

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

July 3, 2007

Tony Schumacher
100902 Ridge View Drive
Kennewick, WA 99338

Encompass Engineering & Surveying
108 East 2nd Street
Cle Elum, WA 98922

RE: Caddis Creek Short Plat, File Number SP-07-45

Mr. Schumacher,

Please find attached all comments received during the required comment period for the above referenced Short Plat. If you have any additional questions, please feel free to contact me directly at (509) 933-8274.

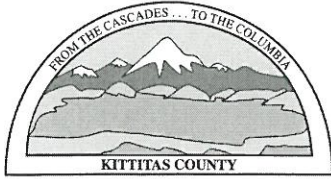
Sincerely,

Mike Elkins
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

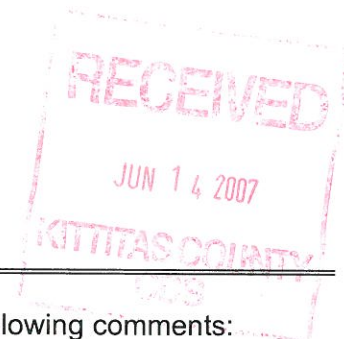
COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Mike Elkins, Community Development Services
FROM: Christina Wollman, Planner II *cw*
DATE: June 12, 2007
SUBJECT: Caddis Creek Short 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 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.

Pine Glen Drive currently serves more than 40 lots. Per Kittitas County Road Standards 12.01.095(2), a second access is required for all roads serving more than 40 lots. The second access shall be identified prior to conditional approval.

KCRS 12.01.095(2) – Second Ingress-Egress (as clarified by the BOCC on April 2, 2007)

All roads that serve more than 40 lots are required to have two interconnected ingress-egress routes that independently connect to an on-system county road.

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 Marshall.

If the second access is to be used for ingress and egress, it must meet the same standards of the first access.

Additionally, The Caddis Creek Short Plat is accessed from Lavender Road, a Washington State Department of Transportation owned and maintained road. WSDOT has stated that as condition of approval, Lavender Road shall be brought up to Kittitas County Road Standards and added to the County road system.

In order for the County to take on additional roads, the roads must be improved to public road standards and a petition made to the Board of County Commissioners to take the road on-system. There is no guarantee that the BOCC will accept the road.

The Department of Public Works is currently addressing this issue with WSDOT.



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

RECEIVED

MAY 23 2007

KITITAS COUNTY
CDS

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

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

May 21, 2007

Community Development Services
Kittitas County
411 N. Ruby, Suite 2
Ellensburg, Washington 98926-6300

Attention: Noah Goodrich, Staff Planner

Subject: SP-07-45, Caddis Creek Short Plat (3 Lots); Parcel #20-14-18040-0014
Tony Schumacher, landowner/Encompass Engineering, authorized agent
Access Via I-90 Exit 74 (W. Nelson Siding Road)

We have reviewed the proposed plat and have the following comments.

1. The plat site is adjacent to Interstate 90. I-90 is a fully-controlled limited access facility with a posted speed limit of 70 miles per hour. No direct access will be allowed to I-90.

Access to the plat area is via a frontage road connecting to the I-90 Exit 74 Interchange (W. Nelson Siding Road). The frontage road (Lavender Road) is within WSDOT jurisdiction, but is maintained on a low priority level. Similar to other locations within the upper County where development is occurring, WSDOT is not opposed to these developments. On the other hand, we are strongly opposed to WSDOT-maintained "frontage" roads being used as local access roads for expanding developments. Our responsibility is to preserve and maintain the interstate and state highway system, not to expend resources maintaining local access roads. We anticipate continued expansion of the residential land use in this area, and the frontage road is developing into a public road. As such, and as a condition of development approval, the frontage road must be brought up to County standards and the County must assume ownership of this road.

2. I-90 is an existing facility and the proponent will be creating more noise-sensitive land uses. The proponent and future residents should be aware that they are proposing residential development in an area with traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, I-90 will need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

Noah Goodrich, Kittitas County Community Development Services – Caddis Creek Plat
May 21, 2007
Page 2

3. Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. Please contact Rick Gifford of the WSDOT South Central Regional Office at (509) 577-1985 for specifics.
4. 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 plat. If you have any questions concerning our comments, please contact me at (509) 577-1630.

Sincerely,



Bill Preston, P.E.
Regional Planning Engineer

BP: rh/jjg

cc: File #12, SR 90
Rick Gifford, Traffic Engineer
Terry Kukes, South Central Area 1 Maintenance Supervisor
Stewart Reif, Real Estate Services

p:\planning\devrev\kittitasco\kittco_caddis_creek_sp.doc



RECEIVED

MAY 21 2007

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

KITITAS COUNTY
CDS

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

May 18, 2007



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

Noah Goodrich
Kittitas County Community Development
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

Caddis
Creek SP

Dear Mr. Goodrich:

Thank you for the opportunity to comment on the short plat division of approximately 18.12 acres into 3 lots, proposed by Tom Schumacher [SP 07-45]. We have reviewed the application and have the following comment.

Water Resources

Water Source is not indicated. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

On March 28, 2002 the Washington State Supreme Court ruled that the RCW 90.44.050 permit exemption does not apply where a developer of a residential subdivision proposes multiple wells to serve each lot in the development because in combination, the withdrawal will exceed the exemption criteria.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.

If water is from permitted source such as city water, water association, or an irrigation or reclamation district, then the water purveyor is responsible for ensuring that the proposed



Mr. Goodrich
May 18, 2007
Page 2 of 4

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.

The Attorney General's Opinion, (AGO 1997 No. 6) regarding the status of exempt ground water withdrawals, states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic use exceeds 5,000 gallons per day or if a total of more than .5 acre of lawn and garden are irrigated.

The Attorney General's opinion suggests that caution should be used in finding developments to be exempt from needing a water right permit if the possibility exists that the development of the project will result in the ultimate withdrawal of water in excess of 5,000 gallons per day or the irrigation of more than .5 acre of lawn and garden.

With the Supreme Court's guidance on the limitations of groundwater exemptions, all lots within this proposed subdivision would be covered by a single groundwater exemption provided this development is not part of a larger project.

To comply with the 5,000 gallon per day limit, Ecology recommends metering the wells for this development. Water use data should be recorded by the property owner of the well monthly. Department of Ecology personnel, upon presentation of proper credentials, shall have access at reasonable times, to the records of water use that are kept to meet the above conditions, and to inspect at reasonable times any measuring device used to meet the above conditions. For metering information, please contact Ken Schuster at (509) 454-4263.

To comply with irrigating up to 0.5 acres of lawn and garden, Ecology recommends requiring property covenants for each lot to limit the amount of the lawn and garden to be irrigated so it adds up to the maximum allowable acreage.

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.

Water Quality

Dividing or platting of a piece of property is often the first step in a proposed development. If a subsequent individual or common plan of development exceeds 1 acre of disturbed ground in size an NPDES Construction Stormwater Permit may be required. Ground disturbance includes all utility placements and building or upgrading existing roads. The process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application and a 30 day public notice process. This may take 45-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact Ray Latham (509) 575-2807 with questions about this permit.

Air Quality

If the proponent is planning to remove trees or debris from the property, they need to verify that the property is located outside the Urban Growth Area (UGA), where residential and land clearing burning is prohibited. They can do so by contacting their county planning department. If the proponent is outside the UGA, they need to obtain a burn permit from Ecology if they are planning to remove trees or debris from the property. **If the proponent is inside the UGA, they must use an alternative to burning.**

Due to the dry conditions of our region, we are reminding people that extra efforts are needed to control blowing dust and dirt. The proponent should create a site-specific Fugitive Dust Control Plan (FDCP) before developing property, and then follow the plan for construction of the project and duration of activity on property.

The FDCP should include, but is not limited to, the following components:

- Identify all potential fugitive dust emission points.
- Assign dust control methods.
- Determine the frequency of application
- Record all dust control activities.
- Train personnel in the FDCP.
- Shut down during windy conditions.
- Follow the FDCP and monitor dust control efforts.

Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. Also, dust is prohibited from

Mr. Goodrich
May 18, 2007
Page 4 of 4

interfering unreasonably with the use and enjoyment of property, causing health impacts, or damaging property or business.

If you have any questions, or would like assistance in creating a FDCP, please contact Maureen McCormick at 509-454-7660.

Sincerely,



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