

Marge Brandsrud  
Po Box 638  
Eason, WA 98925

April 12, 2009

Kittitas County Community Development Services  
411 N Ruby St Suite 2  
Ellensburg, WA 98026

RECEIVED  
APR 14 2009  
Kittitas County  
CDS

RE: Large Lot Application LL-09-00001

I would like to offer my comments on this application submitted by Easton Ridge Land Company.

Due to the staff changes at CDS over the past several months and years I feel it is necessary to apprise CDS regarding past history of this parcel. I am attaching several documents which contain important and pertinent information which should be included in the review of this request. As a matter of record I also request that all information in the file for the Marian Meadows PUD proposal be included in the file for this application and reviewed before any decision is made.

Although I believe 20 acres is appropriate for the parcels in this application, I am not certain that such a subdivision is appropriate at this time. There remain many unresolved issues regarding the proposed Marian Meadows PUD. Among the issues are an Environmental Impact Statement which includes the acreage included in this application, and open space for the proposed PUD. The reclaiming of the two rock pits which although not a part of this application would be a hazard to lots bordering them.

Please be diligent in your review of this application.

Thank you for the opportunity to provide my comments

Sincerely,



Marge Brandsrud

April 12, 2009

Kittitas County Community Development Services  
ATTN: Kirk Holmes, Director  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

RECEIVED  
APR 14 2009  
Kittitas County  
CDS

RE: Easton Ridge Large Lot  
Subdivision (LL-09-00001)

Mr. Holmes,

I must admit that I am quite frustrated to see another rezone application by ERLC (LL-09-00001).

Local residents as well as numerous state and local agencies **have been submitting comments** to Kittitas County CDS on various applications by ERLC **on this property** since February 2004.

Much personal time as well as State & County resources has been **invested in this property** to finally require an EIS to be completed (File No PLN-2005-00492 dated 11/27/07). This Determination of Scope of Environmental Impact Statement is for 520 acres which includes the acreage in the new application (LL-09-00001).

It seems logical to me that this new application should be denied **until the current EIS on Marian Meadows is complete** or the **Scope of the EIS needs to be revised** to include LL-09-00001.

We were told by CDS that we would be able to follow Marian Meadows EIS on the County website AND also on Parametrix website. We have *never been able to obtain any information* on the status of this EIS.

*Before any action is taken on this new application (LL-09-00001) I would request that CDS and the new hearings examiner review the entire record from February, 2004 to present, including ALL COMMENTS from the public, photos & comments from local & state agencies. Anything less would be totally unjust to those who have put so much time, energy, personal and public resources into this project.*

The purpose of the SEPA Environmental Checklist attached to this latest application (LL-09-00001) **requires** all governmental agencies to consider the environmental impacts of a proposal **before** making decisions. It also states that an Environmental Impact Statement **must** be prepared for all proposals with probable significant adverse impacts on the quality of the environment.

This is the intent of the EIS for Marian Meadows. To accept or approve (LL-09-00001) will only increase probable significant adverse impacts on the environment.

One example is to add **18 individual septic systems on steep slope** (item # 7 Narrative project description. Please review the attached photos of runoff at the base of this steep slope property.

Once again the SEPA Environmental Checklist for LL-09-00001 is incomplete and inaccurate as it has been in all previous applications.

Examples are:

Item # 5A Animals- fails to include pileated wood pecker, bob cat, cougar, and spotted owl (see previous comments from WDFG). Also see attached photo of Mtn. Goat observed on site.

Item # 5B Add spotted owl

Item # 5C per previous comments from WDFG this property is "definitely" part of a migration route and NO development should occur in the "bench area" of this property.

Further concerns of mine personally are –

1. Are there under lying motives in this proposal to allow higher density in other areas?
2. The steepness and condition of the current road structure is NOT accessible for fire trucks & aid cars for emergency response.
3. There is a constant updraft on this ridge. A fire started by increased human activity could spread rapidly into Roslyn's water shed with catastrophic results and continue into Suncadia.
4. Development on this ridge will require Water District #3 to *pump water UP* to this property.
5. I believe Water District #3 annexed this property into the District prematurely as there are no definite numbers available in regards to a complete project. Water District #3 has approximately 200 hookups available. ERLC is proposing numbers in excess of 400. This water should NOT be extended into a rural area. It should be protected for hookups inside Easton's current U.G.N. - U.G.A. – Lamird or *whatever* we are. Several of us opposed this annexation but it fell on deaf ears!

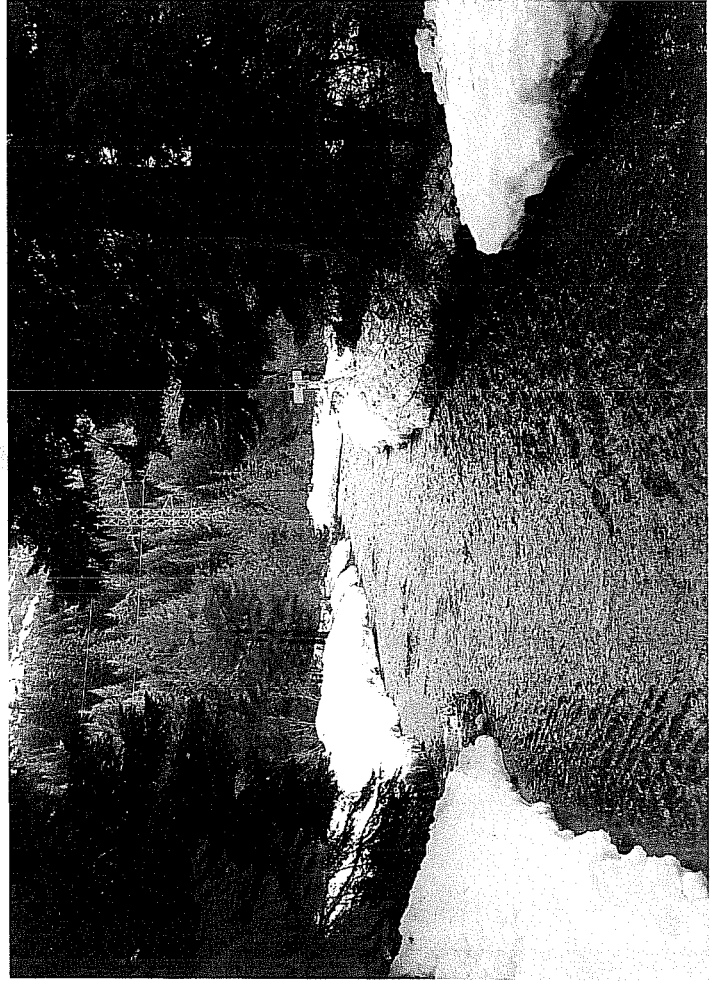
In conclusion – *I am not opposed to rezoning this property to 20 acre lots, HOWEVER, I strongly oppose any action until the Marian Meadows EIS is complete and request that this application (LL-09-00001) be denied at this time.*

Respectfully submitted,

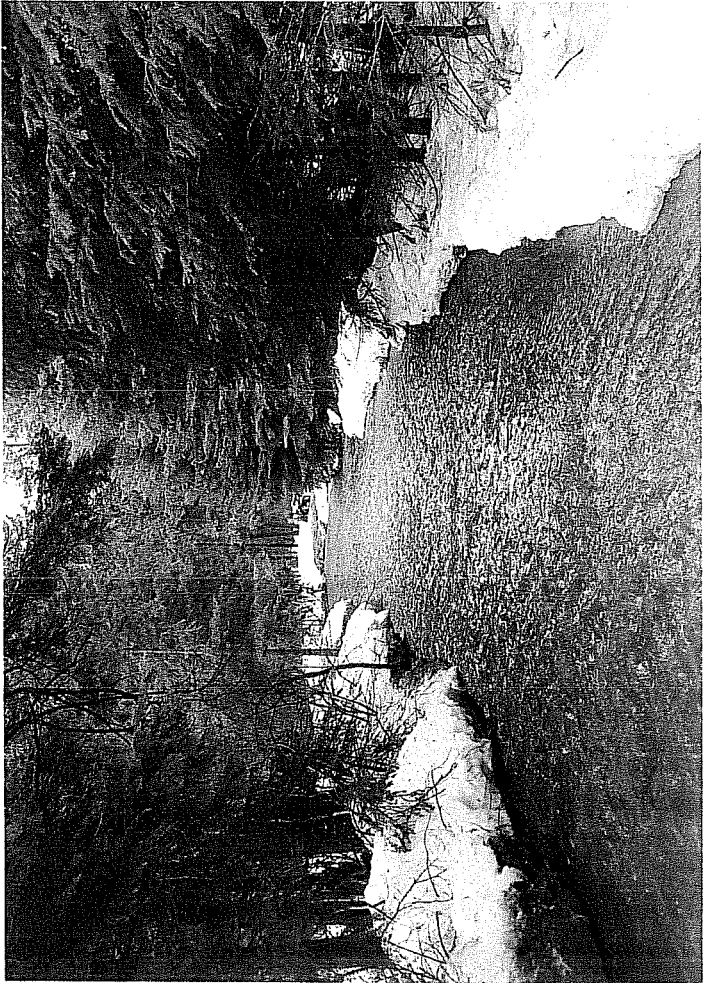


John R. Jensen  
PO Box 602  
Easton, WA 98925

Attachments: 5 pages of photos



Jan. of 09 - Access Rd. off of



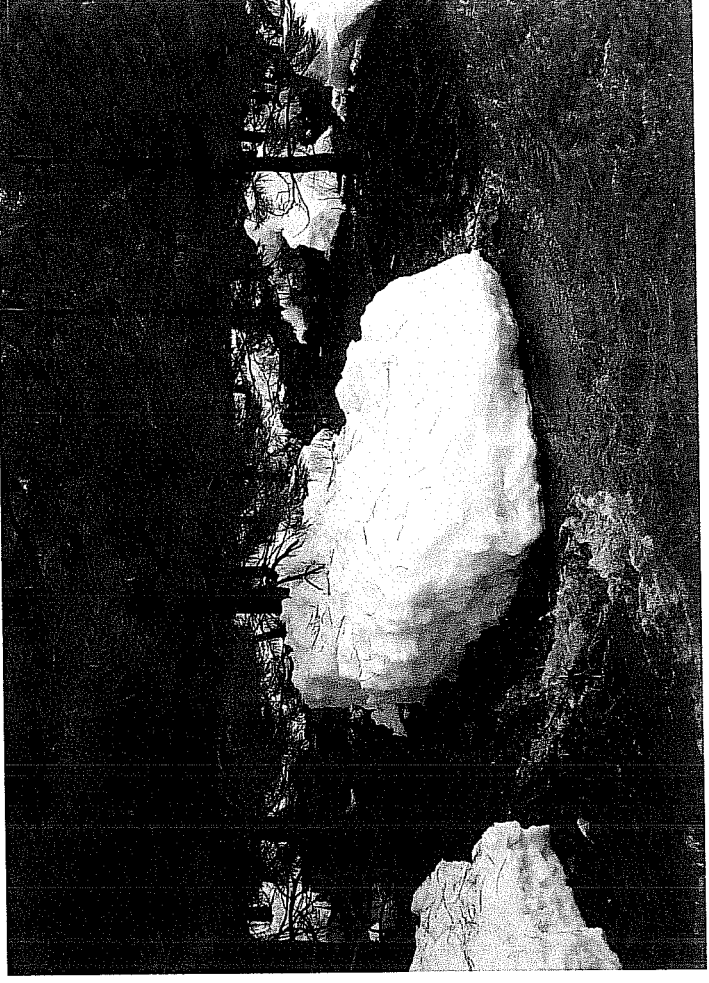
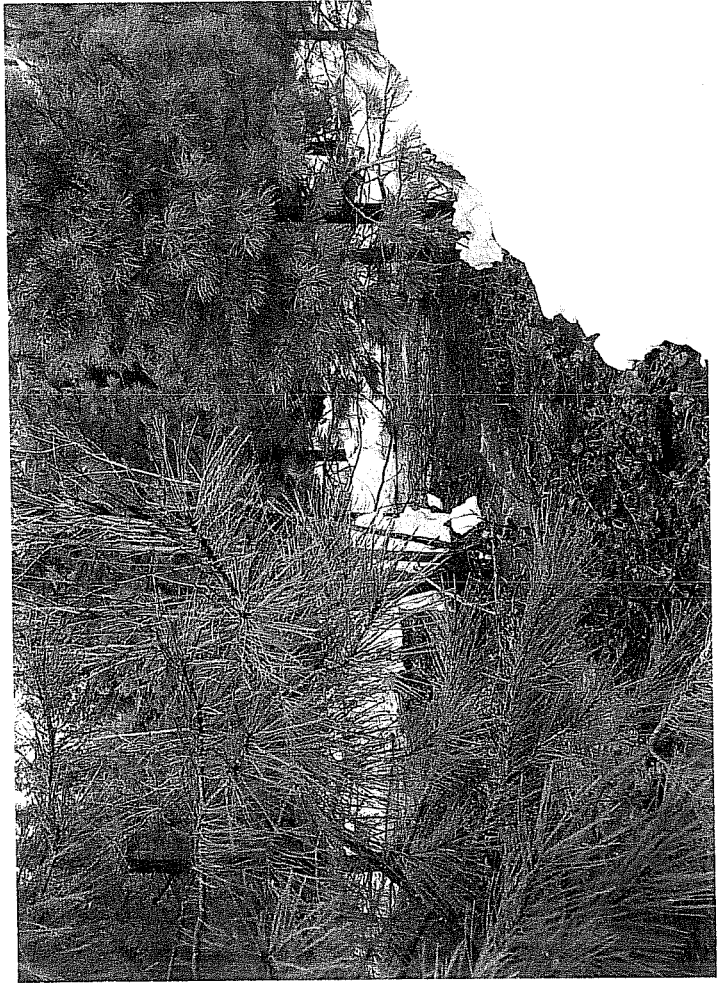
All of this water is in...



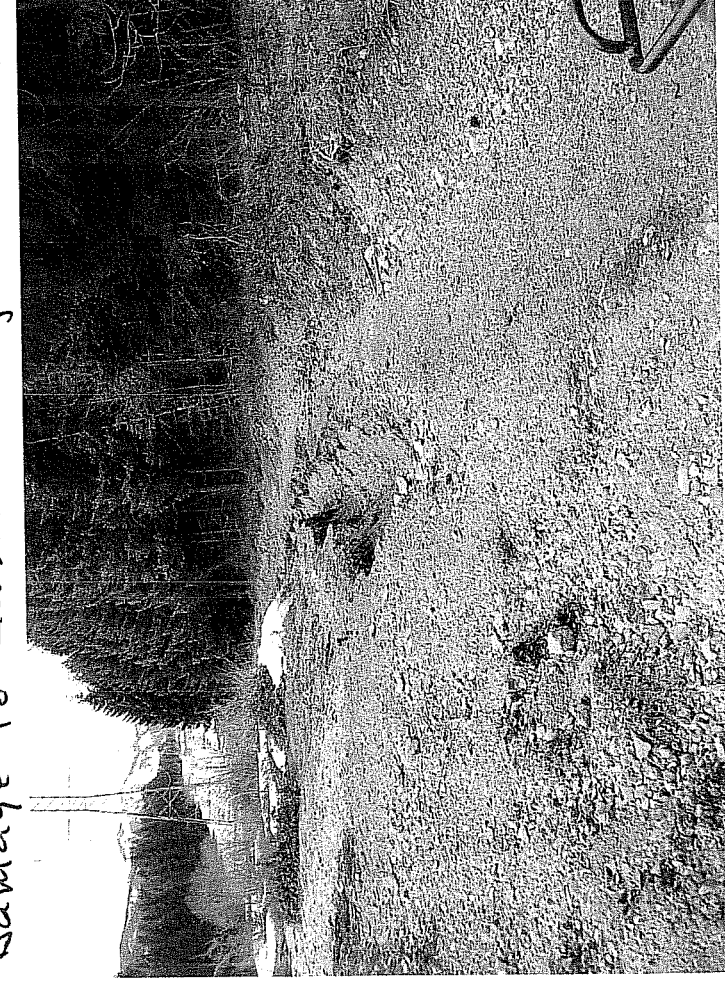
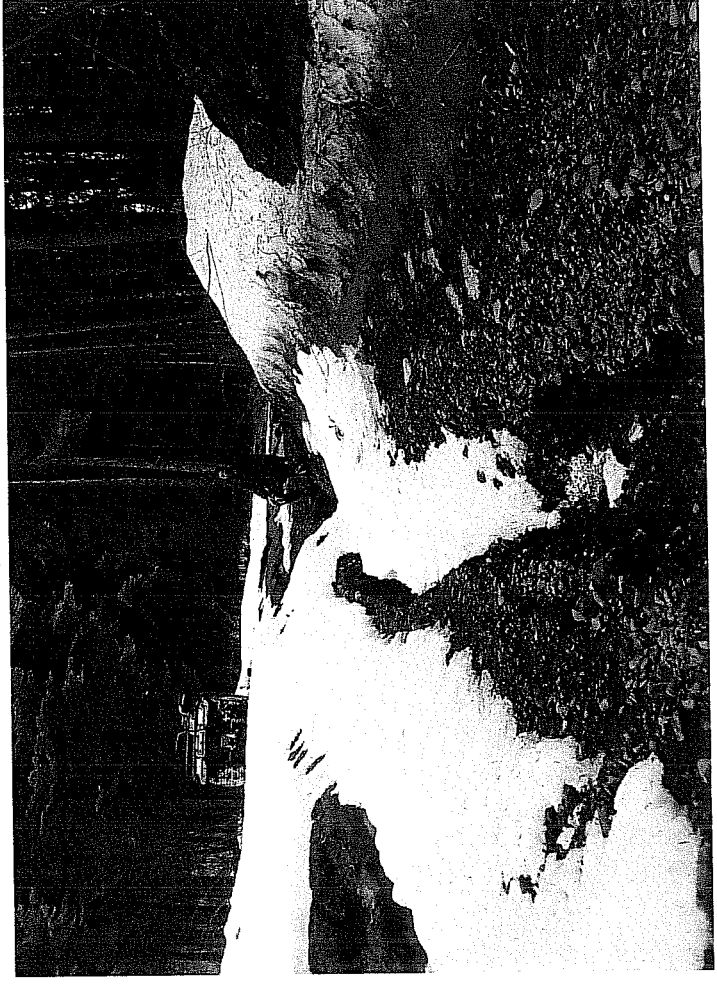
W. Sparks to Eastern Ridge Rd.



...



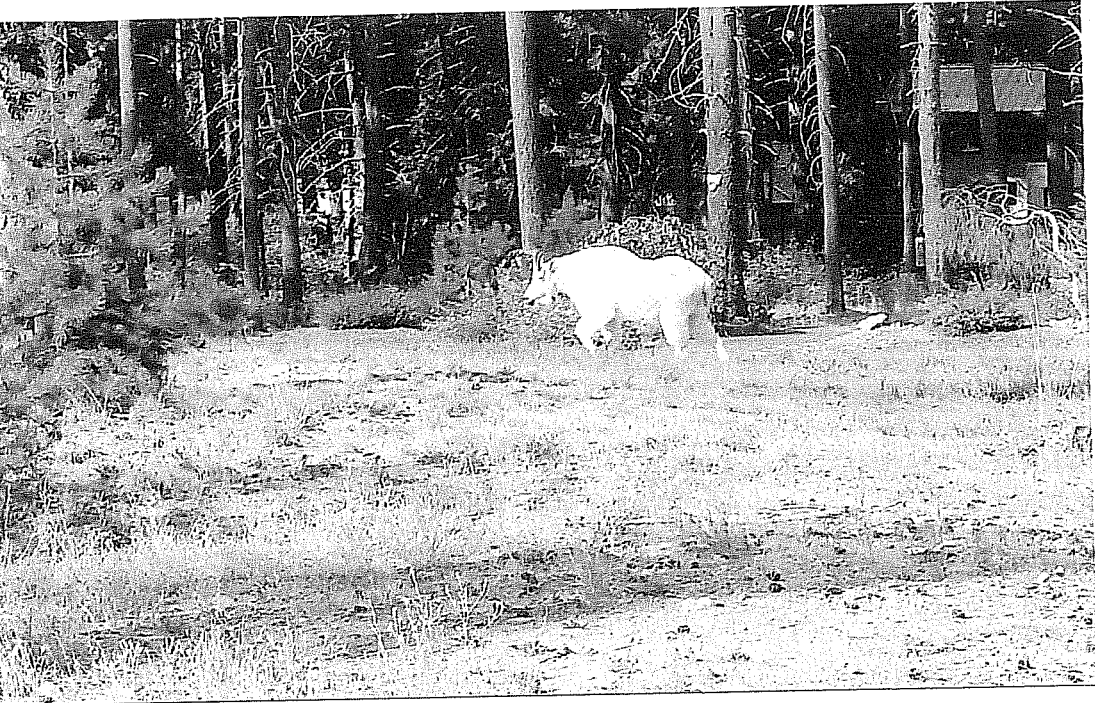
Runoff Flowing across  
Surface within 100 yards  
of Histe Residence & then  
onto access Road, Jan-09



Damage to Easton Ridge Road from Runoff - April 05



Easton Ridge Road  
April-09 Damaged from  
Runoff near proposed rezoning.



This goat was sited  
in the area in the fall  
of 09. Goats should be  
included in the environmental  
check list.



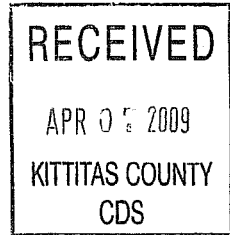


# KITITAS COUNTY FIRE MARSHAL'S OFFICE

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

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

April 7, 2009



Dan Valoff  
Staff Planner II  
Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Easton Ridge Large Lot Subdivision LL-09-00001

Dear Mr. Valoff:

Upon review of the Easton Ridge Large Lot Subdivision, LL-09-00001 land use action, I have the following comments/requirements;

- An approved private fire hydrant system shall be installed. The hydrant system shall be subject to plan review through the Fire Marshal's Office and shall be subject to an annual Operational Permit.
- Water storage and hydrant spacing shall comply with the International Fire Code.
- The minimum fire flow requirements for the residential structures shall be no less than 1,000 gpm.
- The minimum road width shall not be less than 26' in width.
- A minimum of two fire apparatus access roads are required. The two access roads shall be not less than  $\frac{1}{2}$  the length of the maximum diagonal dimension of the property, measured in a straight line between accesses.
- No fire apparatus access lane shall have a slope greater than 12%.
- "No Parking-Fire Lane" signs must be posted per Fire Marshal requirements.
- All cul-de-sacs must have a minimum turning radius of no less than 50'. The signs mentioned above shall be posted on all cul-de-sacs.
- Construction documents for the proposed fire apparatus access, fire lanes and hydraulic calculations for the hydrant system shall be submitted to Fire District 3 and the Fire Marshal's Office for review prior to construction.
- All development, design & construction shall comply with Kittitas County Code, Kittitas County Zoning and the 2006 International Fire & Building Codes.
- Review of the final project submittals may include further requirements.



# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

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

- 
- Due to the remote nature, topography and number of proposed lots in this area, it is my recommendation that all new structures shall comply with the Wild-land Urban Interface Code requirements for defensible space and ignition resistant construction materials.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at (509) 962-7000.

Sincerely,

A handwritten signature in cursive script that reads "Brenda Larsen".

Brenda Larsen, Fire Marshal

# JH Properties LLC

LL-09-00001 (JH)

1071 Hwy 97 • PO Box 938 • Ellensburg, WA 98926

Telephone (509) 933-7050 • Fax (509) 933-7068

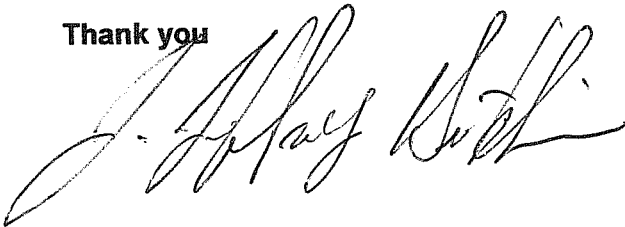
Kittitas County  
Community Development Services  
411 N. Ruby St. Suite 2  
Ellensburg, WA. 98926

April 1, 2009

RE: Easton Ridge Land Company proposal.

As an adjacent land owner to the Easton Ridge Land Company off of Sparks rd, Easton, JH Properties does not have any concerns or objections in fact we support the proposed project. We would like to point out that the proposed project is next to a Mineral Lands Of long term Commercial Significance. It is also an active permitted site for Rock crushing and screening, concrete and Asphalt production as well as crushed and washed products for the construction industry.

Thank you



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APR 02 2009  
KITTITAS COUNTY  
CDS



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

January 15, 2009

Easton Ridge Land Company, INC  
Nathan Weis  
PO Box 171  
Roslyn WA 98941

RECEIVED  
JAN 15 2009  
KITTITAS COUNTY  
CDS

RE: Easton Ridge Large Lot Subdivision (LL-09-0001) submission fee received (\$380/receipt #3970)

Dear Nathan:

We have received the application for your proposed Large Lot Subdivision (located in a portion of Section 1, Township20N, Range 13E.W.M., off of Sparks Road).

Enclosed is a checklist and detailed instructions for completing the Environmental Health requirements.

***We will not recommend your plat application for approval until you meet the enclosed requirements.***

Once we have received and reviewed the required information, we will notify Community Development Services that you have satisfactorily addressed health department requirements.

If you have any questions or concerns, please feel free to contact our office.

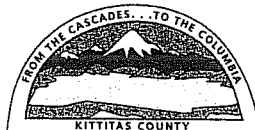
Sincerely,

A handwritten signature in black ink that reads "Cathy Bambrick".

Cathy Bambrick, Public Health Administrator  
Kittitas County Public Health Department

cc: Community Development Services, Encompass Engineering  
Enc: Checklist, Instructions for Completing EH Requirements, Soil Log Requirements

Kittitas County  
Public Health Department  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



1  
[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

Environmental  
Health Services  
411 North Ruby Street, Suite 3  
Ellensburg, WA 98926  
T: 509.962.7698  
F: 509.962.7052

## Checklist

*Prior to receiving approval* of the above listed plat you must meet WAC 246-272-205(1) and WAC 246-272-095(1) by:

1. Proving there is an adequate supply of potable water

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

- Group “A” public well**  
Provide written approval from Washington State Department of Health
- Group “B” public well**  
Schedule a well site inspection or site inspection with Public Health as the first step toward approval of a group B system (the Group B system must be approved prior to plat approval)
- Individual wells**  
Provide a well log or hydrogeological report to prove adequate ground water exists for the proposed number of potable water wells (see page 4). If a well log is used provide potable water test results.
- Shared two-party well**  
Submit existing well log and a water user’s agreement signed by both parties
- Public utility water supply**  
Submit a signed letter of agreement from a public utility official

AND

2. Proving satisfactory sewage disposal

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

- On-site sewage**  
You must schedule a soil log and prepare the site (dig holes)
- Public utility sewer**  
You must submit a signed letter of agreement from the public utility official

# Instructions for Completing Environmental 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.

### 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 and Lookout Mountain Utilities Management (509) 674-6989 are the current SMAs.

#### PUBLIC GROUP "A" 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.

#### PUBLIC GROUP "B" 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.

## **INDIVIDUAL WELLS**

Submit 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. To obtain well logs, contact Department of Ecology at (509) 575-2490.

**After July 8, 2008** 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**

*"Metering will be required on all 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 will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per WAC 246-272A 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.

### **SET BACK REQUIREMENTS**

A well must be located 50 feet from a septic tank and 100 feet from a drain field.

### **Soil Log Requirements for Land Division**

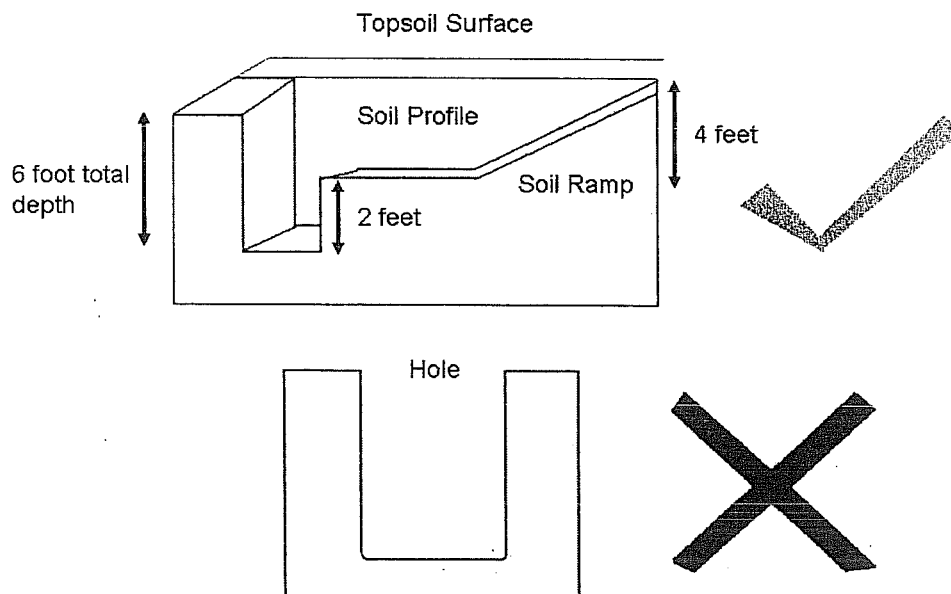
**Purpose:** The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to

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, it is recommended that soil logs be conducted early in the plat planning process.

**Requirements:** In order for a soil log to be conducted, test holes must meet specific criteria according to Washington Administrative Code (WAC), Kittitas County Code (KCC) 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 246-272 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 (Table X). 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 <sup>1</sup>					
Individual, on each lot	1.0 acre	1 acre	1 acre	1 acre	2 acres	2 acres
	2.5 acres <sup>1</sup>					

<sup>1</sup> 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 Environmental Health Office at 411 N. Ruby Street (509) 933-8261 to arrange an appointment.