY FIRE & RESCUE

PO Box 218 • Ellensburg, WA 98926 • (509) 933-7235 • Fax (509) 962-7254 • elliotttr@kvfr.org

October 30, 2007

Trudie Pettit, Staff Planner
Kittitas County Community Development Services
411 N Ruby St
Ellensburg, WA 98926

Trudie:

I have reviewed the Application for the Winkels Short Plat (SP-07-144) and the Carroll Short Plat (SP-07-137). I provide fire code plan review for Kittitas Valley Fire and Rescue, however our agency has no code enforcement authority. I see the following fire code issues related to these short plats:

1. The addresses need to be clearly visible from both directions at the county road for all properties.
2. The fire department access road needs to be capable of supporting 75,000lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus in accordance with IFC 2006 – Appendix D.

Thank you for your time and consideration in these matters.

Respectfully,

A handwritten signature in black ink, appearing to read "Rich Elliott".

Rich Elliott – Deputy Fire Chief
Kittitas County Fire District 2

CC – Brenda Larsen – Fire Marshal

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A Note From...

Mr. John C. Vallejos

NOV 09 2007

TITAS COUNTY

EDS

Re. Winkels

11-7-07

Short Plat

SP-07-144

Why on earth
do you waste
your time &
ink, designating
an area AG-20
& then changing
it every time
you feel like it,

John + Cindy Vallejos
3701 Lemertown

PROUD SUPPORTER OF THE HUMAN SOCIETY OF THE UNITED STATES
NOV 11 4 44 PM '07

4

Acheson Ranch

Quality Commercial Crossbred Cattle - Since 1965
3220 Riverbottom Rd. • Ellensburg, WA 98926 • (509) 925-2105

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KITTITAS COUNTY
CDS

DATE October 30, 2007

Dear Ms. Pettit,

I am opposed to the short plat requested by Craig and Audrey Winkels located on Riverbottom Rd. Sec. 73 T. 17N, R. 18E in Kittitas Co.

The land is good pasture/cropland with senior irrig. water rights, a good sprinkler system (gravity) & should remain in agriculture production.

I am enclosing a copy of a recent letter I presented to the D.O.E. at the October 25 water drilling meeting @ Hal Holmes Center, specifying my concerns & suggestions regarding more wells in our county.

Another suggestion I have for additional residences on property to be subdivided with existing exempt wells is to pipe water to any new structures from the well already there. 5000 gallons per day should be enough for @ least 3 more dwellings. This would be the case for the Winkels property should their request be honored which I hope is not the case.

These people have not resided here since they built their house & barn, why do they need additional homes? I don't believe they need the money from the sale of part of this good property.

Finally, we don't need more houses in this county. We need a few more businesses & light industry which will add considerably more to the economic stability here, than just residences will.

Rob Acheson

SIGNED

10/22/07

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KITTITAS COUNTY
CDS

To Whom It May Concern:

I have some serious concerns regarding the drilling of more wells for domestic purposes in Kittitas County.

The following are some facts I think need to be taken into account. These facts & my comments are:

In Washington State the average amount of water used per person per day in the year 2000 was 114 gallons. The average for Kittitas County was the highest in the State at 238 gallons per person per day. This includes self supplied (wells, springs or creeks) as well as public supplied.

The average for self supplied was more in line with the state average at 120 gallons per day.

These figures are for domestic use only, which includes drinking, food presentation, bathing, clothes & dish washing, toilets, car washing, watering lawns & gardens.

If you had a family of 10 (who does). And if you used 238 gallons of water a day per person,