

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

January 25, 2007

Encompass Engineering & Surveying
108 E 2nd St
Cle Elum, WA 98922

Dear Mr. Nelson,

We have received the proposed Wenger Short Plat, located in Section 29, Township 20N, Range 14E, off of Nelson Siding Road. We have also received the \$376.88 plat submission fee (receipt #049517/049516).

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 your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do 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, the Washington State Department of Health is the regulatory authority for approving Group A systems. Mr. Tom Justus is the Regional Engineer for

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Kittitas County
CDS

Kittitas County. His office is located in Spokane, Washington. His number is: (509) 456-2453. We will require written verification that DOH has approved the system prior to final plat approval. If you have not secured a water right for potable use you must contact the Washington State Department of Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

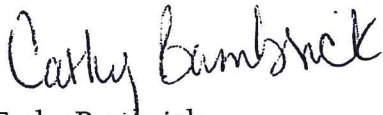
3. GROUP "B" PUBLIC WELLS – the Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries, all infrastructure completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement.
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 EH Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



Cathy Bambrick
Kittitas County Environmental Health Manager

cc: Community Development Services
cc: Mark Wenger/Darcy Spencer-Wenger

Jeff Watson

From: Bettinger, Tom <tbettinger@cantor.com>
Sent: Tuesday, January 07, 2014 2:45 PM
To: Jeff Watson
Cc: 'ttdhm@aol.com'
Subject: Wenger SP-07-00007

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff, I wanted to follow up with you in writing after our conversation regarding the Wenger short plat.

My comments are focused on ingress and egress and utility easements to my property which borders the Wenger piece on the southern side. (4686 Nelson Siding road) I would request that all easements will run with the land . Based on what I can tell the current "driveway " crosses all three proposed short plats. Since I am at the end of the road any changes in property lines will have an effect on my parcel. I read that there are two ingress/egress routes to my parcel , one is well defined (straight in to KRD and turn right to the big creek siphon) , the other is not. It is described vaguely as existing roadway.

The issue will not be today with the Wengers it will be later in time when development begins. If I need to use the straight in approach for example that path is dirt and would need to be made into a useable roadway. I do not want to absorb any of those costs perfecting my access, grading and or graveling and legal fees for example.

We have a good relationship with the Wengers and do not oppose their plans unless the end results means I have to give up easement rights without proper vetting and expense to me . The Wengers should hire at their expense a legal review for all easements running across their land that will affect my property as a result of this short plat application. A vaguely described existing roadway is not an issue today as I mentioned. It's the next landowner that concerns me .

Do you need this e-mail in a hard copy format ? Let me know with a reply and I will mail a copy if needed .

Thank you in advance

Tom Bettinger
4686 Nelson Siding Road , Cle Elum WA
425-736-5524

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

January 7, 2014



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

Re: SP-07-00007

Dear Mr. Watson:

Thank you for the opportunity to comment on the short subdivision of approximately 10.45 acres into 3 lots, proposed by Mark and Darcy Wenger. We have reviewed the application and have the following comments.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

Ecology GIS aerial photo interpretation show areas on this parcel where wetlands may exist. A potential wetland area is within the currently proposed lot 1. Area water well reports show that static groundwater table levels are very close to the surface in the general area. An experienced wetland delineator should review the parcel for the presence of wetlands and complete wetland delineation and rating reports, if needed, before the lot configuration is approved. The parcel should be reviewed for the presence of wetlands to assure that all lots proposed have buildable areas and access to them that do not intrude on wetland buffers. Wetlands are particularly important for stormwater and flood retention along the Big Creek drainage, as floods have repeated occurred along this waterway.

Ecology would be happy to assist the County with a wetland reconnaissance to determine whether a wetland delineation and rating needs to be completed for the parcel. Please contact Catherine Reed at (509) 575-2616 for assistance.

If you have any questions or would like to respond to these Shorelands/Environmental Assistance comments, contact **Catherine Reed** at (509) 575-2616.

Sincerely,

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



January 11, 2014

Re: Project Name (File Number): Wenger (SP-07-00007)

I received a notice of application for a preliminary short plat to subdivide into three parcels for the Wenger's. I have several comments concerning the application with first starting with:

Parcel# 469134: Owner: Schmidt, Mark - Mark's parcel is off the County Road (Nelson Siding Road) which there is an easement of 15 ft. to get to parcel# 549134: Owner: Korfus, Edward – Edward's parcel has an easement of 18 ft. to get to parcel# 479134.

According to the Wenger Short Plat Road Variance 08-36 you have stated that a 40' easement will be required. You also stated that the access also serves two lots on the south side of the canal, which there are 3 parcels on the south side of the canal. If this plat is approved then the road is serving 8 parcels from the county road, and why are they not required to have a 40' easement from the county road?

Also stated is that BLM granted them an easement which the Bureau of Reclamation or Kittitas County Reclamation didn't give them an easement but a License Agreement of 10' which 2' can be graveled. This is only a License Agreement between United States of America and Wenger. This license is as a term of 10 year period which has to be renewed for additional consecutive 10 year extensions which is at the option of the United States. No subleases, assignments or transfer of this license shall be valid without written authorization from Reclamation. The license can be terminated at any time and all possession of the premises be put back to its original condition.

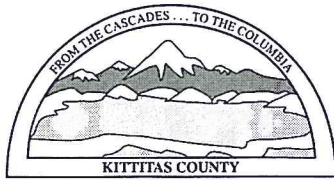
So how can you give them a 20' variance when it is not a permanent access through my property to Wenger. Where the easement road of 18' for access to Wenger's parcel has been established and maintained since 1926. The Bureau of Reclamation owns 45' which from the section line dividing Musso's and Korfus's. From the section line they own 25' of Korfus's property and 20' of Musso's property. The easement road parallels along the Reclamation, but if you measure 25' from the section line to the Korfus's easement road you get more than 25'. Our power box is located on our property not on KRD's. So for them to add 2' to 10' on to the existing road you are still on Korfus land not owned by Bureau of Reclamation.

You have many loop holes in this plan and really needs to be doing further investigation by the Public Works Director and the Planning Department before you present this to the Board of County Commissioners.

I will be seeing you on Monday morning to give you copies of photos and explain to you. I will be seeing an attorney concerning this, and I want to get notification of your decision.

Thank you,

Gwen & Edward Korfus
4682 Nelson Siding Road
Cle Elum, Wa 98922
(509) 656-0214



KITTITAS COUNTY

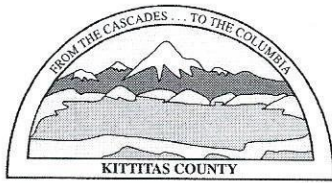
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, CDS
FROM: Christina Wollman, Planner II *CW*
DATE: January 15, 2014
SUBJECT: Wenger Short Plat SP-07-07

The following additional information is requested in order to fully review the short plat.

1. The 100-year floodplain must be shown on the preliminary short plat to ensure there is a buildable area outside of the 100-year floodplain on all parcels. This will prevent the landowner from needing to hire a hydraulic engineer to do a study. Unfortunately the parcel lines and floodplain boundaries on our maps are not accurate enough to make a visual determination.
2. For review purposes, the 200' shoreline jurisdiction must be shown on the preliminary short plat.
3. The location of Big Creek must be shown on the preliminary plat for reference.
4. The location of the KRD Lateral boundaries must be shown on the plat for review purposes and to ensure there is no encroachment.
5. Easement and actual driveway location for the road serving parcel 616536.
6. Revised road plans within the subject property, to show the relocated cul-de-sac and driveway. The easement within the subject property must be 60' wide and there cannot be more than two lots served off the end of the cul-de-sac.
7. Proof of a 20' access easement must be provided. The documents referenced on the survey (AFN 143999, 487802, 488776) do not provide this information. The documents state there is a 15' easement across parcel 469134 and an 18' easement across parcel 549134.



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner III *CW*

DATE: December 23, 2015

SUBJECT: Wenger Short Plat SP-07-07

The following shall be conditions of preliminary approval:

1. Timing of Improvements: This application is subject to 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 structures 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 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. Road Variance: This short plat is subject to the conditions of Road Variance 14-09, which allows a reduced road and easement width but requires a revised agreement from USBR prior to final approval.
4. Final Plat: The following items must be shown on the final plat:
 - a. 100-year floodplain
 - b. Shoreline jurisdiction
 - c. Big Creek
 - d. KRD Lateral boundaries
 - e. Easement and driveway serving parcel 616536
5. Floodplain: A building site must be designated outside of the 100-year floodplain. If any construction of residential or non-residential buildings takes place within the 100-year floodplain, Base Flood Elevations must be determined for the entire subdivision.
6. Private Road Improvements: Within the plat, access shall be constructed as a Low-Density Private Road. See 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 20', with 1' shoulders, for a total width of 22'.

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- b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - 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 of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
7. 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 2009 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
8. 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.
- 9. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
- 10. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- 11. 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.
- 12. 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.
- 13. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
- 14. 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.