

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 3, 2007

Gray Surveying & Engineering Inc
2706 River Rd
Yakima, WA 98902

Dear Mr. Gray,

We have received the proposed Lester Short Plat, located in Section 12, Township 18N, Range 19E, off of Schnebly Road. We have also received the \$376.88 plat submission fee (receipt #050373).

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 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 – 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 Bambrick
Kittitas County Environmental Health Manager

cc: Community Development Services
Derk Lester



KITTITAS COUNTY FIRE DISTRICT 2
2020 Vantage Hwy
Ellensburg WA 98926
933-7232 (office) ☎ 933-7240 (fax)
kcfire2@elltel.net

RECEIVED
APR 24 2007
KITTITAS COUNTY
CDS

April 19, 2007

Mike Elkins, Planner
Kittitas County Community Development Services
411 N Ruby St
Ellensburg, WA 98926

Mike:

I have reviewed the Application for the Lester Rezone (SP-07-44). I provide review of proposed development and construction for Kittitas County Fire District 2. The Fire District has no code enforcement authority so my input is, for the most part, informational only.

The following is a list of the fire code issues that may need to be addressed:

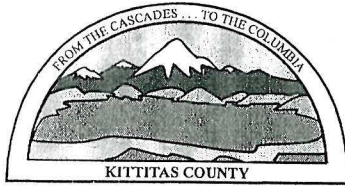
1. Addressing will need to be clearly visible from both directions of travel.
2. Access and turnarounds must comply with Appendix D of the 2003 International Fire Code.

Thank you for your time and consideration in these matters.

Respectfully,

A handwritten signature in black ink, appearing to read "Rich Elliott".

Rich Elliott – Deputy Fire Chief
Kittitas County Fire District 2



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

RECEIVED

MAY 08 2007

Kittitas County
CDS

MEMORANDUM

TO: Dan Elkins, Community Development Services
FROM: Christina Wollman, Planner II *cw*
DATE: April 23, 2007
SUBJECT: Lester Short Plat

Our department has reviewed the Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, based on the information provided; see below for conditions of preliminary approval.
- "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

The following shall be conditions of preliminary approval:

1. Legal Description: The Auditor's File Number listed on the plat appears to be incorrect. The AFN# on the title report is 199807300027.
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. Private Road: The AFN# for Circle Ross Road appears to be incorrect and shall be corrected. The correct number appears to be AFN# 199807300027.

Circle Ross Road shall meet or exceed the minimum conditions for a Low-Density Private Road from the intersection at Schnebly Road north to the entrance of the lots. See Kittitas County Road Standards, 9/6/05 edition. These conditions are as follows:

- a. Access easements shall be a minimum of 60'. The roadway width shall be 20', with 1' shoulders = 22' total width.

Page 1 of 4

- b. All easements shall provide for AASHTO radius at the intersection with Schnebly Road.
 - c. Minimum centerline radius will be 60'.
 - d. Surface requirement 6" gravel surface.
 - e. Maximum grade is 12%.
 - f. Stopping site distance, reference AASHTO.
 - g. Entering site distance, reference AASHTO.
 - h. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - i. Any further subdivision or lots to be served by Circle Ross Road may result in further access requirements.
 - j. 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.
 - k. A paved apron shall be at the intersection of Circle Ross Road and Schnebly Road.
4. Cul-de-Sac: Permanent deadend 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 Fire Marshall regarding any additional cul-de-sac requirements.
5. 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
6. Plat Notes: Plat note C. shall be removed.
7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.

8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
9. 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.
10. 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.
11. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for emergency response.

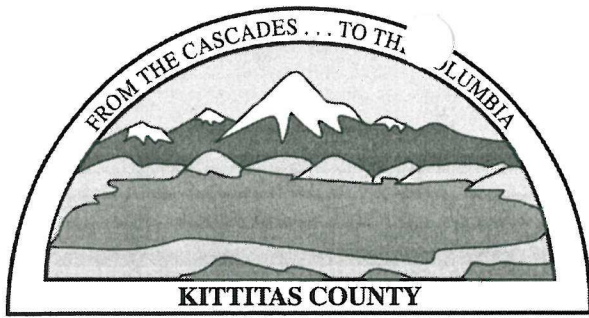
Current Kittitas County Road Standards, as adopted 9/6/05.

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



PUBLIC HEALTH DEPARTMENT

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Administration

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RECEIVED

MAY 04 2007

**Kittitas County
CDS**

May 4, 2007

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

RE: Lester Short Plat (SP-07-44)

Dear Mr. Elkins,

I have reviewed the above mentioned notice of application and have no comments at this time.

Sincerely,

Holly Duncan
Environmental Health Specialist

Mylar Routing Form

Project Name: LESTER SP-07-44

Planner: KARI

CDS Date Received:

Comments:



Public Works Date Received:

Comments:

signed 7/1/08



JUL 02 2008

KITTITAS COUNTY
DEPT. OF PUBLICWORKS

Signed 7/29/08 CB

Environmental Health Date Received:

Comments:

*7/29/08 plat note for
(e) water
metering*

*water + soil OK
HM*

Final CDS Approval Date:

Comments:



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.