



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"

To: Louise McAllister

Date: November 2, 2022

From: Kelly Bacon, Staff Planner
(509) 962-7539, kelly.bacon.cd@co.kittitas.wa.us

Subject: McAllister Summit Subdivision – Short Plat

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Proposal:

This memo is in regard to the proposed short plat of two tax parcels (644834 and 747835) totaling 11.27 acres. The proposed short plat would subdivide the 11.27 acres into 8 tax parcels ranging in size from 0.31 acres to 8.80 acres.

Subdivisions:

Short subdivisions are defined as follows within Kittitas County Code:

16.08.186 Short Subdivision.

"Short subdivision" means the division or re-division of land outside any urban growth area into four (4) or fewer lots, tracts, parcels, sites or divisions, for the purpose of sale, lease, or transfer of ownership. Short subdivision means the division or re-division of land inside any urban growth area into nine (9) or fewer lots, tracts, parcels, sites or divisions, for the purpose of sale, lease, or transfer of ownership. (Ord. 2018-001, 2018; Ord. 2013-001, 2013; Ord. 2005-31, 2005)

The property is located outside any Urban Growth Area. Therefore, the application for 8 tax parcels would need to be a Long Plat application in order to meet county code.

Zoning

The current zoning is LAMIRDs Type 1 – Residential Zone (KCC 17.16).

17.16.030 Minimum lot requirements.

1. *Minimum lot sizes in the R zone are as follows:*
 1. *Single family dwelling, seven thousand two hundred (7,200) square feet;*
 2. *Two (2) family dwelling, ten thousand (10,000) square feet.*
2. *The minimum lot depth shall be one hundred (100) feet.*
3. *The minimum average lot width shall be sixty-five (65) feet.*
4. *In no case shall there be more than one (1) main dwelling and its accessory buildings constructed on one (1) lot unless such lot is greater than twice the minimum required for a single-family dwelling.*

5. *No main dwelling shall be built or moved on to a lot not abutting a public street, with the exception of special cases where the county may approve other suitable access. (Ord. 2013-001, 2013; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)*

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SEPA

A SEPA checklist will be required for long plat application.

Critical Areas

In preliminary review of the subject property, there are three streams located on the subject property, two identified within the DNR's database as Type 2 Fish Bearing Streams. The application material states that the applicants are proposing to use the buffer averaging for the critical areas as defined in KCC 17A Critical Areas. A full critical areas report will be required for the subdivision. Within the Critical Areas report the Biologist performing the Critical Areas review will incorporate the requirements of buffer averaging (KCC 17A.04.030 (6) and if there are wetlands identified within the Critical Areas Report also see KCC 17A.07.030 (11))

FPA:

Your project (prior to any ground disturbing activities) may require a Forest Practices Act Permit from Department of Natural Resources. For additional information please contact the Southeast Department of Natural Resources office at (509) 925-8510 or e-mail southeast.region@dnr.wa.gov to obtain information in regards to this process.

Permitting

Based on the pre application materials provided, a Long Plat application, a SEPA Checklist, will be required for this project.

The Long Plat application can be located here:

<https://www.co.kittitas.wa.us/uploads/cds/forms/Long%20Plat%20Application.01-18-2022.pdf>

The SEPA Checklist can be located here:

<https://www.co.kittitas.wa.us/uploads/cds/forms/SEPA%20Environmental%20Checklist.pdf>

Applicants Questions on Application applicable to Planning:

1. Please confirm whether the 8-lot subdivision in a LAMIRD enable use of the short plat process in lieu of formal subdivision. No. The Short Subdivision only allows for division into nine (9) or fewer lots, tracts, parcels, sites or divisions when located inside any urban growth area. The tax parcels within this application are located within a LAMIRD, but not within a UGA and would require a long plat application.
2. Critical Area buffer averaging is being contemplated for both the mapped streams onsite. Please comment on the County's process and timing for approving buffer averaging proposals. The Buffer Averaging portion of the critical areas report will run concurrently with the preliminary plat approval process.
3. Please confirm that critical area buffers may be contained within native growth protection easements and that the area contained within them still count towards lot area. KCC Critical Areas Code does not mention Native Growth protection easements, please provide clear understanding of what the intention is in order for staff to provide an answer. As for density calculation, the Critical Areas code does not exclude critical areas and their buffers from the lot area, however it does require that proof be provided that there is buildable space provided on all new lots created.

Disclaimer:

Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application. Codes are subject to change.

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Office (509) 962-7506

"Building Partnerships – Building Communities"

TO: Louise McAllister, LLC

FROM: Jeremy Larson, Building Official
(509)-962-7559 jeremy.larson@co.kittitas.wa.us

DATE: November 7, 2022



SUBJECT: Pre-Application Meeting PM-22-00017, CDS Building Notes. **Kittitas County CDS**

1) Building Codes:

Any new construction shall be designed and built per the current Kittitas County adopted codes in KCC 14.04 at the time of individual permit submittal. At this time, we have adopted the 2018 I-Codes with Washington State Amendments.

*Washington State Building Codes will update to the 2021 codes on July 1, 2023. Building plans accepted by CDS prior to July 1 will vest in the 2018 code cycle provided that the permit application does not expire.

Ground snow load is 261 PSF

All structures require engineered plans stamped by a Washington State Licensed Architect or Engineer.

Use wind exposure B.

Seismic zone is D1.

Wind speed is 110 Vult.

2) Buildings:

a. Wildland Urban Interface: IR1- Automatic Fire Sprinklers are required in addition to ignition-resistant construction. *Possible mitigation is available through the Fire Marshal's office.

3) Permitting:

a. Building permit review times are running about 10-12 weeks for first review and may be longer for a commercial structure.

b. Two (2) complete sets of plans are required for each building.

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"Building Partnerships--- Building Communities"

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

RECIPIENT: **McAllister**

Date: 11/07/2022

Tax ID: 22-11-09011-0001
707835

Site Address: TBD Yellowstone Rd, Snoqualmie Pass, WA 98068

2018 IRC Table R301.2(1) (SEE KCC SECTION 14.04.020 FOR FOOTNOTES)

| GROUND SNOW LOAD | WIND SPEED (d) (mph) | SEISMIC DESIGN CATEGORY (f) | WEATHERING (a) | FROST LINE DEPTH (b) | TERMITE (c) | WINTER DESIGN TEMP(e) | ICE BARRIER UNDERLAYMENT REQUIRED(h) | FLOOD HAZARDS (g) | AIR FREEZING INDEX(i) | MEAN ANNUAL TEMP(j) |
|-----------------------|----------------------|-----------------------------|----------------|----------------------|--------------------|-----------------------|--------------------------------------|-------------------|-----------------------|---------------------|
| Min. 30 psf Roof (Pf) | 110 Vult | C, D0 and D1 are present | Severe | 24" | Slight to Moderate | 2F | Yes | | 1,000-2,000 | 50 F |

SNOW LOAD INFORMATION

Elevation: **2963** X ISO **0.088** = Ground Snow Load (PG): **261** psf

Roof Snow Load Formula (PF)= (0.7)(CE)(CT)(I)(PG)

| Exposure Factor (Ce) | Thermal Factor (Ct) | Importance Factor (I) |
|----------------------|---------------------|-----------------------|
| 1.2 | 1.1 Heated | 1 |
| 1.2 | 1.2 Unheated | 1 |

| Roof Snow Load (Pf) | |
|---------------------|-----------------------------|
| 241 | psf For Heated Structures |
| 263 | psf For Unheated Structures |

ALSO, See ASCE 7.10 For Other Snow Load Issues

- Section 7.4 Pitch Reduction.** Do not reduce where snow cannot slide off roof. (Valley, Pitch Breaks, e
- Section 7.6 Unbalanced Roof Snow Loads.**
- Section 7.7 Drifts on Lower Roofs/ Decks.**
- Section 7.9 Sliding Snow ON Lower Roofs/Decks.**

OTHER DESIGN CRITERIA:

| Building Code | 2018 IBC & 2018 IRC | |
|---------------|---------------------------------------|----------------------------|
| Wind Speed | 110 MPH | |
| Exposure: | B <input checked="" type="checkbox"/> | C <input type="checkbox"/> |
| | Check One | |

Prescriptive IRC

| | |
|--------------|---|
| Seismic Zone | C <input type="checkbox"/> D0 <input type="checkbox"/> D1 <input checked="" type="checkbox"/> |
| Roof Class: | A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> |
| Frost Depth: | 24 Inches |
| | Check One |

See 2018 Washington State Energy Code Climate Zone 5 (see <http://www.energy.wsu.edu>)



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657

November 16, 2022

To: Whom it may concern

Re: PM-22-00017

Regarding the proposed project, I see no issue with approving the project from a fire and emergency prevention perspective providing that all new roads built comply with current KCC Road Standards, the IFC Appendix D and IFC Fire Service Features Chapter regarding fire apparatus access roads.

Additionally, any new buildings constructed shall be subject to requirements set forth by the required WUIC Evaluation process.

The fire apparatus roads are subject to inspection by the FMO as well as the WUIC compliance. As the project moves forward the FMO reserves the right to add conditions as needed to ensure that safety of the residents and emergency services responders.

Thank you for your time.

Deputy Fire Marshal,
Joseph A Dietzel

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PM-22-00017 (McAllister) Access Comments

1. 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, 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. The applicant indicated a desire to construct a house concurrently with the platting process which would be allowed, but building permits for other houses may be held until the road is certified. Please reach out to Public Works for additional information for this specific project.
2. Per Kittitas County Road Standards 12.05.080: Table 5-1, access spacing shall be a minimum distance of 100' from center line of new private road to center line of existing access on Lot 1.
3. Per Kittitas County Road Standards 12.04.080: Private Road Design Criteria, new driveway easements shall be a minimum of 30'.
4. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.

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From: [Cameron Curtis](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [Josh Fredrickson](#); [Kelee Hodges](#)
Subject: PM-22-0017
Date: Tuesday, November 15, 2022 8:09:29 AM

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~~Kittitas County CDS~~

Good Morning Kelly,

I've attached Public Works' engineering comments for this pre app meeting below.

1. Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). Additionally, the engineered grading permit will require the project go through the SEPA process prior to being issued.
 - a. Kittitas County Public Works requires developers submit a Civil Review for the construction of any public or private road, however if the applicant submits for an engineered grading permit the Civil Review requirement will be waived. A Civil Review will require plans stamped and signed by a civil engineer. Please reach out to Public Works for clarity.
 - b. Applicant should be aware that Public Works will look for compliance with the Eastern Washington Stormwater Management Manual during the Grading Permit and Civil Review.
2. 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, 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. The applicant indicated a desire to construct a house concurrently with the platting process which would be allowed, but building permits for other houses may be held until the road is certified. Please reach out to Public Works for additional information for this specific project.
3. A transportation impact analysis (TIA) shall be required for all development that will generate more than nine (9) peak hour vehicle trips. Please provide estimated traffic generation for peak hours to determine if a TIA will be required. (KCC 12.10.040(c))
4. The proposed improvements shall be completed and approved by Public Works prior to issuance of final plat unless a performance guarantee has been provided. KCC 12.01.150 governs requirements of a performance guarantee, but please reach out to Public Works directly with any specific questions or comments.

Thanks,
Cameron Curtis
Design Construction Engineer in Training
Kittitas County Department of Public Works

411 North Ruby Street, Suite 1
Ellensburg, WA 98926
(509)962-7017

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KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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MEMORANDUM

To: Community Development Services
Date: November 2nd, 2022
From: Samantha Cox, Water Resources Specialist
Subject: PM-22-00017 - McAllister Summit Subdivision - Pre-Application Meeting

Public Works Water Resources Program Pre-Application Comments

Water mitigation/ metering:

For the proposed plat the applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided from the Snoqualmie Pass Utility District (SPUD). Prior to final plat approval and recording, the following conditions shall be met:

In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:

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;
2. An adequate water right for the proposed new use; or
3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.

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. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.

Final Plat Notes

The following notes shall be placed on the face of the plat:

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."

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."

Flood:

Parcels #707835 and 747835 are not located in a FEMA mapped special flood hazard area (100-year floodplain).

Please contact Kittitas County Public Works (509) 962-7523 with any questions.

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

November 16, 2022

Kelly Bacon, Kittitas County Planner I
Community Development Services
411 N. Ruby Street
Ellensburg, WA. 98926

Dear Kelly,

The following comments are the Environmental Public Health comments on the PM-22-00017, McAllister Summit Subdivision project application. The applicant must provide proof of legal water availability as well as sewer connections for all proposed lots prior to final plat signature, approval and recording.

Thank you for this opportunity to comment and if you have any questions, please don't hesitate to give me a call.

Sincerely,

A handwritten signature in black ink that reads "Holly Erdman".

Holly Erdman, B.S.
Environmental Health Specialist II

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