

**From:** [Mau, Russell E \(DOH\)](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Smits, Brenda M \(DOH\)](#); [Holly Erdman](#)  
**Subject:** RE: LP-22-00003 Haybrook Farms Ph 3 - Notice of Application  
**Date:** Tuesday, July 26, 2022 10:27:35 AM

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Mr. Cromie:

DOH has noted that there is at least one other similar submittal – “Haybrook Farms Phase 2” – so DOH ODW does have an additional comment (or reinforce a previous comment):

- The applicant needs to communicate with Ecology – even if separating their applications into smaller pieces does not counter that all of the development under the title “Haybrook” is a single project and drinking water use needs to be evaluated as a collective. The Hirst decision confirmed this definition and implication of “project”.

Thanks,

**Russell E. Mau, PhD, PE**  
Regional Engineer  
Office of Drinking Water  
Washington State Department of Health  
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216  
[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)  
509-329-2116 | [www.doh.wa.gov](http://www.doh.wa.gov)

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**From:** Mau, Russell E (DOH)  
**Sent:** Tuesday, July 26, 2022 10:24 AM  
**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Cc:** Smits, Brenda M (DOH) <[brenda.smits@doh.wa.gov](mailto:brenda.smits@doh.wa.gov)>; Holly Erdman <[Holly.erdman@co.kittitas.wa.us](mailto:Holly.erdman@co.kittitas.wa.us)>  
**Subject:** RE: LP-22-00003 Haybrook Farms Ph 3 - Notice of Application

Mr. Cromie:

The Department of Health (DOH) Office of Drinking Water (ODW) has reviewed the application and has the following comments:

- The applicant identifies “well” as drinking water source under “Utilities” in the SEPA checklist. The applicant needs to communicate with both Kittitas County Health and the State of Washington Department of Ecology (Ecology) regarding management of groundwater – under Ecology regulations, the development is considered a “project” and any and all groundwater withdrawals for the 9 lot development need to be evaluated as a collective.
- Based on the number of lots, if developed as a public water system, this would appear to be a Group B water system that would be evaluated entirely under the Kittitas County Health administrative authority.

Those are the full set of DOH ODW comments.

Thanks,

**Russell E. Mau, PhD, PE**

Regional Engineer

Office of Drinking Water

Washington State Department of Health

16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)

509-329-2116 | [www.doh.wa.gov](http://www.doh.wa.gov)

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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Sent:** Tuesday, July 26, 2022 9:36 AM

**To:** Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; jesse.cox <[jesse.cox@co.kittitas.wa.us](mailto:jesse.cox@co.kittitas.wa.us)>; holly.erdman <[holly.erdman@co.kittitas.wa.us](mailto:holly.erdman@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Codi Fortier <[codi.fortier@co.kittitas.wa.us](mailto:codi.fortier@co.kittitas.wa.us)>; 'enviroreview@yakama.com' <[enviroreview@yakama.com](mailto:enviroreview@yakama.com)>; 'corrine\_camuso@yakama.com' <[corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com)>; 'jessica\_lally@yakama.com' <[jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com)>; 'noah\_oliver@yakama.com' <[noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com)>; 'casey\_barney@yakama.com' <[casey\\_barney@yakama.com](mailto:casey_barney@yakama.com)>; 'kozj@yakamafish-nsn.gov' <[kozj@yakamafish-nsn.gov](mailto:kozj@yakamafish-nsn.gov)>; 'matj@yakamafish-nsn.gov' <[matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov)>; 'barh@yakamafish-nsn.gov' <[barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov)>; Petropoulos, Terra (ECY) <[tebu461@ECY.WA.GOV](mailto:tebu461@ECY.WA.GOV)>; White, Lori (ECY) <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>; ECY RE Former Orchards <[formerorchards@ECY.WA.GOV](mailto:formerorchards@ECY.WA.GOV)>; Neet, Wendy (ECY) <[wnee461@ECY.WA.GOV](mailto:wnee461@ECY.WA.GOV)>; Downes, Scott G (DFW) <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; Nelson, Jennifer L (DFW) <[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)>; Torrey, Elizabeth M (DFW) <[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)>; DAHP SEPA (DAHP) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; 'jorgenja@cwu.edu' <[jorgenja@cwu.edu](mailto:jorgenja@cwu.edu)>; 'nelmsk@cwu.edu' <[nelmsk@cwu.edu](mailto:nelmsk@cwu.edu)>; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[stephanie.mifflin@co.kittitas.wa.us](mailto:stephanie.mifflin@co.kittitas.wa.us)>; Mau, Russell E (DOH) <[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)>; DNR RE AQ LEASING RIVERS <[DNRREAQLEASINGRIVERS@dnr.wa.gov](mailto:DNRREAQLEASINGRIVERS@dnr.wa.gov)>; Early, Shane (DNR) <[Shane.Early@dnr.wa.gov](mailto:Shane.Early@dnr.wa.gov)>; DNR RE SEPACENTER <[SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov)>; Andrews, Garren (DNR) <[Garren.Andrews@dnr.wa.gov](mailto:Garren.Andrews@dnr.wa.gov)>; MAUNEY, MARTY (DNR) <[MARTIN.MAUNEY@dnr.wa.gov](mailto:MARTIN.MAUNEY@dnr.wa.gov)>; 'brooksideconsulting@gmail.com'

**From:** [Adam Osbekoff](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** RE: LP-22-00003 Haybrook Farms Ph 3 - Notice of Application  
**Date:** Thursday, July 28, 2022 9:28:40 AM

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hello Jeremiah

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

The Snoqualmie Indian Tribes Department of Archaeology and Historic Preservation have cultural resource concerns regarding the above mentioned project but defer to more proximate tribes.

Thank you

Adam Osbekoff

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**From:** Jeremiah Cromie [mailto:jeremiah.cromie@co.kittitas.wa.us]  
**Sent:** Tuesday, July 26, 2022 9:36 AM  
**To:** Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine\_camuso@yakama.com' <corrine\_camuso@yakama.com>; 'jessica\_lally@yakama.com' <jessica\_lally@yakama.com>; 'noah\_oliver@yakama.com' <noah\_oliver@yakama.com>; 'casey\_barney@yakama.com' <casey\_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>; 'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; 'tebu461@ecy.wa.gov' <tebu461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'wendy.neet@ecy.wa.gov' <wendy.neet@ecy.wa.gov>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; 'Jennifer.Nelson@dfw.wa.gov' <Jennifer.Nelson@dfw.wa.gov>; 'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>;



# Public Works & Utilities Department


## Natural Gas Division

501 North Anderson Street; Ellensburg, WA 98926

Ph: (509) 962-7124 Fax: (509) 925-8662

[www.ci.ellensburg.wa.us](http://www.ci.ellensburg.wa.us)

### Memorandum

**Date:** July 29, 2022  
**To:** Jeremiah Cromie, Kittitas County Community Development  
**From:** Darin Yusi, Gas Engineer   
**Re:** Proposed Look Road Subdivision

The following are the City of Ellensburg Gas Division comments for the proposed subdivision off Look Road (Parcel #639136).

#### Natural Gas:

The applicant's parcel is within the City's Natural Gas Territory. There is a natural gas utility map attached showing the existing natural gas infrastructure in the vicinity of the proposed subdivision.

There are no requirements currently in regard to the proposed subdivision and creation of lots. If there is a desire to serve the lots with natural gas or at least install the infrastructure for future homeowner choice, the developer will need to work with the City Gas Division to coordinate the construction and layout of the gas facilities.

To look ahead at the City's natural gas applications and construction details, please go to the following link: <https://www.ci.ellensburg.wa.us/1033/Natural-Gas-Utility>.

For any further questions or clarifications regarding these comments or the proposed project, please contact myself at 509-962-7229.

Remember to always call 811 (the One-Call Underground Utility Notification Center) prior to any excavation on private property or in the right-of-way.



**Know what's below.  
Call before you dig.**



# CITY OF ELLENSBURG NATURAL GAS DIVISION UTILITY MAP REQUEST INFORMATION

PROJECT ADDRESS: XXX LOOK ROAD DATE: 07/29/2022

CONTACT NAME: HAYBROOK LAND HOLDINGS LLC WORK PHONE: 509-962-8242



QUESTIONS: DARIN YUSI 509-962-7229

DISCLAIMER:  
THE CITY OF ELLENSBURG ENERGY SERVICES DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLAN FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.



## Subdivision Comments

To: Jeremiah Cromie, CDS Planner II

From: Holly Erdman, Environmental Health Specialist II

HE

Date: 8/5/22

RE: LP-22-00003 Haybrook Farms Ph 3

Thank you for the opportunity to comment on the above-mentioned project regarding water and septic requirements to comply with Kittitas County Public Health Department's Water Resources and Environmental Health requirements.

	<b>Findings</b>
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### On Site Sewage

#### Finding 1

Any on-site septic systems that are to be utilized for wastewater management must adhere to the standards set by both the Washington Administrative Code, and Kittitas County Code. In accordance with KCC 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed. If community drain fields are to be utilized, soil logs must be done in the proposed locations of each.

### Water

#### Finding 1

The proposed short plat materials indicate the applicant will develop a Group B water system to serve the proposed lots. The applicant must prove legal and physical availability of water for all new uses of water on the proposed lots.

<b>A</b>	<b>Additional Information Required (Prior to Preliminary Plat Approval)</b>
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No additional information required



<b>B</b>	<b>Final Plat Review &amp; Recording (Prior to Final Plat Approval)</b>
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**On-site sewage**

Soil logs are required on each lot proposed.

**Water**

A Group B water system must be installed and approved with a state ID# issued. A well site inspection must be performed by the Kittitas County Public Health Department prior to drilling the well. Mitigation water for the 9 proposed lots must be provided.

<b>C</b>	<b>Final Plat Notes</b>
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**REQUIRED PLAT NOTES**

1. "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations." and
2. "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" (settlement agreement)



**From:** [Nelson, Jennifer L \(DFW\)](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** RE: LP-22-00003 Haybrook Farms Ph 3 - Notice of Application  
**Date:** Friday, August 5, 2022 3:18:17 PM

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Good afternoon Jeremiah,

WDFW has reviewed the application materials and we appreciate the designation of Wilson Creek, the riparian management zone and the floodplain on the plat map. Wilson Creek is an important tributary to the Yakima River and it provides habitat for numerous species of native fish and wildlife. Technical and financial support is available to help landowners enhance the riparian habitat on their property and WDFW would be pleased to assist the landowners in this if they're interested.

Thank you for the opportunity to comment and please feel free to reach out with any questions or concerns.

Jen

Jennifer Nelson  
Washington Department of Fish and Wildlife  
Habitat Program  
Ellensburg, WA 98926  
(509) 961-6639 Mobile

---

**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

**Sent:** Tuesday, July 26, 2022 9:36 AM

**To:** Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; jesse.cox <jesse.cox@co.kittitas.wa.us>; holly.erdman <holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine\_camuso@yakama.com' <corrine\_camuso@yakama.com>; 'jessica\_lally@yakama.com' <jessica\_lally@yakama.com>; 'noah\_oliver@yakama.com' <noah\_oliver@yakama.com>; 'casey\_barney@yakama.com' <casey\_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>; 'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; Neet, Wendy



**From:** [sara@krdistrict.org](mailto:sara@krdistrict.org)  
**To:** [Jeremiah Cromie](#)  
**Subject:** RE: LP-22-00003 Haybrook Farms Ph 3 - Notice of Application  
**Date:** Monday, August 8, 2022 12:43:34 PM

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hi Jeremiah,

Haybrook Landholdings (Phase 3) lies within the KRD and will be required to meet the KRD General Subdivision Guidelines. For a copy of the subdivision guidelines please contact the KRD office.

Thank you,

**Sara Vickers**

Lands Clerk/RRA Specialist  
Kittitas Reclamation District  
509-925-6158  
[www.kittitasreclamationdistrict.org](http://www.kittitasreclamationdistrict.org)

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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Sent:** Tuesday, July 26, 2022 9:36 AM  
**To:** Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Jesse Cox <[jesse.cox@co.kittitas.wa.us](mailto:jesse.cox@co.kittitas.wa.us)>; Holly Erdman <[Holly.erdman@co.kittitas.wa.us](mailto:Holly.erdman@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Codi Fortier <[codi.fortier@co.kittitas.wa.us](mailto:codi.fortier@co.kittitas.wa.us)>; 'enviroreview@yakama.com' <[enviroreview@yakama.com](mailto:enviroreview@yakama.com)>; 'corrine\_camuso@yakama.com' <[corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com)>; 'jessica\_lally@yakama.com' <[jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com)>; 'noah\_oliver@yakama.com' <[noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com)>; 'casey\_barney@yakama.com' <[casey\\_barney@yakama.com](mailto:casey_barney@yakama.com)>; 'kozj@yakamafish-nsn.gov' <[kozj@yakamafish-nsn.gov](mailto:kozj@yakamafish-nsn.gov)>; 'matj@yakamafish-nsn.gov' <[matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov)>; 'barh@yakamafish-nsn.gov' <[barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov)>; 'tebu461@ecy.wa.gov' <[tebu461@ecy.wa.gov](mailto:tebu461@ecy.wa.gov)>; 'lowh461@ECY.WA.GOV' <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>; 'FormerOrchards@ecy.wa.gov' <[FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov)>; 'wendy.neet@ecy.wa.gov' <[wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov)>; 'Scott.Downes@dfw.wa.gov' <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; 'Jennifer.Nelson@dfw.wa.gov' <[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)>; 'Elizabeth.Torrey@dfw.wa.gov' <[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)>; 'sepa@dahp.wa.gov' <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; 'jorgenja@cwu.edu' <[jorgenja@cwu.edu](mailto:jorgenja@cwu.edu)>; 'nelmsk@cwu.edu' <[nelmsk@cwu.edu](mailto:nelmsk@cwu.edu)>; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

August 9, 2022

Jeremiah Cromie  
Planner II  
Kittitas County  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926

In future correspondence please refer to:  
Project Tracking Code: 2022-08-05281  
Property: Kittitas County\_Haybrook Farms Phase 3 (LP-22-00003)  
Re: Survey Requested

Dear Jeremiah Cromie:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. This is due, in part, to the proximity of the proposed project area to Wilson Creek, a resource that may have been important to Native Americans and/or settlers in the past. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any



communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

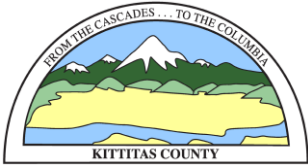
Should you have any questions, please feel free to contact me.

Sincerely,



Sydney Hanson  
Local Government Archaeologist  
(360) 280-7563  
Sydney.Hanson@dahp.wa.gov





## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

August 09, 2022

Jeremiah Cromie  
Planner II  
Kittitas County CDS  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926

RE: LP-22-00003 Haybrook Farms- Building & Fire Code Comments

Jeremiah,  
CDS Building division requires that all new structures proposed be permitted and built to the current Kittitas County adopted building codes at the time of plan submittal for construction with the County.

All accesses and roads to be compliant with the 2018 IFC including Appendix D and Kittitas County Public Works requirements. Fire flow requirements are per 2018 IFC including appendices B & C. As development progresses, please contact the Kittitas County Fire Marshal's office regarding fire flow and hydrant requirements.

Regards,

*Jeremy Larson*

Jeremy Larson  
Building Official

Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926  
[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)  
P: 509.962.7559

cc:



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** August 9, 2022  
**SUBJECT:** LP-22-0003 Haybrook Farms Ph3

<b>ACCESS</b>	<ol style="list-style-type: none"><li>1. <b>Timing of Improvements</b><ol style="list-style-type: none"><li>a. This application is subject to the latest revision of the Kittitas County Road Standards, dated 2015. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined KCC 12.01.150.</li></ol></li><li>2. <b>Driveways:</b><ol style="list-style-type: none"><li>a. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 2015 edition.</li><li>b. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.</li><li>c. Driveways longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of appendix D in the International Fire Code.</li><li>d. Maximum grade shall be 10%.</li><li>e. Crushed surface depth per WSDOT standards.</li><li>f. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li></ol></li><li>3. <b>Private Roads</b><ol style="list-style-type: none"><li>a. 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, 2015 edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements,</li></ol></li></ol>
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	<p>the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit.</p> <ul style="list-style-type: none"> <li>b. Roads longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of appendix D in the International Fire Code.</li> <li>c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li> </ul> <p>4. Urban Growth Area:</p> <ul style="list-style-type: none"> <li>a. Roads proposed within the UGA shall conform and support the road system or grid, Transportation Plan and Comprehensive Plan of the affected city.</li> <li>b. Roads constructed within the UGA shall comply with the road standards of the affected city or Kittitas County Road Standards, whichever is more stringent. The city shall have the final approval of the road alignments, geometry, and construction requirements.</li> <li>c. Utilities constructed within the UGA shall comply with the requirements of the affected city.</li> </ul>
ENGINEERING	<p>Applicant should be aware that:</p> <ul style="list-style-type: none"> <li>1. If over 100 CY of material are displaced during construction, a grading permit shall be required. If over 500 CY, an engineered grading permit shall be required. If the applicant plans on applying for final plat prior to building, a bond for construction shall be required.</li> <li>2. Prior to the final platting process, a Civil Review of the plans will be required by Public Works. If the applicant is getting an engineered grading permit, the Civil Review will be included in that permit.</li> <li>3. The applicant will need to certify the road prior to Public Works issuing access permits.</li> </ul>

<p><b>SURVEY</b></p>	<ol style="list-style-type: none"> <li>1. Submitted application does not meet the requirements of WAC:332-130-145 in regards to vertical datum, basis of bearing, benchmarks used, source of contours, etcetera.</li> <li>2. There is no Engineer of Record on the face of the Prelim Plat.</li> </ol> <p>Prior to approval of the Final Plat, the following issues will need to be addressed:</p> <ol style="list-style-type: none"> <li>1. The legal description is not coincident with the title report.</li> <li>2. Controlling corners will need to be noted, and property corners set.</li> <li>3. The boundaries along Wilson Creek will need to be delineated.</li> <li>4. The access easements will need to be labelled, and the new access easement outside the plat boundaries will need to be dedicated via separate easement.</li> <li>5. Lot closures will need to be submitted.</li> </ol>
<p><b>FLOOD</b></p>	<p>The applicant has correctly noted that a portion of lots 4, 5, and 6 of the proposed plat would be located in the 100-year floodplain.</p> <p>Per KCC 14.08.220, all subdivisions as well as new development shall:</p> <ol style="list-style-type: none"> <li>1. Be consistent with the need to minimize flood damage.</li> <li>2. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.</li> <li>3. Have adequate drainage provided to reduce exposure to flood damage.</li> <li>4. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments containing greater than 50 lots or 5 acres (whichever is lesser) and shall be included as part of the application and shall be noted on the final mylar.</li> <li>5. All subdivisions shall show on the face of both the preliminary and final plat, for either short or long plats, the boundary of the 100-year floodplain and floodway.</li> </ol>

<p><b>WATER MITIGATION &amp; METERING</b></p>	<p>The following comments outline the requirements for legal availability of water and metering for the proposed long plat:</p> <p>The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates (see conditions for final plat approval and recording).</p> <p><b>Final Plat Review &amp; Recording (Prior to Final Plat Approval)</b></p> <p>Prior to final plat approval and recording, the following conditions shall be met:</p> <p>In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:</p> <ol style="list-style-type: none"> <li>1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;</li> <li>2. An adequate water right for the proposed new use; or</li> <li>3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</li> </ol> <p>All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.</p> <p>Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.</p> <p><b>Final Plat Notes</b></p> <p>The following notes shall be placed on the face of the plat:</p> <p>C-1 "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations."</p> <p>C-2 "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."</p>
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