

Katie F. Cote

From: Brenda Larsen [brenda.larsen@co.kittitas.wa.us]
Sent: Tuesday, October 27, 2009 12:10 PM
To: Katie F. Cote
Subject: RE: Fire Condition on Plat
Attachments: Tamarack Starlight Heights and Meadow Springs.doc

Here you go!!

*Brenda Larsen
Kittitas County Fire Marshal
411 N. Ruby Street, Suite 3
Ellensburg, WA 98926
509-962-7000*

From: Katie F. Cote [mailto:kcote@GordonDerr.com]
Sent: Tuesday, October 27, 2009 8:35 AM
To: Brenda Larsen
Subject: RE: Fire Condition on Plat

Brenda,
Yes, this plat is adjacent to two other plants, both with 20+ lots. For purposes of SEPA we are considering all three plats together as one "project."

I looked through the file and didn't see any letter from you, just the one from Russ. If you have time to put together some comments this morning, that would be great. We're trying to finalize this MDNS to send to the paper by the end of the day.

Do you need me to send you plans?

From: Brenda Larsen [mailto:brenda.larsen@co.kittitas.wa.us]
Sent: Tuesday, October 27, 2009 7:39 AM
To: Katie F. Cote
Subject: RE: Fire Condition on Plat

Hi Katie! The fire districts often comment on land use actions and his comment does meet with the minimum code requirements. I was wondering if there isn't a land use comment from me? (a brief history of the fire marshal's office is that I was the fire marshal previously, left for over a year and came back). If there isn't a comment from me, can I still make comments? I remember this one and thought it was adjacent to two other plats, both with 20+ lots...

*Brenda Larsen
Kittitas County Fire Marshal
411 N. Ruby Street, Suite 3
Ellensburg, WA 98926
509-962-7000*

From: Katie F. Cote [mailto:kcote@GordonDerr.com]
Sent: Monday, October 26, 2009 12:58 PM
To: Brenda Larsen
Subject: Fire Condition on Plat

Hi Brenda,

This email is following-up on a voicemail I left you...I have a comment letter from Russ Hobbs from November 2007 stating that he has concerns about adequate water supply for firefighting purposes. We formulated the following condition based on his comments (see attached):

Public Safety

1. A fire protection plan shall be submitted to the Fire Marshall and Community Development Services for approval prior to final plat approval. This fire protection plan shall include a description of the source of adequate water supply for firefighting purposes, and a plan to protect the residential development from fire, given the distance from the closest fire station.

Is this still an accurate/sufficient condition, or is there other language we should use to communicate Russ's concerns?

If you need more information on the proposed project please let me know. I can send digital versions of the plat maps.

Thanks,

Katie F. Cote | Land Use Planner | **GordonDerr LLP** | 2025 First Avenue, Suite 500, Seattle, WA 98121- | kcote@GordonDerr.com
Phone: 206-382-9540 | Fax: 206-626-0675 | www.GordonDerr.com

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KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

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

October 27, 2009

Katie Cote
Consultant
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Tamarack Ridge (LP-07-00018), Starlight Heights (LP-07-00016) and Meadow Springs Plats
(LP-07-00015)

Dear Ms. Cote:

After conducting a review of the above named projects, I have the following comments:

- Design and construction must comply with Kittitas County Code, Kittitas County Zoning, the 2006 International Fire & Building Codes, and all other development agreements.
- Given the provided pre-review documents, these residences will require fire flow of 1000 gpm, however, a reduction in fire flow requirements of 50 percent is allowed when the buildings are provided with an approved automatic sprinkler system.
- An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A standpipe or hydrant system with an adequate source of water, a distribution system and adequate pressure for delivery shall be installed for this plat. Hydrant spacing shall comply with International Fire Code and its appendices' requirements.
- A separate permit and deposit shall be required for installation of a hydrant/standpipe system.
- If this is a gated community, approval for the gate and key box system is required.
- No slope or grade greater than 12% shall be allowed.
- Secondary access, as shown on the plat maps, shall meet minimum Kittitas County Road Standards, as well as the International Fire Code requirements.

The requirements listed above are not all inclusive and are subject to change pending full review of this project or any changes made by the developer. Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Fire Marshal

Katie F. Cote

From: Katie F. Cote
Sent: Monday, October 12, 2009 11:02 AM
To: 'Daniel Davis'
Subject: RE: Sapphire Skies Proposed Long Plats
Attachments: image001.jpg

Thanks. I'll add that as a condition.

From: Daniel Davis [mailto:dan.davis@co.kittitas.wa.us]
Sent: Monday, October 12, 2009 11:01 AM
To: Katie F. Cote
Subject: RE: Sapphire Skies Proposed Long Plats

Katie,

If we know for certain at plat creation that an entire lot is steeper than 33% slope, I think it is prudent to state upfront that geotechnical engineering will be required to construct on the lot per IRC R403.1.7 and/or IBC 1805.3.1 or current adopted code.

Sorry for the delay.

Dan Davis
Plans Examiner

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
dan.davis@co.kittitas.wa.us
P: 509.962.7035
F: 509.962.7682



"Building Partnerships-Building Communities"

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From: Katie F. Cote [mailto:kcote@GordonDerr.com]
Sent: Monday, October 12, 2009 10:47 AM
To: Daniel Davis
Subject: FW: Sapphire Skies Proposed Long Plats

Hi Dan,
I never heard back from you on this. Any comments on lots proposed to be entirely within steep slope areas?

Let me know,

Katie Cote
Contract Planner

From: Katie F. Cote
Sent: Monday, September 21, 2009 2:35 PM
To: 'Daniel Davis'
Cc: 'Dan Valoff'
Subject: Sapphire Skies Proposed Long Plats

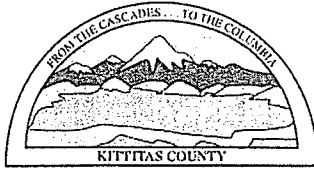
Hi Dan,

I was hoping you could take a look at these proposed plats relative to building on steep slopes. Do you think the standard plat note that we came up with a few weeks ago would cover this development, or do you need any stronger language? I ask because I note that several lots are located entirely within 30%-50% steep slope areas.

Please let me know by the end of the week, if possible. Thanks!

Katie F. Cote | Land Use Planner | **GordonDerr LLP** | 2025 First Avenue, Suite 500, Seattle, WA 98121-|kcote@GordonDerr.com
Phone: 206-382-9540 | Fax: 206-626-0675 | www.GordonDerr.com

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KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

MEMORANDUM

TO: Anna Nelson, CDS
FROM: Christina Wollman, Planner II
DATE: October 27, 2009
SUBJECT: SEPA Mitigation: Meadow Springs P-07-15, Starlite Heights P-07-16, Tamarack Ridge P-07-18

The following comments shall be SEPA mitigation:

1. Right Turn Pocket: Traffic volumes generated by these residential developments warrant the addition of a right turn pocket or right turn taper from Westside Road eastbound into the new site access. The applicant shall design and construct this improvement. Approval of the construction plans by the County Engineer is required prior to beginning construction. The configuration requirements are shown in WSDOT Design Manual Figure 910-12. The applicant shall meet all requirements of Kittitas County Road Standards for the construction of a public road. The turn lane shall be constructed and approved by Public Works prior to receiving any building permits. Additional right-of-way may be required.
2. Stormwater: On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and approved by the County Engineer prior to final approval. The stormwater system construction shall be certified by a licensed engineer. The certification shall be included with the road certification and is required prior to the issuance of a building permit.
3. Second Access: A second access will be required as clarified by the Board of County Commissioners on April 2, 2007. The BOCC clarified KCRS 12.01.095(2) with the following requirements: 1) If the second access is restricted to emergency access only, it must meet or exceed the following requirements: 60' easement, 20' roadway width, BST/ACP surface, and a paved apron. Access restrictions such as gates or bollards must be approved by the Fire Marshal; 2) If the second access is to be used for ingress and egress, it must meet the same standards of the first access.

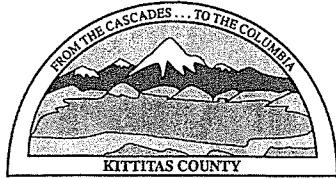
411 North Ruby Street, Suite 1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

A second access will be required for development of the Meadow Springs Plat or if primary access is designated as Stone Ridge Drive. If the new access road is constructed and designated as the primary access, either the Starlite Heights Plat or Tamarack Ridge Plat may be permitted without the requirement of a second access. The second access will be required prior to construction of the second project. Prior to final approval, the primary accesses and timing of project construction shall be identified and clearly documented with agreement between the applicant and Public Works. Temporary cul-de-sac easements may be required.

The second access shall be constructed prior to receiving building permits and must be certified by a licensed engineer.

4. Right-of-Way: The right of way for the proposed plats shall be designed for the construction of a road with at least a 25 mph design speed. The right of way will be privately owned, but may be dedicated in the future to Kittitas County for the construction of a new county road. This dedication will occur when requested by the County, or when the road is brought to County public road standards and accepted onto the County road system by the Board of County Commissioners.
5. BPA Land Use Agreement: A signed and completed BPA Land Use Agreement is required prior to final approval. Based on BPA's policies, adjustments to the road locations may be required. If the road locations are moved, Public Works shall re-review the new road locations for conformance with Kittitas County Road Standards, and to ensure a 25 mph design speed.



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Anna Nelson, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: October 28, 2009

SUBJECT: Starlite Heights Cluster Plat LP-07-00016

The following shall be conditions of preliminary approval:

1. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05. The following conditions apply and must be completed prior to the issuance of a building permit for any of the residence within this plat. A performance bond or acceptable financial guarantee may be used, in lieu of the required improvements, per the conditions outlined in the current Kittitas County Road Standards.
2. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
3. Right-of-Way: The right of way for the proposed plats shall be designed for the construction of a road with at least a 25 mph design speed. The right of way will be privately owned, but may be dedicated in the future to Kittitas County for the construction of a new county road. This dedication will occur when requested by the County, or when the road is brought to County public road standards and accepted onto the County road system by the Board of County Commissioners.
4. Right Turn Pocket: Traffic volumes generated by these residential developments warrant the addition of a right turn pocket or right turn taper from Westside Road eastbound into the new site access. The applicant shall design and construct this improvement. Approval of the construction plans by the County Engineer is required prior to beginning construction. The configuration requirements are shown in WSDOT Design Manual Figure 910-12. The applicant shall meet all requirements of Kittitas County Road Standards for the construction of a public road. The turn lane shall be constructed and approved by Public Works prior to receiving any building permits. Additional right-of-way may be required.

5. Second Access: There are up to three potential accesses points for this project, Pasco Road, Stone Ridge Drive, and a yet to be constructed private road. Prior to final approval the property owner shall notify Public Works and identify which road serves as the primary access for the requested final plat. If the primary access is a road that serves more than 40 lots, a second access will be required with the following requirements: 1) If the second access is restricted to emergency access only, it must meet or exceed the following requirements: 60' easement, 20' roadway width, BST/ACP surface, and a paved apron. Access restrictions such as gates or bollards must be approved by the Fire Marshal; 2) If the second access is to be used for ingress and egress, it must meet the same standards of the first access.

If the new access from Westside Road is designated as the primary access to this plat, either this plat or the Tamarack Ridge Plat LP-07-00018 may be permitted without the construction of a second access. The second access will be a requirement of the second project. The timing of project construction and second access requirements will be determined prior to final approval. Based on construction timing, temporary cul-de-sacs may be required.

The primary and second access shall be bonded for or constructed and certified by a licensed engineer prior to receiving building permits.

6. Easements: It appears Lots 22 and 23 will be accessed by an easement crossing Lot 24. All easements shall be clearly labeled with the easement width and description.
7. Private Road Improvements: The main access road leading from Westside Road to Danko Road shall be constructed as a High-Density Private Road that serves more than 40 lots. Access easements shall be a minimum of 60' wide. The roadway shall be constructed to AASHTO standards, have a maximum grade of 12%, and be designed by an engineer. Design plans shall be approved by the County Engineer prior to construction. See current Kittitas County Road Standards, 9/6/05 edition.

Access roads that stem off the main road shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.

- a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
- b. Minimum centerline radius shall be 60'.
- c. Surface requirement BST/ACP.
- d. Maximum grade is 12%.
- e. Stopping site distance, reference AASHTO.
- f. Entering site distance, reference AASHTO.

- g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection with a county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
8. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way or easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
9. Bridge: The bridge over the canal shall be constructed to the requirements of KCRS 12.07. The bridge shall have a load rating of at least 75,000 lbs and have a width that will accommodate the lanes and shoulders. The bridge design shall be approved by the County Engineer prior to construction. A licensed engineer familiar with bridges shall certify that the bridge meets these requirements as specified in KCRS 12.07.030 and the bridge certification shall be provided with the road certification.
10. BPA Land Use Agreement: A signed and completed BPA Land Use Agreement is required prior to final approval. Based on BPA's policies, adjustments to the road locations may be required. If the road locations are moved, Public Works shall re-review the new road locations for conformance with Kittitas County Road Standards, and to ensure a 25 mph design speed.
11. Stormwater: On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and approved by the County Engineer prior to final approval. The stormwater system construction shall be certified by a licensed engineer. The certification shall be included with the road certification and is required prior to the issuance of a building permit.
12. Plat Notes: Plat notes shall reflect the following:

- a. Entire private road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the State of Washington specifying that the road meets current Kittitas County Road Standards prior to the issuance of building permit for this plat.
 - b. Entire private road shall be inspected and certified by a civil engineer licensed in the State of Washington specifying that the road meets Kittitas County Road Standards as adopted September 6, 2005, prior to the issuance of a building permit. Any future subdivision or land use action will be reviewed under the most current road standards.
 - c. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.
 - d. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - e. 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.
 - f. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - g. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.
13. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED
This ____ day of _____, A.D., 20____.

Kittitas County Engineer

- 14. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
- 15. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- 16. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.

17. 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.
18. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
19. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

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

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

Katie F. Cote

From: Christina Wollman [christina.wollman@co.kittitas.wa.us]
Sent: Tuesday, October 27, 2009 2:34 PM
To: Katie F. Cote
Subject: RE: second access Meadow Springs

Sounds good. I made a couple changes.

Christina Wollman

Planner II
Kittitas County Department of Public Works
[P] 509.962.7051

From: Katie F. Cote [mailto:kcote@GordonDerr.com]
Sent: Tuesday, October 27, 2009 2:30 PM
To: Christina Wollman
Subject: second access Meadow Springs

See text below. Does this cover it?

There are up to three potential accesses points for this project, Pasco Road, Stone Ridge Drive, and a yet to be constructed private road. Prior to final approval the property owner shall notify Public Works and identify which roads serves as the primary access for the requested final plat. If the primary access is a road that serves more than 40 existing lots, a second access will be required. ~~A second access will be required~~ with the following requirements: 1) If the second access is restricted to emergency access only, it must meet or exceed the following requirements: 60' easement, 20' roadway width, BST/ACP surface, and a paved apron. Access restrictions such as gates or bollards must be approved by the Fire Marshal; 2) If the second access is to be used for ingress and egress, it must meet the same standards of the first access.

The primary and second access shall be bonded for or constructed and certified by a licensed engineer prior to receiving building permits.

Katie F. Cote | Land Use Planner | GordonDerr LLP | 2025 First Avenue, Suite 500, Seattle, WA 98121-|kcote@GordonDerr.com
Phone: 206-382-9540 | Fax: 206-626-0675 | www.GordonDerr.com

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Katie F. Cote

From: Christina Wollman [christina.wollman@co.kittitas.wa.us]
Sent: Tuesday, October 27, 2009 12:03 PM
To: Katie F. Cote
Subject: RE: Meadow Springs Comments
Attachments: SEPA MDNS comments.docx

Here is the MDNS comment letter.

If #3 does not make sense to you, let me know.

Christina Wollman

Planner II
Kittitas County Department of Public Works
[P] 509.962.7051

From: Katie F. Cote [mailto:kcote@GordonDerr.com]
Sent: Monday, October 26, 2009 5:01 PM
To: Christina Wollman
Subject: RE: Meadow Springs Comments

Yep. That's fine. Still no word from Public Health.

Thanks!

From: Christina Wollman [mailto:christina.wollman@co.kittitas.wa.us]
Sent: Monday, October 26, 2009 4:56 PM
To: Katie F. Cote
Subject: RE: Meadow Springs Comments

Tomorrow morning ok?

Christina Wollman

Planner II
Kittitas County Department of Public Works
[P] 509.962.7051

From: Katie F. Cote [mailto:kcote@GordonDerr.com]
Sent: Monday, October 26, 2009 3:03 PM
To: Christina Wollman
Subject: RE: Meadow Springs Comments

Thanks. She told me Friday she "I should have the written phasing narrative to Christina before the end of the day."

Sound like the ball is in her court. That could be enough for issuing the MDNS. We are also still waiting for word from Cathy on water.

Yes, please send you SEPA mitigation. At least we will get that part ready.

Thanks!

From: Christina Wollman [mailto:christina.wollman@co.kittitas.wa.us]
Sent: Monday, October 26, 2009 3:00 PM
To: Katie F. Cote
Subject: RE: Meadow Springs Comments

I haven't received all information from the applicant. Allison said they would have something for me by the end of the day – but that was last Wed or Thursday. I can probably have SEPA comments though. Is that enough?

Meadow Springs

- The main road is designated as a privately owned tract, and could be gated at Pasco Road. The alignment and tract design was done by Barghausen in part, in response to County input, such that it is a suitable alignment that the county may in the future (at their option) take dedication of the Road Tract.
- The road for the plat will be built to 25 MPH road design standards, and according to Kittitas County Private Road standards, 40+ lots.
- We will be providing you with a proposed "phasing" of the three access points. You raised a valid point that the county needs to know what road(s) they are relying on as certified, when a building permit is submitted. We may be able to point to our internal roads that connect to the Westside Heights Road, or the Pasco Road, in various early phases. Later (after 40 lots are on a road) we will be required to show two accesses completed. For example, if the Westside Road access is not constructed, the access at Pasco and through Westside Heights must be, at the point that two accesses are required (over 40 lots).
- We concur that we will be required to build a right turn pocket on WestSide Road, when that access is constructed.
- We will draft (after prelim plat) the documents for the county to assume the road, to the county's satisfaction.

Christina Wollman

Planner II
Kittitas County Department of Public Works
[P] 509.962.7051

From: Katie F. Cote [mailto:kcote@GordonDerr.com]
Sent: Monday, October 26, 2009 2:56 PM
To: Christina Wollman
Subject: Meadow Springs Comments

Hi Christina,

Any chance you will have the Meadow Springs comments by the end of the day? If we are going to include these in the 11/19 HEX meeting we plan to issue SEPA tomorrow.

Thanks,

Katie F. Cote | Land Use Planner | **GordonDerr LLP** | 2025 First Avenue, Suite 500, Seattle, WA 98121-|kcote@GordonDerr.com
Phone: 206-382-9540 | Fax: 206-626-0675 | www.GordonDerr.com

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Anna Nelson

From: Anna Nelson
Sent: Friday, September 04, 2009 1:00 PM
To: 'Renfrow, Brent D (DFW)'; 'Meyer, William R (DFW)'
Subject: RE: Kittitas County - review of Meadow Springs, Tamarack Ridge and Starglight Heights proposed subdivision

FYI - Dan Valoff said he'd walk the plans over today. You may have them by now. Thanks again.

-----Original Message-----

From: Anna Nelson
Sent: Thursday, September 03, 2009 8:52 PM
To: 'Renfrow, Brent D (DFW)'; 'Meyer, William R (DFW)'
Cc: 'Teske, Mark S (DFW)'; 'Valoff, Dan'
Subject: RE: Kittitas County - review of Meadow Springs, Tamarack Ridge and Starglight Heights proposed subdivision

Thanks Brent,
I will put the full size set of plans in the mail tomorrow.
Regards, Anna

Anna Nelson, AICP
Land Use Planner
GordonDerr LLP

-----Original Message-----

From: Renfrow, Brent D (DFW) [mailto:Brent.Renfrow@dfw.wa.gov]
Sent: Thursday, September 03, 2009 05:05 PM Pacific Standard Time
To: Anna Nelson; Meyer, William R (DFW)
Cc: Teske, Mark S (DFW); Valoff, Dan
Subject: RE: Kittitas County - review of Meadow Springs, Tamarack Ridge and Starglight Heights proposed subdivision

Anna,

William is out of town this week at a bull trout research conference. We would like to get comments in to you. You had offered to put a full size set of maps in the mail to William. If you have not already done so and the offer still stands, please send them. It should facilitate getting the response in when William returns after labor day.

Brent Renfrow
Washington Dept. of Fish and Wildlife
201 North Pearl St.
Ellensburg, WA 98926
Phone: 509-925-1013
Fax: 509-925-4702
brent.renfrow@dfw.wa.gov

From: Anna Nelson [mailto:anelson@GordonDerr.com]

Anna Nelson

From: Anna Nelson
Sent: Wednesday, August 05, 2009 9:02 PM
To: 'Meyer, William R (DFW)'
Cc: Teske, Mark S (DFW); Renfrow, Brent D (DFW)
Subject: RE: Kittitas County - review of Meadow Springs, Tamarack Ridge and Starglight Heights proposed subdivision
Attachments: Meadow Springs letter from ESA Adolfson.pdf; 20090720 response to County Meadow Springs.pdf

Hi William,
Thank you for the quick response.

Attached is ESA Adolfson's response that I referred to in my original message. I see that it is dated 7/11/08, so you or someone else at WDFW may have already seen this letter. It appears from the letter that WDFW did provide comments earlier in the review process.

Also, the applicant's agent sent me an email today indicating that they are revising the site plan to avoid some wetland fill that was in the prior plan. See their attached letter dated 7/20/09. They anticipate submitting a revised plan later this week or early next week. I will forward that to you as soon as I receive it. I fully understand holding off on your review until you have that to review with the report.

I've also note your commented regarding the County's current CAO.

Thanks in advance for your assistance.
Regard, Anna

From: Meyer, William R (DFW) [mailto:William.Meyer@dfw.wa.gov]
Sent: Wednesday, August 05, 2009 7:12 PM
To: Anna Nelson
Cc: Teske, Mark S (DFW); Renfrow, Brent D (DFW)
Subject: RE: Kittitas County - review of Meadow Springs, Tamarack Ridge and Starglight Heights proposed subdivision

Hi Anna, I do have a limited amount of time to look at the report, although our regional staff has been cut a fair bit after the latest round of budget cuts, so time is at a premium these days. I took a very brief look at the report and would like to review it further and review the proponents comments back to Ecology regarding the wetland complexes etc.

One topic regarding the report is Priority Habitats and Species (PHS) - we do have other sources of data that aren't always captured within the WDFW PHS database, such as animal tracking data. IFor instance, in the area of the project we do have an extensive cougar tracking dataset that we should take a look at, and it can act also as a surrogate for where the deer and elk are moving and spending time, overwintering, calving etc.

Another topic to spend some time addressing is the County CAO update is significantly out of date (well beyond the GMA deadline) and therefore the buffers recommended for the projects need to meet current Best Available Science.

I will check with my colleagues and see if they have previously provided comments to the County on these projects. Thanks and talk soon. William

William R. Meyer

Washington Department of Fish and Wildlife
Region 3 Habitat Program
201 N. Pearl St.
Ellensburg, WA 98926

Office: (509) 933-2491

From: Anna Nelson [mailto:anelson@GordonDerr.com]

Sent: Wed 8/5/2009 11:07 AM

To: Meyer, William R (DFW)

Subject: Kittitas County - review of Meadow Springs, Tamarack Ridge and Starglight Heights proposed subdivision

Hi William,

Kittitas County has retain our firm to providing planning review services for several proposed development projects in the County. I am currently reviewing 3 files for which the applicant has prepared wetland and wildlife studies: Meadow Springs, Tamarack Ridge and Starlight Heights (fka Starlite Estates).

The applicant prepared a habitat study dated April 2009, and submitted this study to the County several weeks ago (pls see attached – dated). Are you available to provide comments on the habitat study?

<<090630-cr-MeadowSprings WildlifeStudy FINAL April 2009.pdf>>

There is also a wetland study that was prepared. Let me know if you would like to see that study their consultant response to comments from Ecology.

Thank you in advance for your assistance.

Regards, Anna

Anna Nelson, AICP | Land Use Planner | GordonDerr LLP | 2025 First Avenue, Suite 500, Seattle, WA 98121-3140

anelson@GordonDerr.com | Phone: 206-382-9540 | Fax: 206-626-0675 | www.GordonDerr.com

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Washington State
Department of Transportation
Douglas B. MacDonald
 Secretary of Transportation

South Central Region
 2809 Rudkin Road, Union Gap
 P.O. Box 12560
 Yakima, WA 98909-2560

November 20, 2007

Kittitas County Public Works
 411 N. Ruby, Suite 1
 Ellensburg, Washington 98926-6300

Attention: Jan Ollivier

Subject: Meadow Springs (62 Single-Family Dwelling Units),
 Starlite Heights (32 Single-Family Dwelling Units), &
 Tamarack Ridge (32 Single-Family Dwelling Units)
 Access Via I-90, Exit 78 (Golf Course Rd) I/C; ~ 1 Mile S of I-90, MP 79.4 RT

509-577-1600
 TTY: 1-800-833-6388
 www.wsdot.wa.gov

RECEIVED

NOV 26 2007

KITTITAS COUNTY
DEPT. OF PUBLIC WORKS

We have reviewed the traffic impact analysis received via email on November 14, 2007 for the referenced proposals. The project site is not adjacent to any WSDOT-maintained roads, but will access Interstate 90 via the Exit 78 (Golf Course Road) interchange. We have the following comments.

1. There have been a number of developments, short plats, and rezones in the Exit 78 vicinity in recent years. These three proposals will create a total of 126 new lots accessing the interchange and the interstate. We are concerned with the cumulative effect these additional units and lots will create at the interchange, including the maintenance responsibility. There is often congestion in the westbound direction on Sunday afternoons on the mainline of Interstate 90 that may impact the operation of this interchange. While WSDOT has long-range plans for capacity improvements (see #2 below), we have no plans for improving the interchange crossroad. Because of the restricted horizontal clearance between bridge piers (see attached photo), we are unable to widen the crossroad with turn lanes. This restriction will impede traffic due to blocking vehicles waiting to gain access to/from the interstate. The turn lane improvement would require the replacement of the mainline bridges. There are no intermediate plans for this improvement.
2. The WSDOT has long-range plans to widen I-90 to six lanes from Easton (milepost 71.56) to Cle Elum (milepost 84.2). The plans are only preliminary. No decisions have been made, and no funding has been procured.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Rick Holmstrom at (509) 577-1633.

Sincerely,

Bill Preston, P.E.
 Regional Planning Engineer

BP: RH/jjg

Enclosure

cc: File #24, SR 90
 Rick Gifford, Traffic Engineer
 Terry Kukes, South Central Area 1 Maintenance Supervisor



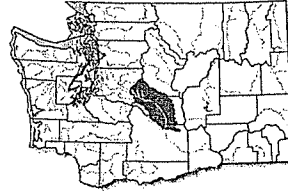
08/02/07
SR# 90 LX 07806-DEC
SRMP 0.07
DIR = NE



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

November 14, 2007
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NOV 15 2007
KITITAS COUNTY
CDS



Your address
is in the
**Upper
Yakima**
watershed

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

Dear Mr. Valoff:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Starlite 32-lot Performance Based Cluster Plat on approximately 50 acres, proposed by Starlite Construction [P 07-16]. We have reviewed the documents for the Meadow Springs, Starlite Heights, and Tamarack Ridge. For the reason that these developments are adjacent to each other and therefore, have a cumulative impact, Ecology has the following comments.

Air Quality

DUST

The SEPA checklists for Meadow Springs, Starlite Heights, and Tamarack Ridge states that all applicable EPA and Ecology standards governing air quality related to construction will be followed during project developments. Ecology suggests developing a Fugitive Dust Control Plan (FDCP), for the entire project area from start to finish, for the life of the project and beyond. The FDCP should be comprehensive and include measures for idle areas as well as active areas. Plans should be reviewed by all project managers who will be expected to implement them, and the resources to implement the plans should be required and secured. The FDCP should include, at a minimum, the following components.

- Identification of project-related fugitive dust sources, assignment of dust control methods to each, and identification of who will be responsible for carrying out the measures during various phases of the project.
- A commitment to secure and train personnel to implement the FDCP, and clear assignment of responsibility for compliance during all phases of the project.

- A commitment and the ability to cease activity during windy conditions when best efforts are insufficient to control the dust.
- A clear explanation of how the dust control measures will effectuate compliance with applicable provisions of WAC 173-400-040.

OUTDOOR BURNING

If you are planning to remove trees or debris from the property, you need to verify that this property is located outside the Urban Growth Area (UGA), where residential and land clearing burning is prohibited. If the property is outside the UGA, you need to obtain a burn permit from Ecology if you are planning to burn trees or debris. Only natural unprocessed vegetation may be burned in an outdoor fire. Burning all other material is prohibited – this includes construction debris. If you are inside the UGA, you must use an alternative to burning. Identify alternatives to burning you will employ, such as chipping debris and using it on-site.

Also, consider outdoor burning emissions for the life of the project, including organic solid waste generated after project is complete and how it will be utilized and/or disposed of. Consider community composting, curbside pick-up, community chipping, and other alternatives.

HOME HEATING

Home heating impacts should be considered in air quality analysis for this project. Installation and use of wood burning devices for home heating could have significant air quality impacts as well as negative human health impacts for residents. The SEPA document states that electricity, wood stoves, and propane may be used for heating. Consider also bringing natural gas to the site early in the development phase.

If you have any questions concerning the Air Quality comments, please contact Maureen McCormick at (509) 454-7660.

Water Resources

Ecology believes Meadow Springs Performance Based Cluster Plat, 62-lot Plat (P-07-15), Tamarack Ridge Performance Based Cluster Plat, 32-lot Plat (P-07-18), and Starlite Heights Performance Based Cluster Plat, 32-lot Plat (P-07-16) are all one project. According to WAC 197-11-060, proposals that relate to each other shall be evaluated in the same environmental document. Ecology believes these three proposals should indeed be evaluated as the same combined project.

Environmental review of a zone designation should analyze the likely impacts of the development allowed within that zone. The more specific the analysis is at the non-

Mr. Valoff
November 14, 2007
Page 3 of 4

project stage, the less environmental review needed when a project permit application is submitted.

Water availability is essential for development. The submitted checklist does not contain sufficient information to evaluate water availability or the adequacy of water rights. Ecology believes water availability should be addressed by the county and the project proponent in the threshold determination for this subdivision.

CURRENT WATER RIGHTS:

This development, in combination, at build out will contain 126 lots and will need a water right. If the proponents, Meadow Spring LLC, Stuart Vista LLC, and Starlite Construction have a water right for this project it is important to include details of the water right in the SEPA checklist. A water right number, owner of the water right, instantaneous quantity, annual quantity, purpose of use of the water right are all helpful pieces of information that would be useful to include in the SEPA checklist or other environmental documentation when appropriate.

Furthermore, water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

If you plan to use water for dust suppression at your site, be sure that you have a legal right. A water right permit is required for *all* surface water diversions and for any water from a well that will exceed 5,000 gallons per day. (Chapter 90.03 RCW Surface Water Code and Chapter 90.44 RCW Regulation of Public Ground Waters) If in doubt, check with the Department of Ecology, Water Resources Program. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100 feet from any known, suspected, or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste landfills. A well report must be submitted to the Department of Ecology within thirty days after the completion of a well.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

Mr. Valoff
November 14, 2007
Page 4 of 4

Water Quality

Project Greater-Than 1 Acre With Potential To Discharge Off-Site

An NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with more than one acre of disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

The permit requires that Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading or construction.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact Cory Hixon at the Dept. of Ecology, (509) 454-4103, with questions about this permit.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

February 26, 2008

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

Dear Mr. Valoff:

Thank you for the opportunity to comment on the Meadow Springs, Starlite Heights, and Tamarack Ridge Performance Based Cluster Plats [P07-15, P07-16, P07-18]. We have reviewed the application and have the following comment.

Shorelands/Environmental Assistance

Thank you for giving Ecology additional time to review the wetland report by ESA Adolphson for the above referenced projects. The wetland delineation report appears to be technically sound, but the only reference to possible wetland mitigation is made in a table on one of the plan view maps. (In the wetland impact table, the wetland mitigation acreage is stated as TBA – to be announced) A wetland mitigation plan for this project should be required as a condition in the MDNS, even though the direct impacts (3884 square feet) appear to be relatively small. Ecology appreciates the efforts made so far to try to reduce direct impacts to wetlands via avoidance, but indirect impacts via inadequate buffers of 100 feet for wildlife functions needs to be addressed.

A wetland mitigation plan to offset direct and indirect impacts to the wetlands should be required by the County in order to achieve “no net loss” of wetland function (17A.04.015). Direct impacts to site wetlands are cited as being a bit less than 1/10 acre. Indirect impacts from buffer reductions are listed on the site plan as 72,923 square feet (about 1.7 acres) and some additional buffer to offset that reduction has been set aside in green space (81687 square feet, about 1.9 acres). Because the 100-foot buffers imposed by the County are not likely large enough to protect high quality wetlands from high intensity residential development impacts (see *Ecology/USACOE/EPA guidance document called “Wetland Mitigation in Washington State”, publication number 06-06-011a. This peer reviewed document is based on Best Available Science, and is cited by CTED on their list of BAS documents*) there are likely to be impacts to the wetland habitat functions from the proposed development as well. Ecology recommends buffers of 200 feet around wetlands in eastern Washington that have a habitat score greater than 29. This size buffer could be reduced if the specific kinds of wildlife that are actually using the wetland are identified and found to not require a buffer of this size to continue to use the wetland. Ecology recommends that the County require a wildlife use study to address the issue of adequacy of 100 foot buffers to protect existing wildlife use.



Mr. Valoff
February 26, 2008
Page 2 of 2

If additional mitigation measures are applied (tailored to particular wildlife species use) to lower the impacts of the residential developments, then the buffers could be decreased from what we have recommended above. Some examples of such measures would include directing lights away from wetland areas, providing requirements via covenants that no herbicides/pesticides would be used within 200 feet of the wetland area, or route all new untreated stormwater away from wetlands while assuring that the wetland hydrology is not altered, etc. A more complete list of possible mitigation measures are shown on table 8D-8 of the Mitigation Guidance document cited in the above paragraph. It is worth noting that one of the most important mitigation measures to maintain wildlife use of wetlands is to maintain intact upland and wetland vegetated corridors between site and off-site habitat areas. Ecology recommends that the County place appropriate conditions from table 8D-8 in the MDNS requirements.

No mention is made in the reports as to whether water flowing out of the project area via the slope wetlands and site streams or ditches reaches the Yakima River. The US Army Corps of Engineers may assert jurisdiction over the site wetlands under the Clean Water Act if the connections meet their current criteria for permits. If these are jurisdictional wetlands for the US Army Corps of Engineers, then Ecology may be involved with their permitting process via a 401 water quality certification.

Please note that the general comments that Ecology sent previously regarding this application still apply. On the topic of trail location, we want to emphasize that the trails should be kept on the outside (toward the upland) edge of required buffers if at all possible. If wetland viewing is a desired function of the trail system, then occasional short trail out-and-back spurs to the wetland edge might be appropriate. The trail system location should be tailored to be as little impact to wildlife use as possible.

Ecology would be happy to meet with the County, applicant and the consultant to discuss these comments.

If you have any questions concerning the Shorelands/Environmental Assistance comments, please contact Catherine Reed at (509) 575-2616.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012

Katie F. Cote

From: Reed, Catherine D. (ECY) [CRAJ461@ECY.WA.GOV]
Sent: Tuesday, October 27, 2009 5:01 PM
To: Katie F. Cote
Subject: RE: Meadow Springs, Tamarack Ridge, Starlite Heights Review
Attachments: Appendix 8-D 2009 .pdf

I am probably too late for your deadlines, but I will weigh in anyway. I finally got a chance to review the wildlife habitat report after getting majorly side-tracked by the landslide in the Nile area.

After my review of the habitat study, I have the following comments:

In the summary and conclusions section of the wildlife report, there are statements about losses for wildlife due to the project, but there are no statements of how the project should or could mitigate for the losses (including increasing the buffers, or showing where habitat corridors will be established and how will they be maintained, etc.). There are no statements regarding how the proposed 100-foot buffer will be adequate for the wildlife species that are likely to use the wetland areas and no discussion of what buffers particular species (such as elk or amphibians) require. (Klaus Richter (1997) states that amphibians need a corridor 450 plus feet wide to assure appropriate microclimate and refuge from noise and light.) In Ecology's letter of February 26, 2008, we asked for a wildlife report that would address the issue of how 100 foot buffers between the development and the wetlands could be adequate for the species currently using the wetland areas. Information gathered in the field during the wetland delineation activities and one other day spent on site were not adequate to specifically characterize site use by specific wildlife species. The report should have addressed the issue of how roadways being located in the wetland corridors will or will not keep the wildlife from using the corridors.

The Kittitas County CAO was developed some years ago, and current state and federal recommended buffers (based on review of Best Available Science) would suggest that buffers should be kicked up to be 200 feet between high intensity land use and high quality category II wetlands if wildlife habitat is to be maintained and not degraded. There are some steps that could be taken to reduce the anticipated impacts and theoretically make a smaller buffer adequate: maintaining adequate connectivity for wildlife movement through the area after build-out of this project is essential. (A reference to some of those measures which can allow for smaller buffers to function appropriately (in appendix 8-D of our BAS documents, attached) was also made in our February 26, 2008 letter. If at all possible, all of the strategies listed in table 8D-8 should be used to mitigate for the small 100-foot buffers.

Thanks for the opportunity to comment and sorry for the delay.

Catherine Reed
Washington State Dept. of Ecology
15 West Yakima Avenue, Suite 200
Yakima, WA 98902
(509) 575-2616
craj461@ecy.wa.gov

From: Katie F. Cote [mailto:kcote@GordonDerr.com]
Sent: Friday, October 09, 2009 3:38 PM
To: Reed, Catherine D. (ECY)
Subject: Meadow Springs, Tamarack Ridge, Starlite Heights Review

Hi Cathy,

At your request, a couple of weeks ago I send a copy of the habitat study for a Kittitas County proposal with three sites: Meadow Springs, Tamarack Ridge, and Starlite Heights. Have you had a chance to review this study, and if so, do you have any comments on the proposal?

We would like to proceed with the SEPA threshold determination, but want to make sure all interested parties have had a chance to comment. Please let me know if I can answer any questions on the proposal.

Thanks.

Katie Cote
Contract Planner
Kittitas County

Katie F. Cote | Land Use Planner | **GordonDerr LLP** | 2025 First Avenue, Suite 500, Seattle, WA 98121-| kcote@GordonDerr.com
Phone: 206-382-9540 | Fax: 206-626-0675 | www.GordonDerr.com

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Katie F. Cote

From: Katie F. Cote
Sent: Wednesday, September 23, 2009 9:36 AM
To: 'Clear, Gwen (ECY)'
Cc: 'Dan Valoff'
Subject: Kittitas County Sapphire Skies preliminary plats
Attachments: Starlite Heights-2009-08-14.pdf; Meadow Springs-2009-08-14.pdf; Tamarack Ridge-2009-08-14.pdf; 11-15-09 Ecology Letter re Sapphire Skies.pdf

Dear Ms. Clear,

I am contracting with Kittitas County to review a trio of preliminary plats, collectively known as Sapphire Skies, that Ecology reviewed and provided comments on back in November 2007. The three projects are called Meadow Springs, Tamarack Ridge, and Starlite Heights.

We received two sets of letters from Ecology commenting on these proposals. The letter dated 11/14/07 included comments for Air Quality, Water Resources, and Water Quality for all three projects. The letter dated 11/15/07 included comments on Shorelands/Environmental Assistance (see attached letter). In this letter, you requested additional time to review and comment on impacts to wetlands.

I am unaware whether you had subsequent contact with planning staff regarding Ecology's comments on wetlands, but no additional letter is in the project file. In August 2009 the applicant submitted a revised plat map, which has nearly eliminated proposed wetland fill. A habitat report has also been prepared. I have attached the revised plat maps, but have not attached the habitat report, due to file size. Please let me know if you would like a copy of the habitat report.

Please let me know if Ecology would like to submit any additional comments on wetland impacts.

Thank you,

Katie F. Cote | Land Use Planner | GordonDerr LLP | 2025 First Avenue, Suite 500, Seattle, WA 98121-|kcote@GordonDerr.com
Phone: 206-382-9540 | Fax: 206-626-0675 | www.GordonDerr.com

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Katie F. Cote

From: Schuppe, Mark (ECY) [msch461@ECY.WA.GOV]
Sent: Wednesday, September 16, 2009 7:03 PM
To: Anna Nelson; Dave Blanchard
Cc: Valoff, Dan; Bambrick, Cathy (DOHi); Katie F. Cote
Subject: RE: Water Rights Transfers

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks for the clarification Anna. It wasn't clear to me from the letter that this was being considered in the SEPA process or for some other purpose.

From: Anna Nelson [mailto:anelson@GordonDerr.com]
Sent: Wednesday, September 16, 2009 4:24 PM
To: Dave Blanchard; Schuppe, Mark (ECY)
Cc: Valoff, Dan; Bambrick, Cathy (DOHi); Katie F. Cote
Subject: RE: Water Rights Transfers

Hi Dave,
Thank you for the follow-up email to our meeting today.

Hi Mark,
Sapphire Skies requested that I confirm that the County received their letter dated July 14, 2009. That letter was received by the County via email on July 17th (Note the different electronic document name - 20090714AnnaNelson-Water.pdf) This information has also been transmitted previously to the County Public Health Department.

For your information, I am a contract planner for Kittitas County, and am the lead planner for F&G and Forest Ridge, Katie Cote (a planner in my office), is the lead planner for the Meadow Springs trio of projects (Meadow Springs, Starlite Estates and Tamarack Ridge). Dan Valoff, with the County, is the lead planner for Henshaw Lake (Note: we are unclear about the Flatwater reference in Dave's email below). Dan is also the SEPA Responsible Official. I have cc:d both Katie and Dan on this email. I've also cc:d Cathy Bambrick with the County Health Department so that she is aware of this email request from Sapphire Skies.

Note that all of these projects are actively being reviewed by the County. SEPA threshold determinations have not yet been issued.

If you have any questions, you can contact me at this email or at 206-382-954.
Regards, Anna

From: Dave Blanchard [mailto:dblanchard@SapphireSkies.net]
Sent: Wednesday, September 16, 2009 3:27 PM
To: Anna Nelson
Cc: Mark (ECY) Schuppe
Subject: Water Rights Transfers

Hi Anna- Could you please acknowledge by replying to all the listed addresses on this e-mail that Kittitas County CDS has received and read the attached letter during the SEPA process for Forest Ridge, Woods & Steele F & G, Henshaw (Flatwater) and the Meadow Springs trio of projects (Meadow Springs, Starlite Estates and Tamarack Ridge) . As you know, this letter provided an explanation of the process we are going through to provide water to the above referenced projects.

Please also provide an explanation of your position with the County for the benefit of Mark Shuppe from the Department of Ecology..

Thanks

Dave Blanchard
President
Northland Resources LLC
(509) 674-6828

Dan Valoff

From: Clear, Gwen (ECY) [GCLE461@ECY.WA.GOV]
Sent: Tuesday, November 06, 2007 10:51 AM
To: Dan Valoff
Subject: Tamarack Ridge, Starlite Estates & Meadow Springs in Kittitas County
Importance: High

Good morning,
I'm wondering why this 3-some has been split by Kittitas County when the developers (Sapphire Skies -Stuart Vista LLC, Starlite Construction & Meadow Springs LLC) presented the subdivisions all together in a combined SEPA checklist, transportation impact study & wetland report?

Gwen Clear
ERTS & SEPA Coordinator
WA State Dept of Ecology
Central Regional Office - Yakima
509.575.2012

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KITTITAS COUNTY
CDS



STATE OF WASHINGTON

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION

1063 S. Capitol Way, Suite 106 • Olympia, Washington 98501
Mailing address: PO Box 48343 • Olympia, Washington 98504-8343
(360) 586-3065 • Fax Number (360) 586-3067 • Website: www.dahp.wa.gov

November 15, 2007

Mr. Dan Valoff
Staff Planner
Kittitas County Development Services
411 Ruby St., Ste 2
Ellensburg/WA/98926

In future correspondence please refer to:

Log: 111507-11-KT

Property: Starlite Heights Performance Based Cluster Prelim Plat, 32-lot Plat, P-07-16

Re: Archaeology - Survey Requested

Dear Mr. Valoff:

We have reviewed the materials forwarded to our office for the proposed project referenced above. The area has the potential for archaeological resources and includes one known historic homestead. 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 prior to ground disturbing activities and a Historic Property Inventory of the Pascoe Homestead prior to any structures being moved or ground disturbance done there. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer. Should additional information become available, our assessment may be revised. Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me at (360) 586-3088 or Scott.Williams@dahp.wa.gov.

Sincerely,

Scott Williams
Assistant State Archaeologist
(360) 586-3088
scott.williams@dahp.wa.gov

CC: Johnson Meninick, YIN



STATE OF WASHINGTON

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION

1063 S. Capitol Way, Suite 106 • Olympia, Washington 98501
Mailing address: PO Box 48343 • Olympia, Washington 98504-8343
(360) 586-3065 • Fax Number (360) 586-3067 • Website: www.dahp.wa.gov

November 15, 2007

Mr. Dan Valoff
Staff Planner
Kittitas County Development Services
411 Ruby St., Ste 2
Ellensburg/WA/98926

RECEIVED

NOV 15 2007

**Kittitas County
CDS**

In future correspondence please refer to:

Log: 111507-11-KT

Property: Starlite Heights Performance Based Cluster Prelim Plat, 32-lot Plat, P-07-16

Re: Archaeology - Survey Requested

Dear Mr. Valoff:

We have reviewed the materials forwarded to our office for the proposed project referenced above. The area has the potential for archaeological resources and includes one known historic homestead. 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 prior to ground disturbing activities and a Historic Property Inventory of the Pascoe Homestead prior to any structures being moved or ground disturbance done there. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer. Should additional information become available, our assessment may be revised. Thank you for the opportunity to comment on this project and we look forward to reviewing the survey report. Should you have any questions, please feel free to contact me at (360) 586-3088 or Scott.Williams@dahp.wa.gov

Sincerely,

FAX COPY

Scott Williams
Assistant State Archaeologist
(360) 586-3088
scott.williams@dahp.wa.gov

CC: Johnson Meinick, YDN



Department of Energy

Bonneville Power Administration
2410 E. Hawthorne Rd.
Mead WA 99021

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KITTITAS COUNTY
CDS

November 9, 2007

Subject: Starlite Heights Preliminary Plat (P-07-16)
BPA Reference: Schultz-Raver Corridor

Kittitas County Community Development Services
ATTN: Dan Valoff
411 N Ruby St, Ste 2
Ellensburg WA 98926

Dear Mr. Valoff,

The Bonneville Power Administration (BPA) has reviewed the above-referenced plat and its relationship to the 687½-foot wide BPA transmission line easement that this plat impacts. BPA has several concerns about the proposed plat, all which revolve around the road system which crosses the above mentioned easement.

BPA's easements are taken with many restrictions that limit the underlying land owner's use of the property. One restriction is our ability to operate and maintain our facilities safely. A common use of the easement area that quite often does impact this ability is the location of roads. Many roads are located in areas which do not have adequate ground-to-conductor clearances to meet National Electric Safety Code (NESC) and BPA standards. An additional factor with these subdivision roads is that typically these have curbs, drainage, and utilities located in or along the roadways. All of these can impact our ability to adequately operate and maintain our facilities.

The Starlite Heights plat appears to have one piece of road crossing almost perpendicular and a portion which runs longitudinally along the northern edge of the easement. Although this portion of the corridor is currently unoccupied, should BPA install a line there in the future, there is a good chance that this road would cause safety issues and could not be allowed.

The developer of this subdivision will need to submit a land use application to BPA indicating the location of any facilities, activities, or property lot lines which will be located within the transmission line corridor. Their application should indicate distances from the nearest tower and be as clear and descriptive as possible. Grading plans should also be provided as grade changes can severely impact the safety of both the public and BPA's personnel working on its facilities. This application can be found on the BPA website at (www.transmission.bpa.gov/LanCom/Real_Property.cfm). Please note that there is a \$250 application fee associated with this application and the review process typically takes 8-10 weeks. Upon review and approval of their application, BPA will issue a Land Use Agreement which will be copied to you so that you are notified of the conditions/requirements in which their development activities can be performed safely within the BPA transmission line corridor.

BPA appreciates you soliciting comments on plats which might impact our facilities. The opportunity to provide feedback is greatly appreciated and helps to minimize later disputes or unnecessary strained relationships with the public when incompatible activities have to be modified or removed from the easement. Please give me a call if you have any questions, I can be reached at (509) 321-2226 or toll-free at (877) 417-9454 or by email at merosales@bpa.gov.

Sincerely,

A handwritten signature in cursive script that reads "Mari Rosales".

Mari Rosales
BPA Field Realty Specialist

To: Mr. Dan Valoff, Staff Planner
Kittitas County Community Development Services

From: Russ Hobbs, Fire Chief
Fire Chief Kittitas County Fire District 7

Subject: Tamarack Ridge, Meadow Springs and Starlite Heights developments

Upon review of the Application for Tamarack Ridge, Meadow Springs and Starlite Heights my concerns are the following but not limited to adequate water supply for fire fighting purposes. I have deep concerns that should a fire develop in the residential area, the possibility exists that without adequate water supplies, Kittitas County Fire district 7 will not be able to prevent fire from spreading to the surrounding homes and wild-land.

The size of the developments and the distance from the closest fire station concerns me; I feel the potential for loss of life without adequate fire protection measures require that an Environmental Impact statement be conducted.

Kittitas County Fire District 7 has no objections to the overall plan to develop these three developments as long as all safety concerns are address prior to developing.

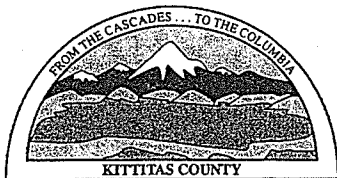
Thank you for allowing me to express my concerns.

Russ Hobbs

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KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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MEMORANDUM

TO: Randy Carbary, Planner II, Public Works Department

FROM: Jan Ollivier, Transportation Manager *Jan Ollivier*

DATE: October 23, 2007

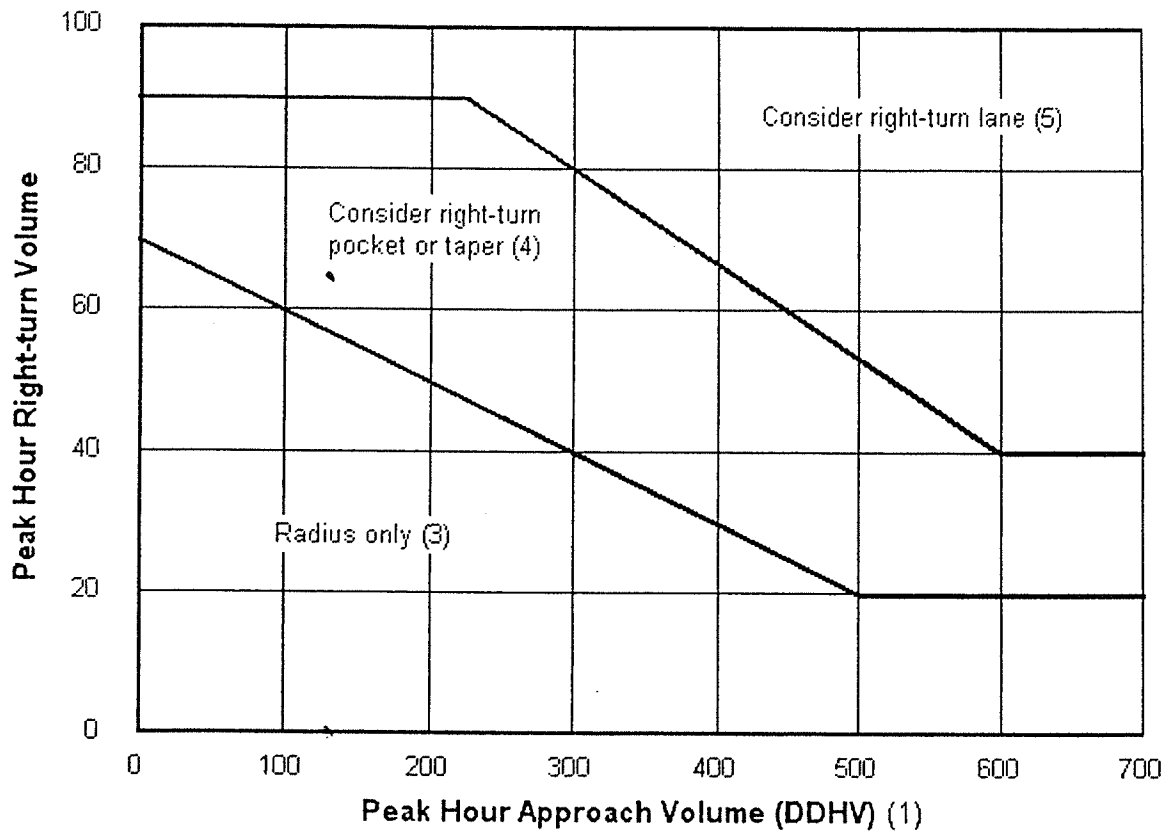
SUBJECT: Meadow Springs, Starlite Heights, and Tamarack Ridge – Traffic Impact Analysis

1. Right Turn Pocket/Taper: Traffic volumes generated by these residential developments warrant the addition of a right turn pocket or right turn taper from Westside Road eastbound into the development site access. The applicant shall design, receive approval from Public Works for the design, and construct this improvement. The configuration requirements are shown in Figure 910-12 of the WSDOT Design Manual (see attachment).

The addition of a right turn pocket or taper shall be incorporated into the development's access road and bridge design. A turnout for a school bus stop and mail boxes shall be considered and incorporated in the design of the right turn pocket or taper.

2. Road Connections: The second access from the development site to Pasco Road shall not be gated. Public access shall be permitted between Pasco Road and Westside Road through this development by dedicating the right of way to the county. This public access route between Pasco Road and Westside Road shall be built to public road standards for rural local access roads that have Average Daily Traffic (ADT) above 750.

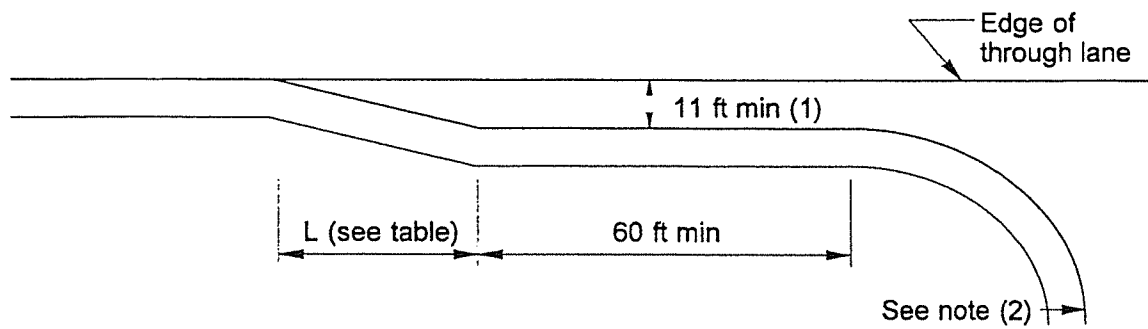
This road connection from Westside Road to Pasco Road will provide better connectivity between county roads and improved access for Pasco Road residents. It is unlikely that the residents in the applicant's developments would drive a long circuitous route from the development site to Pasco Road to Fowler Creek Road to Westside Road on a regular basis when they have direct access to Westside Road - these residents would use the second access route primarily as an emergency entrance/exit or during a road closure. However, it would provide Pasco Road residents an alternative route in order to access Westside Road and would result in reducing traffic impacts on Fowler Creek Road and Fowler Creek Road's intersection with Westside Road. Improving the connectivity of roads is one of Public Work's goals for this vicinity and providing a gated second access is contrary toward achieving better connectivity for these roads.



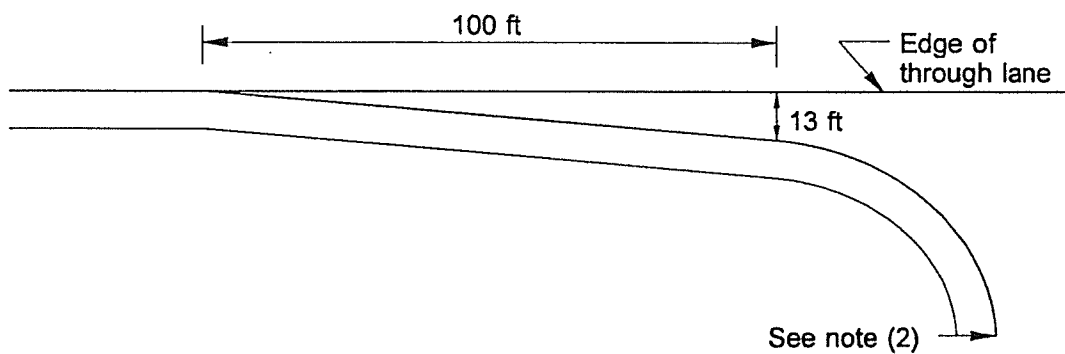
Notes:

- (1) For two-lane highways, use the peak hour DDHV (through + right-turn).
For multilane, high speed highways (posted speed 45 mph or above), use the right-lane peak hour approach volume (through + right-turn).
- (2) When all three of the following conditions are met, reduce the right-turn DDHV by 20.
 - The posted speed is 45 mph or less.
 - The right-turn volume is greater than 40 VPH.
 - The peak hour approach volume (DDHV) is less than 300 VPH.
- (3) See Figure 910-7 for right-turn corner design.
- (4) See Figure 910-12 for right-turn pocket or taper design.
- (5) See Figure 910-13 for right-turn lane design.
- (6) For additional guidance, see 910.07(2) in the text.

Right-Turn Lane Guidelines (6)
Figure 910-11



Right-Turn Pocket



Right-Turn Taper

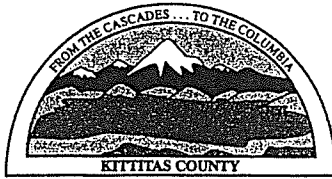
Posted speed limit	L
Below 40 mph	40 ft
40 mph or above	100 ft

Notes:

(1) 12 ft desirable.

(2) See Figure 910-7 for right-turn corner design.

Right-Turn Pocket and Right-Turn Taper
Figure 910-12



KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Dan Valoff

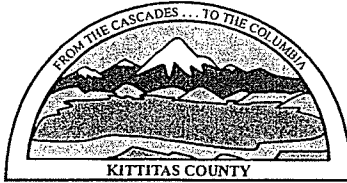
FROM: Jan Ollivier, Transportation Manager 

DATE: November 14, 2007

SUBJECT: Meadow Springs, Starlite Heights, and Tamarack Ridge – Traffic Impact Analysis

This is notification that I have requested Rick Holmstrom, WSDOT SCR Planning Office, to provide a third party peer review of the Traffic Impact Analysis to evaluate its validity and potential cumulative impacts related to Interstate 90 traffic impacts onto Westside Road. His review will require a minimum of one-week, with comments expected November 21, 2007.

cc: Randy Carbary, Public Works Planner
Rick Holmstrom, WSDOT



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

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MEMORANDUM

TO: Dan Valoff, Staff Planner, Community Development Services

FROM: Randy Carbary, Planner II *RC*

DATE: November 15, 2007

SUBJECT: Starlite Heights Performance Based Cluster Plat

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 is recommended, based on the information provided, see below for conditions of preliminary approval:
- "Preliminary Approval" has not been granted. **Our department requests additional information is submitted/ obtained for further review.** See below for requested information.
 - A. Results of the Traffic Impact Analysis (TIA): Per the memo from Kittitas County Public Works Transportation Manager, Jan Ollivier, dated 10/23/07; The TIA, submitted by Brent Turley, P.E., Senior Transportation Engineer for The Transpo Group, Inc., indicates that a right turn pocket is warranted from Westside Road, eastbound into the development site access. In addition to this requirement, an area for mailbox placement and a school bus turn-around are needed. All of these items need to be incorporated into the road design and approved by our department prior to the start of construction.
 - B. Main Road - Public Road Standards: Per the memo from Kittitas County Public Works Transportation Manager, Jan Ollivier, dated 10/23/07; Current Kittitas County Road Standards requires the main road, from Westside Road, south to Pasco Road to be constructed to a Rural Local Access Public Road Standard for roads that have Average Daily Traffic (ADT) over 750. See item #13, (page 6 of 11) for detailed information.
 - C. Pending Bonneville Power Administration (BPA) Mitigation: BPA has not received a land use application from the applicant, as required by BPA, in order to make an assessment of the project's impacts on the future maintenance and operation of their facilities.

In a letter from Mari Rosales, BPA Field Realty Specialist, dated 11/9/07, BPA requires the applicant to submit a land use application for review by the agency. The letter states that this process typically takes 8 – 10 weeks to complete. Upon review and approval of this application process, BPA will identify any conditions or requirements and respond to any issues through a Land Use Agreement.

It is unclear as to whether the BPA would require any changes to the configuration of the lots or the road network. This will not be known until the completion of the BPA's land use application process.

Prior to Final Plat Approval:

1. Required on Preliminary Plat and Required on Final Plat: Submit preliminary Performance Based Cluster Plat map in conformance with requirements in K.C.C Title 16.12 Preliminary Plats The Final Plat submittal shall meet all requirements listed in section 16.20 of the Subdivision Code; including content, format, etc. This pertains to the following items:

- a. Adjacent Property Owners: The adjacent property owners and surrounding properties shall be on the face of the final short plat. (K.C.C.16.20.040, 10, Plat drawing, Adjacent Owners).
- b. Surrounding Area: All surrounding property shall be shown in dotted lines and letters with names of plats, roads, adjoining lots, canals, and etc., and if unplatted shall be so indicated. (K.C.C.16.20.040, 11, Plat drawing, Surrounding Area).
- c. Receiving Number(s): The Receiving Number(s) are required on each page of the Final Plat Submittal.
- d. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED
This ____ day of _____, A.D., 20____.

Kittitas County Engineer

- e. Legal Description: The legal description on the plat does not match the legal description provided in the Subdivision Guarantee. The legal description on the plat shall match the legal description provided in the Subdivision Guarantee.
- f. 16.12.020 Preliminary Plat General Information:
Unless otherwise specified, information required below may be placed on either sheet one or subsequent sheets or on all sheets as necessary.

All preliminary plat drawings shall be submitted on eighteen by twenty-four inch sheets. When required by the county public works director, proposed road plans and profiles prepared by a licensed civil engineer shall be submitted on standard 22" x 36" sheets for review. The scale shall be 1" = 100' horizontal and 1" = 10' vertical, sheet one.

Names of proposed subdivision, all sheets.

Location of subdivision by section, township, range, county and state, all sheets.

Legal description of land contained within the subdivision.

Name(s) and address of the owner(s), subdivider(s), surveyor, engineer and date of survey.

Scale (1" = 200', or greater) north arrow and date, sheet one.

Vicinity map showing the boundary lines of all adjacent subdivisions, roads, streets, rivers, streams, canals, or any other information that will assist the planning commission in considering the plat, sheet one.

Proposed platted boundary lines, lot and road dimensions, and gross acreage, sheet one.

A statement regarding the contemplated sewage disposal, potable water supply, and drainage improvements for the proposed subdivision.

Names and addresses of all abutting property owners.

All access easements.

All irrigation ditch easements or historical ditch locations. (Ord. 2005-31, 2005)

2. Private Road – Spur Road Improvements:

Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.

Private Road Improvements: Spur roads shall be constructed as a High-Density Private Road and serve no more than 40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.

- a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
- b. Minimum centerline radius shall be 60'.
- c. Surface requirement BST/ACP.
- d. Maximum grade is 12%.
- e. Stopping site distance, reference AASHTO.
- f. Entering site distance, reference AASHTO.

- g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection with a county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
3. Cul-de-Sac: Permanent dead-end streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
- a. Cul-de-sac design, reference AASHTO.
 - b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
4. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
- 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.
- Single-Use Driveway: A single-use access 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. The County will not maintain accesses.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
5. Plat Notes: Plat notes shall reflect the following:

- a. Entire private road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the State of Washington specifying that the road meets current Kittitas County Road Standards prior to the issuance of building permit for this plat.
 - b. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.
 - c. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - d. 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.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - f. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.
6. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
 7. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
 8. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
 9. 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.
 10. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
 11. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

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

12. **Main Road - Public Road Standards:** Per the memo from Kittitas County Public Works Transportation Manager, Jan Ollivier, dated 10/23/07; Current Kittitas County Road Standards requires the main road, from Westside Road, south to Pasco Road to be constructed to a Rural Local Access Public Road Standard for roads that have Average Daily Traffic (ADT) over 750. The criterion for construction of public road improvements is described below.

09 Residential- Internal roads not including cul-de-sac shall be constructed to KCC 12.20.50 as follows:

- a. Road shall be constructed to a total paved width of 28' with a minimum of 22' traveled way.
- b. Access shall be constructed within a 60' wide right-of-way dedicated to the public.

13. Cul-de-sacs: (See Kittitas County Road Standards 12.20.100)

- a. Minimum right-of-way diameter across bulb section: 110 feet in a permanent cul-de-sac; 90 feet in a temporary cul-de-sac, with bulb area lying outside straight-street right-of-way provided as temporary easement pending forward extension of the street.
- b. Minimum diameter of surfacing across bulb: 90 feet of paving to curb or shoulder.
- c. A permanent cul-de-sac shall not be longer than 600 feet measured from the centerline of intersecting street to the center of the bulb section. The cul-de-sac length may extend to 1,000 feet if 25 or fewer potential lots are to be served and there is provision for emergency turnaround near mid-length.

14. Road Names: KCC 16.12.065 Road names. No road names shall be used, which will duplicate or be confused with the names of existing roads. Road names shall be subject to the approval of the department of public works.

15. Road Plans: According to KCC 16.16.020 developer shall submit road plans as follows: Plan and profile drawings for all roads shall be submitted to the county engineer on film or linen sheets twenty-two inches by thirty-six inches in size, and receive his approval before proceeding with construction. The drawing standards used in preparing the drawings shall conform to the current drawing standards employed by the department of public works. All plans for roads, drainage, and utility construction are to be designed and prepared by a licensed professional engineer. Staking for road construction and adequate survey control for utility construction shall be provided at the subdivider's expense.

16. Grade: The grade of some portions of the proposed road range from 6 percent to roughly 15 percent. The internal roads shall not exceed 12 percent grade according to KCC 12.20.050. To meet this standard developer will have to make appropriate cuts to obtain no more than a 12 percent grade. Developer should also take into mind that due to possible cuts a 60-foot right-of-way may not be adequate to meet side slopes and may require additional right-of-way.

17. Side Slopes: Side slopes shall generally be constructed no steeper than 2:1 on both fill slopes and cut slopes. Steeper slopes may be approved by the engineer upon showing that steeper slopes, based on soils analysis, will be stable. Side slopes shall be stabilized by grass sod, hydroseeding, or by planting or surfacing materials acceptable to the engineer. Side slopes may also require flattening to accommodate utility placement.

Placement of utilities outside of their standard location as per other adopted standards due to steep side slopes will not be permitted. Side slopes higher than fifteen feet shall be terraced.

18. Inspection: KCC 16.16.030, Inspection. All roads proposed for dedication within a subdivision shall be inspected by the director or his designee during the following construction stages:

- a. Clearing and grubbing;
- b. Road system drainage;
- c. Road subgrade;
- d. Road ballast grade;
- e. Completion of road surfacing.
- f. The platlor shall pay all costs involved in said inspection services. The plat bond will not be released or the final plat approved until inspection costs are paid in full.
- g. It shall be the responsibility of the developer to notify the public works director in advance of the required inspections. All materials used and all work performed must be to the satisfaction of the public works director prior to acceptance by the county.

19. Test Results: KCC 16.16.035 Certified test reports.

- a. Prior to construction, the subdivider's engineer shall provide certified test reports for gravel base, Class "B" and crushed surfacing top course from a reputable testing firm for approval.
- b. The following information will be provided, along with each type of material: Gradation Los Angeles wear, 500 REV Degradation factor Sand equivalent Source of material.
- c. Upon gaining the director of public work's approval of the road and utility plans and the board of county commissioners approval to proceed with the final plat, the subdivider may request the director of public works to call for a preconstruction conference in accordance with subsection (d) of this section and proceed with construction of the utilities and roads or file an approved bond in accordance with Section 16.16.073 of the platting and subdivision regulations.
- d. Subdivider shall select his contractor to undertake the road construction. The contractor shall be capable of supplying the minimum equipment specified. The subdivider shall notify the director of public works of his selection and the

director shall in turn call a preconstruction conference, at which conference, staking, construction details, coordination with utilities, county inspection, and time schedule will be discussed and decided upon such as to assure meeting the approved plans and time for completion. Those expected to attend the conference include:

1. Subdivider, his engineer and contractor;
 2. Representative of all involved utilities;
 3. County director of public works or his representative.
- e. Following successful completion of the preconstruction conference, utility and road construction may proceed.
- f. Once final road plans have been approved and the preconstruction conference has been held, road construction inspection costs incurred by Kittitas County shall be charged to the developer on a reimbursable basis. The costs shall be paid prior to final acceptance of the road. (Ord. 84-6 (part), 1984).

20. Bond: According to KCC 12.10.100 developer shall submit a bond to the Department of Public Works as follows: Failure to comply with these standards may result in denial of plan or development permit approval, revocation of prior approvals, legal action for forfeiture of performance guarantee bond, code enforcement and/or other penalties as provided by law and Section 16.40.010 of this code.

- a. Construction Performance Guarantees. In lieu of the completion of any required public improvements prior to approval of a final plat, short plat or the issuance of building permits, the director may accept a performance guarantee in an amount and with satisfactory surety and conditions providing for and securing to Kittitas County the actual construction and installation of such improvements within a period specified by the director. The director will enforce the guarantee through appropriate legal and equitable remedies. If a surety bond is provided, the amount of the bond shall equal one hundred and fifteen percent of the estimated construction cost. When a letter of escrow or cash is used, the amount covered shall be for one hundred percent of the estimated construction cost. The minimum performance guarantee shall be one thousand dollars. Cash guarantees will be placed in an interest bearing account credited to the developer. The amount of the financial guarantee may be reduced during construction, as determined by the public works director. At no time will the financial guarantee amount be reduced to less than thirty percent of the original amount or one thousand dollars, whichever is greater.
- b. Maintenance Performance Guarantees. The successful performance of the public improvements shall be guaranteed for a period of not less than two years from the date of acceptance or final construction approval (whichever is

last). The amount of the guarantee shall be ten percent of the construction cost and form of the maintenance financial guarantee shall be approved by the public works director. The minimum maintenance guarantee shall be one thousand dollars. Maintenance guarantees will not be required when the required performance guarantee is one thousand dollars or less. (Ord. 94-18 (part), 1994).

21. Storm Water: Developer shall provide a storm water plan for surface water flows entering, flowing within and leaving the subject property. The plan is to conform to the following standards and requirements:

- a. The Kittitas County director of public works may require plans for storm drainage and detention facilities to be prepared by a registered civil engineer currently licensed by the state of Washington and qualified by experience and education in the field of hydraulics, hydrology, or a closely related field. Storm water plans or revisions to any approved plan shall be reviewed and approved by the public works department prior to any construction.
- b. On-site storm water improvements must be sufficient to mitigate impacts due to flooding, erosion, sedimentation or pollution.
- c. All drainage system elements must provide for adequate maintenance and accessibility at all times. Storm water facilities shall be designed to eliminate interference from underground utilities and from conditions, which exceed design loads for any pipe or other structural element.
- d. The designer of any storm water element shall consider system reliability in terms of layout, specifications of materials and methods of installation.
- e. The impact of a system failure should be analyzed both in terms of on- site and off-site effects. The impacts may be to adjacent properties or to elements of the public drainage system or other private systems.
- f. No drainage originating inside of a building or structure shall be connected to the storm water or surface water systems.
- g. Developer shall meet all other applicable laws for water quality prior to discharge to any wetland, stream, or lake.
- h. Developers are encouraged to be innovative and give high priority to fish, wildlife, plant materials and related total resource management systems. (Ord. 95-2 (part), 1995).

22. Approaches: All approaches to county roads shall be constructed as follows:

- a. An approved access permit will be required from the Department of Public Works, prior to creating any new driveway access, or performing any work within the county road right-of-way.

- b. Approaches serving three or more residential units shall be paved from the edge of the county road to the furthest extent of the county road right-of-way. (Sec 12.
- c. Maintenance of driveway approaches shall be the responsibility of the owner(s) whose property they serve. Kittitas County will not maintain accesses. (Sec 12.30.010)
- d. On sloping approaches at an intersection, landings shall be provided with grade not to exceed one foot difference in elevation for a distance of thirty feet approaching an arterial or twenty feet approaching a local access street, measured from the future right-of-way line (extended) of intersecting street as provided in Section 12.20.040, 12.20.050 or 12.20.060.

23. Roadside Features: (See Kittitas County Road Standards 12.50.010)

- a. Mailbox supports shall be of a "break-away" design.

24. Addressing:

- a. I recommend contacting 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.

25. Fire Protection:

- a. Contact the Kittitas County Fire Marshall, regarding any additional access requirements for Emergency Response.

26. Plat Comments:

- a. Irrigation water will need to comply with irrigation district requirements and continued in front of and through the site to any downstream users. No irrigation water or tail water will be conveyed in the county right of way along the projects county road frontage.
- b. Wellhead buffers will not encroach within county maintained right of way.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

Please let me know if you have any questions or need further information. In addition, Public Works would request supplemental information regarding this matter as such information is relayed to the Planning Commission, Board of Adjustment or additionally involved entities.

Dan Valoff

From: Randy R. Carbary
Sent: Tuesday, November 20, 2007 4:00 PM
To: Brandon Drexler
Cc: Jan Ollivier; Dan Valoff; Doug D'Hondt
Subject: FW: Access for the Tamarack Ridge, Starlite Heights and Meadow Springs Cluster Plats

Brandon,

Do you think we should plan to meet with Wayne after everyone gets back from CRAB Training?

Randy Carbary, Planner II
Kittitas County Public Works
411 N Ruby, Suite 1
Ellensburg, WA 98926

(509)962-7019

From: Wayne Nelsen [mailto:wayne@SapphireSkies.net]
Sent: Thursday, November 15, 2007 11:19 AM
To: Randy R. Carbary; Dan Valoff
Cc: Doug D'Hondt; Jan Ollivier; Dave Blanchard; Sean Northrop; Integrity Structural Engineering; Tom Barghausen
Subject: RE: Access for the Tamarack Ridge, Starlite Heights and Meadow Springs Cluster Plats

Randy/Dan:

Thanks for forwarding this information to me. Let's get a meeting set up as soon as possible after Brandon is back from vacation. Jan's comments regarding the requested public dedication are significantly different than what is proposed and what was discussed at the pre-app meeting. Also, based upon the information and conclusion of the TIA, I'm not understanding the request/need for a right turn pocket.

Thanks,

Wayne

-----Original Message-----

From: Randy R. Carbary [mailto:randy.carbary@co.kittitas.wa.us]
Sent: Thursday, November 15, 2007 9:46 AM
To: Dan Valoff
Cc: Doug D'Hondt; Jan Ollivier; Wayne Nelsen; Wayne Nelsen
Subject: Access for the Tamarack Ridge, Starlite Heights and Meadow Springs Cluster Plats

Dan,

I wanted to "keep everyone in the loop" on the Westside Road access for the Tamarack Ridge, Starlite Heights and Meadow Springs Cluster Plats. I talked with Ken Wilson of Integrity Structural Engineering, this morning and let him know about the Traffic Impact Analysis (TIA) results and whether a right turn pocket would affect the bridge design and/or Westside Road access to the bridge. Ken thought that he should be able to incorporate it into the design and I asked him to contact Doug D' Hondt if he had any specific design questions. I planned on discussing this with Wayne yesterday but he had already left by the time I was done with my meetings. I'll cc him on this e-mail and I'll get back with you if we have any other relevant discussions on this.

I also include a copy of the TIA and the memo from Jan Olivier regarding the TIA.

Randy Carbary, Planner II
Kittitas County Public Works
411 N Ruby, Suite 1

11/27/2007

Ellensburg, WA 98926

(509)962-7019

From: Integrity Structural Engineering [mailto:IntegritySE@worldnet.att.net]
Sent: Friday, June 08, 2007 4:11 PM
To: Randy R. Carbary
Subject: Entrance Slope at Westside Road Bridge Project

Randy,

Thanks again for meeting with me yesterday. I made a quick check of the entrance slope and can easily lower it to 4% without any effects and I should have made this revision regardless. Changing down to 3% will be very difficult though as even increasing the next slope to 12% will not get the project high enough at the canal. This is because changes to 3% and 12% also increase the vertical curve lengths required for site distance and speed of 25MPH. I will keep looking into it and will complete the access application for submittal next week. Thanks again Randy and talk to you soon.

Ken Wilson, PE SE
Bridge Consultant
Integrity Structural Engineering, PLLC
4124 Interlake Ave. N.
Seattle, WA 98103
Phone: (206) 547-1379
Fax: (206) 547-1381
Mobile: (206) 890-9864
E-mail: IntegritySE@att.net

Dan Valoff

From: Randy R. Carbary
Sent: Thursday, November 15, 2007 9:46 AM
To: Dan Valoff
Cc: Doug D'Hondt; Jan Ollivier; Wayne Nelsen; Wayne Nelsen
Subject: Access for the Tamarack Ridge, Starlite Heights and Meadow Springs Cluster Plats
Attachments: Traffic Study (2).pdf; DL550_0809020419.pdf

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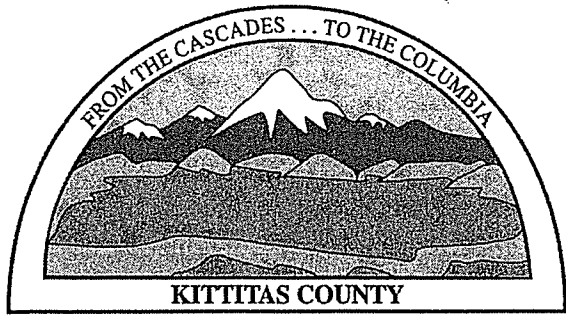
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Ken Wilson, PE SE
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 Phone: (206) 547-1379
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 Mobile: (206) 890-9864
 E-mail: IntegritySE@att.net

11/15/2007

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PUBLIC HEALTH DEPARTMENT

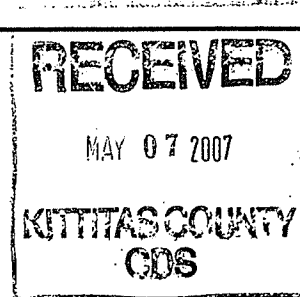
www.co.kittitas.wa.us/health/

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
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

April 10, 2007

Barghausen
18215 72nd Ave S
Kent WA 98032



Dear Mr. Talkington,

We have received the proposed Starlite Estates Plat, located in Section 01, Township 19N, Range 14E, off of Westside Road. We have also received the \$376.88 plat submission fee (receipt #050495).

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 “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 Regional Office) located in Yakima, Washington. To begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

3. GROUP "B" PUBLIC WELLS – As of January 11, 2007, Washington State Department of Health is 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. 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.

Washington State Department of Health
1500 W. 4th, Suite 305
Spokane, WA 99204
(509) 456-2453
ATTN: Tom Justus, Regional Engineer

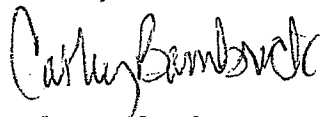
4. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field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

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."

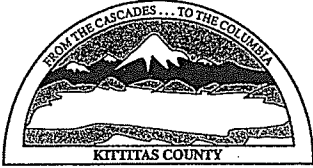
Once we have received and reviewed complete information, we will notify Community Development Services through our Environmental Health Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



Cathy Barnbrick
Kittitas County Environmental Health Manager

cc: Community Development Services
Starlite Construction



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

May 4, 2007

Ivanna Halvorsen
Barghausen Consulting Engineers, Inc.
18215 – 72nd Avenue South
Kent, WA 98032

**RE: Meadow Springs, file number P-07-15
Starlite Estates, file number P-07-16
Tamarack Ridge, file number P-07-18**

Dear Ms. Halvorsen:

Community Development Services is in receipt of the referenced applications. These applications have been deemed incomplete and the following additional information is required:

1. A Wetland Study shall be prepared by wetland biologist to determine the rating types and appropriate wetland buffers and to delineate actual wetland boundaries and required buffers. KCC 16.09.030 states that no points shall be awarded for land which is already protected through the Critical Areas Ordinance. The calculation of open space shall not include these areas already protected through regulations. Also in Section 3a(3) of the environmental checklist, you stated that approximately 2,000 cubic yards of fill may be placed in one or more wetlands to accommodate road crossings. The wetland study should address this aspect of the project.
2. In Section 1E(e) of the environmental checklist, Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. Your answer: *a substantial amount of grading is necessary for the roadway system. Future home construction is also likely to have grading required for driveways and building pads.* Please provide an estimate on the type and approximate quantities of any filling or grading proposed.
3. The site plan for Meadow Springs shows 2 cluster lots in Tract B. KCC 16.09.100(A) Cluster. A "cluster" consists of three or more buildable contiguous lots or building envelopes within the cluster boundary.
4. Due to the small lot sizes and topographic constraints, individual on-septic systems are not a preferred alternative. The site plans must show the location of all community drainfields and their associated replacement areas.
5. The plat name Starlite Estates must be renamed due to an existing plat with that same name.

DARRYL PIERCY, DIRECTOR

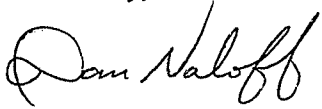
ALLISON KIMBALL, ASSISTANT DIRECTOR

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

4

When the additional information is received and the application is deemed complete, our review of the application will continue. Kittitas County Code Chapter 15A.03.040 states that an application shall expire after 180 calendar days unless the requested supplemental information is submitted in complete form. If you have any questions or need assistance, please contact my office at (509) 962-7637. Thank you for coming in and signing the rezone application. Your promptness was greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Dan Valoff".

Dan Valoff
Planner 1

Cc: Wayne Nelson



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

October 27th 2009

Katie Cote, Contract Planner
Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Starlite Heights Plat LP-07-00016

Dear Ms. Cote,

On October 21, 2009, the documents requested for preliminary approval of Starlite Heights Plat were received from Sapphire Skies and all requirements have been met. Kittitas County Public Health Department recommends preliminary approval for this plat application.

Final approval will be conditioned upon:

- Completion of soil logs which meet the septic availability requirement.
- Documentation from the State of Washington, Department of Ecology verifying the quantity of water required for the plat has been transferred.
- All proposed wells being placed and well logs showing yields consistent with the requirements above being proven and the required nitrate and bacteriological tests showing potability of that water.

If you have any questions, please feel free to contact me at (509) 962-7515.

Sincerely,

James Rivard

James Rivard,
Environmental Health Supervisor
Kittitas County Public Health

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



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



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

October 12th, 2009

Katie Cote, Contract Planner
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Starlite Estate Plat LP-07-00011

Dear Ms. Cote,

On July 16th, 2009 Ecology withdrew the groundwater in Upper Kittitas County from new appropriation. Chapter 173-539A WAC requires that a determination of water neutrality be obtained from the State of Washington, Department of Ecology (Ecology) prior to final approval of plat applications.

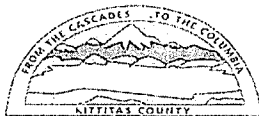
Kittitas County Public Health Department's April 10th 2007 recommendation on the Starlite Estate plat application indicated that final approval be conditioned upon the developer/owner of the plat providing proof of water availability. Under the new aforementioned rule, the Starlite Estate plat application has provided an option that meets the requirements. However, in order to recommend preliminary approval, the following information must to be provided by the applicant.

- Total amount of water required for the project including indoor residential use, outdoor use including irrigation of lawn and garden areas, ponds, swimming pools, hot tubs, use for fire suppression and/or any other use of water.
- Indications of the numbers of and locations of proposed wells and septic systems.
- Evidence that the proposed withdrawal will yield sufficient potable water. This evidence might take the form of a test well with nitrate and bacteriological tests. This requirement might also be satisfied by a survey of surrounding wells that includes yields and recent (within the last year) nitrate and bacteriological tests.

Final approval with then be conditioned upon:

- Documentation from the State of Washington, Department of Ecology verifying the quantity of water required for the plat has been transferred.
- All proposed wells being placed and well logs showing yields consistent with the requirements above being proven and the required nitrate and bacteriological tests showing potability of that water.

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

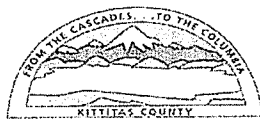
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Sincerely,

James Rivard

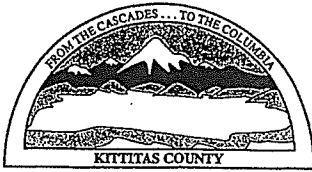
James Rivard, Environmental Health Supervisor

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507 N. Nanum Street, Suite 102
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KIT TITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

May 4, 2007

Ivanna Halvorsen
Barghausen Consulting Engineers, Inc.
18215 – 72nd Avenue South
Kent, WA 98032

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Starlite Estates, file number P-07-16
Tamarack Ridge, file number P-07-18**

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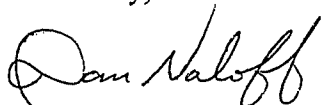
DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Dan Valoff
Planner 1

Cc: Wayne Nelson