

# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

December 14, 2007

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 has determined that the Winkels Short Plat (SP-07-144) 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-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 Treasurer's Office.
3. The following plat notes shall be recorded on the final mylar drawings:
  - All development must comply with International Fire Code.
  - This short plat has exhausted the use of the one-time split provision allowed per Kittitas County Code. No further one time splits are allowed for the subject parcels and subsequent parcels created via this short plat.
  - The subject property is within or near 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 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 January 3, 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.

---

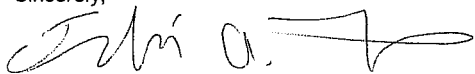
DARRYL PIERCY, DIRECTOR

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 \$200 to the Kittitas County Board of Commissioners (205 W. 5<sup>th</sup>, Room 108) by January 3, 2008 at 5:00p.m.

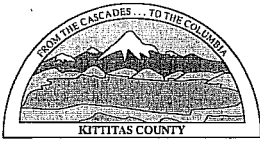
Sincerely,

A handwritten signature in black ink, appearing to read "Trudie Pettit". The signature is fluid and cursive, with a long horizontal stroke at the end.

Trudie Pettit  
Staff Planner

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

---



**KITTTAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

**MEMORANDUM**

TO: Trudie Pettit, Staff Planner, Community Development Services  
FROM: Randy Carbery, Planner II *rc*  
DATE: November 26, 2007  
SUBJECT: Winkels Short Plat

RECEIVED  
NOV 27 2007  
KITTTAS COUNTY  
CDS

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. Access Spacing Requirement: Riverbottom Road is classified as a Rural Local Collector. Current Kittitas County Road Standards require a minimum 100' spacing between access locations. The proposed access to lot 2 does not meet current Kittitas County Road Standards for access spacing. The lots currently being served by this access easement were created through exempt segregations which were not reviewed by our department for compliance with current Kittitas County Road Standards at the time they were created.
2. Access: Access to lot 2 shall be from Riverbottom Road, thru lot 1. A minimum 20' wide access easement shall be required. Access may be via the existing driveway or via a separate access easement across lot 1. Any new access shall meet or exceed the 100' minimum access spacing requirement.
3. Access Permit: 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.
4. Driveway Access: Kittitas County Department of Public Works may require the use of a joint-use driveway in order to meet the spacing requirement of 100' for access off

Riverbottom Road. Minimum requirements for joint-use and single-use accesses are shown below. See Kittitas County Road Standards, 9/5/05 edition.

Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels.

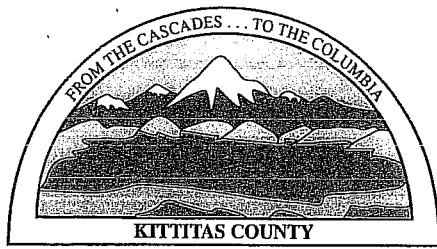
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
- b. The surface requirement is for a minimum gravel surface depth of 6".
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Driveway – Single Access: A single-use driveway shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve.
- c. The County will not maintain accesses. Any further subdivision or lots to be served by proposed access may result in further access requirements.

- 5. Plat Notes: Plat note #10 shall be removed from the final plat.
- 6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- 7. 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.
- 8. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for emergency response.
- 9. 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.

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



# PUBLIC HEALTH DEPARTMENT

[www.co.kittitas.wa.us/health/](http://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 4<sup>th</sup> 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. 1<sup>st</sup>  
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. 4<sup>th</sup>, Suite 305  
Spokane, WA 99204  
(509) 456-2453  
ATTN: Tom Justus, Regional Engineer

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

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](mailto: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

RECEIVED  
NOV 01 2007  
KITTITAS COUNTY  
CDS

RECEIVED  
A Note From...

Mr. John C. Vallejos

NOV 09 2007

11-7-07

TITAS COUNTY

RE. Winkels

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 Lanesbottom

OFFICE SUPERVISOR OF THE HUMANE SOCIETY OF THE UNITED STATES  
NOV 14 4 38 PM '07

4



NOV 07 2007

KITITAS 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. 23 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

To Whom It May Concern:

10/22/07

RECEIVED

NOV 07 2007

KITTITAS COUNTY  
CDS

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 & dishwashing, 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, you would consume 2380 gallons of water each day. If you gave that family an additional 620 gal. which could water 41 hd. of horses (15 gal/day) or the same number of cattle, that would compute to 3000 gal./day/family.

It seems to me that the 5000 gal. exempt well status we now have would be excessive.

Looking back at the self supplied fact above of 120 gal./day/person it appears that 2000 gal. would be more than enough to satisfy homes outside of public water systems in this county.

My point being lets revisit the exempt well quantity limits. Its obvious from the statistics that few if any are using 5000 gal/day.

(2)

I am not sure how to regulate or enforce water use in exempt wells, but I think setting lower limits might be a start in arresting possible further depletion of aquifers.

There would be unlimited lawsuits if wells already in place were not excluded from any new regulations. Which is too bad, but probably the way it should be.

Another consideration to not further affect wells which are currently in use would be to limit (until further information can be gathered) the number of wells & their capacity in areas outside known valley floor aquifers. Possibly using elevation as a gauge.

As a note regarding effects to this issue. We have 2 springs in 2 canyons on the west side of the valley in the sage brush steppe. 1 used to produce 6 gal. per minute year round. That spring now puts out 3 gal. per minute. The other spring was 3 gal. & is now 1 1/2. The decrease in production was in direct relationship to the drilling & use of 7 wells on the hillside about 3/4 of a mile to the north west of the closest spring. These springs' yields had not changed in the 30 years prior to this event.

We still have adequate water for livestock & wildlife, however any further drilling & consumption appears to be a very serious threat to the continued use of the range land.

The facts used at the beginning of this writing were from a circular of the U. S. Geological Survey from 2000 and is available at the Kittitas County Conservation District office.

Rob Acheson 3220 Riverbottom Rd. Ellensburg, Wa.