

MIKE
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

May 24, 2007

David Nelson
108 E 2nd St
Cle Elum, WA. 98922

Dear Mr. Nelson,

We have received the proposed JB Development Short Plat, located in Section 26, Township 18, Range 18, off of Bowers Road. We have also received the \$376.88 plat submission fee (receipt #51288).

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

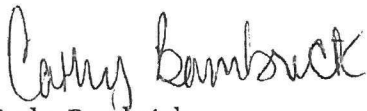
4. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines.

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



KITTITAS COUNTY FIRE DISTRICT 2
2020 Vantage Hwy
Ellensburg WA 98926
933-7232 (office) ☎ 933-7240 (fax)
elliott@kvfr.org

RECEIVED

JUL 02 2007

KITTITAS COUNTY
CDS

June 28, 2007

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

Mike:

I have reviewed the application for the JB Development Short Plat SP-07-78. 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 are items/issues that may warrant your attention:

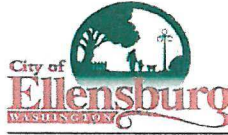
1. Access will need to comply with Appendix D of the 2006 International Fire Code including an access road with turn around capable of supporting 75,000lbs.
2. The addresses need to be clearly visible from both directions at the county road for all properties.

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 Chief
Kittitas Valley Fire and Rescue



DEPARTMENT OF COMMUNITY DEVELOPMENT

501 North Anderson Street, Ellensburg WA 98926

Robert Witkowski, Director

Construction Permitting & Inspection (509) 962-7239

Diane Kinnaly, Permit Technician; John Kehler, Jorge Sanborn, William Wuestney - Building Inspectors

Land Use Permitting & Development (509) 962-7231

Shannon Johnson, Planning Technician, Brandi Eyerly, Associate Planner; Mike Smith, Senior Planner

July 5, 2007

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

RE: JB Development Short Plat, File Number SP07-78

Dear Mike:

Thank you for the opportunity to comment on the above-referenced short plat application for property situated within the Ellensburg Urban Growth Area (UGA).

Environmental Issue

The short plat identifies several "wetland boundary" areas and references a Wetland Study performed in spring 2007. The National Wetland Inventory Map also identifies a large PEMC Wetland in this area. Has the proposal been subjected to formal State Environmental Policy Act (SEPA) review? Have state agencies been provided with the results of that Wetland Study and been given the opportunity to comment on that study and its conclusions? What buffers, if any, have been established for the identified wetland areas and should those buffers also be identified in this application or on the face of the short plat? Although short plats are categorically exempt from SEPA, WAC 197-11-800(6)(a) overrides that short subdivision exemption for "lands covered by water" which by definition in WAC 197-11-756 include "marshes, and swamps." Regardless of whether or not the County determines that SEPA review is required, it is recommended that the Department of Ecology be allowed to comment on the conclusions reached by the wetland report, and it is also recommended that the wetland buffers be identified on the face of the short plat to put future purchasers on notice as to the areas on each lot that are available for development.

Subdivision Issues

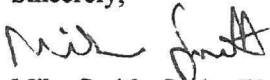
1. The resulting parcels meet the requirements of the Airport Overlay Zone that restricts the future density of the lots to the underlying County zoning which is AG-3. A note should be placed on the face of the final short plat indicating that the property is within the Airport Overlay Zone. It is also strongly encouraged that the final plat contain a note indicating that Lots 1, 2 and 4 cannot be further subdivided due to that Airport Overlay Zone density limit. This gives future purchasers formal notice that the lots cannot be further subdivided.
2. The eastern boundary abuts the N. Water Street extension corridor. N. Water Street has been identified as extending to Bowers Road on the City's Comprehensive Plan Future Arterial/Collector Corridor Map since the late 1990's when the map was adopted by Council. In

furtherance of that purpose, Water Street has been developed to an arterial/collector standard from its intersection with South Main Street north to Bender Road and is planned to be extended to Bowers Road as the properties north of Bender Road develop. This corridor is intended to provide an essential north/south transportation route linking the southern portions of the city to the northern portions of the city, as well as to the planned County Industrial Park at the airport. The Ellensburg Public Works Department has provided separate comments (Attachment 'A') regarding the N. Water Street corridor along the eastern boundary of this short plat and the City formally requests that this short plat be required to dedicate 40-feet of right-of-way for half of the future Water Street extension along the property's eastern boundary.

3. The Ellensburg Gas Department has commented that natural gas is available from either Airport Road at Bowers Road or Pioneer Road at Bowers Road. Other City services (electricity, water or sewer) are available, but current City policy will require annexation prior to extension of such services because the property abuts the Ellensburg municipal boundary.
4. The access distance from Bowers Road to Lot 4 is approximately 415-feet which may create problems for fire fighting apparatus access. The Fire Marshal should be provided an opportunity to review and comment on this short plat prior to final plat approval.
5. City Code requires new lots to have a minimum amount of frontage on a public road. Lots 2 and 3 of the short plat as presented do not have any frontage on a public road and Lot 4 has frontage on the future Water Street extension. As such, Lots 2 and 3 will be treated as non-conforming lots of record if they should annex into the City in the future. Also, because the proposed cul-de-sac access road does not meet City requirements, it will always remain a privately owned and maintained road.
6. State law (RCW 58.17.060) requires that in approving short plats, written findings must be made that address the items listed in RCW 58.17.110. In particular, a finding must be made that appropriate provisions have been made for "potable water supplies". Note 3 on the face of the proposed short plat states that "*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.*" This note is confusing in that it seems to state that there is a supply of potable water in existence but the lots may not have the right to use that water. If the lots have no right to use that water, then in reality no appropriate provision has been made for potable water supply to the lots and the lots should not be created. In addition, what is the "record" that Kittitas County is relying on to support a finding that a supply of potable water exists for this property?

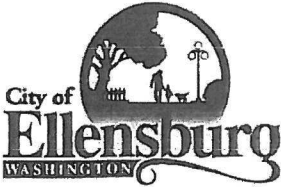
Again, thank you for the opportunity to comment on this short plat in the Ellensburg UGA.

Sincerely,



Mike Smith, Senior Planner

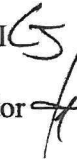

cc: Ellensburg Public Works Department



CITY OF ELLENSBURG

Public Works Department
501 North Anderson Street, Ellensburg, WA 98926
Ph: (509) 962-7230 Fax: (509) 962-7127

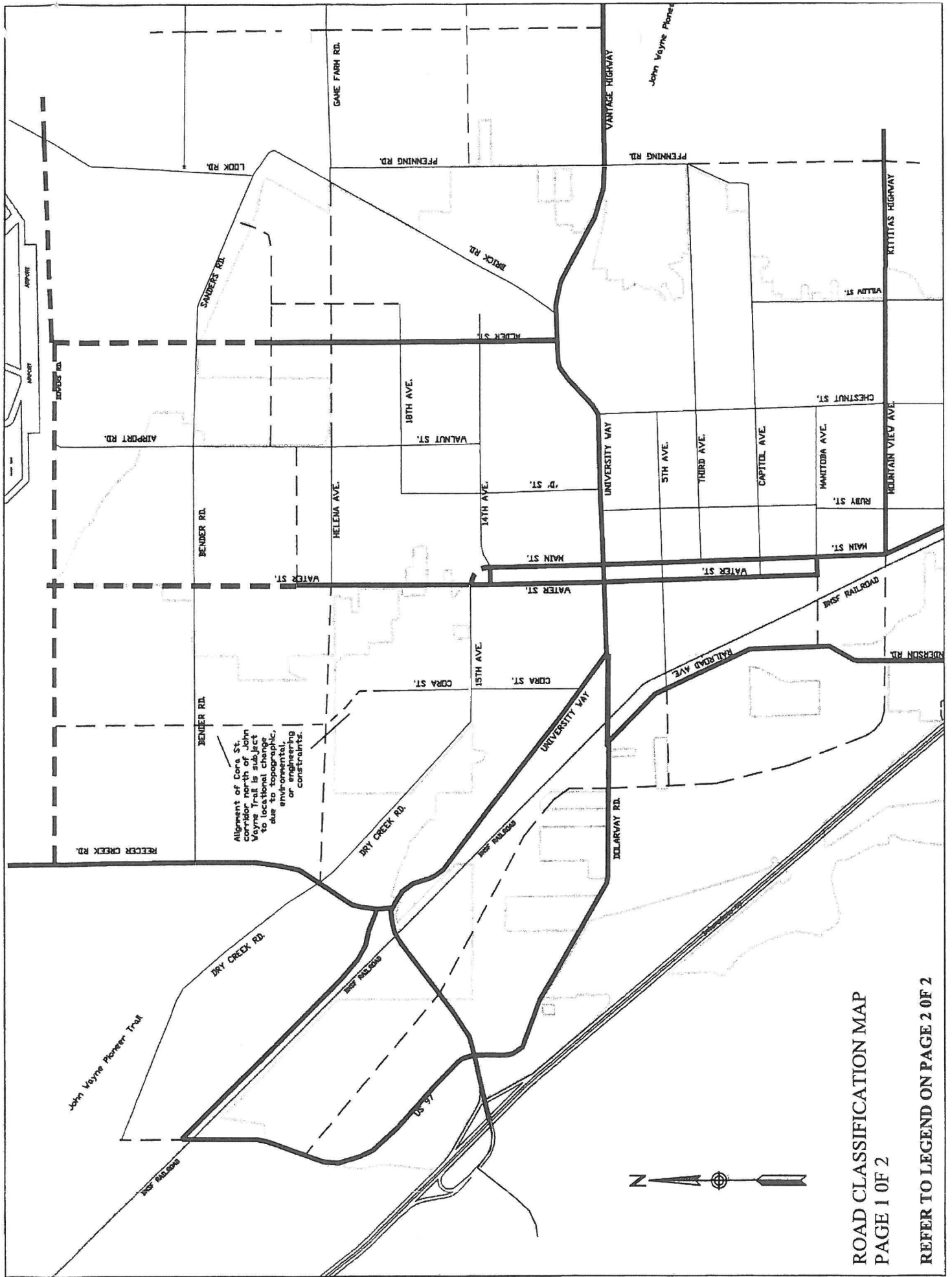
Memorandum

Date: July 5, 2007
To: Mike Smith, Community Development
From: Craig Jones, Engineering Tech. II 
Through: John Akers, Public Works Director 
Re: JB Development Short Plat (County)

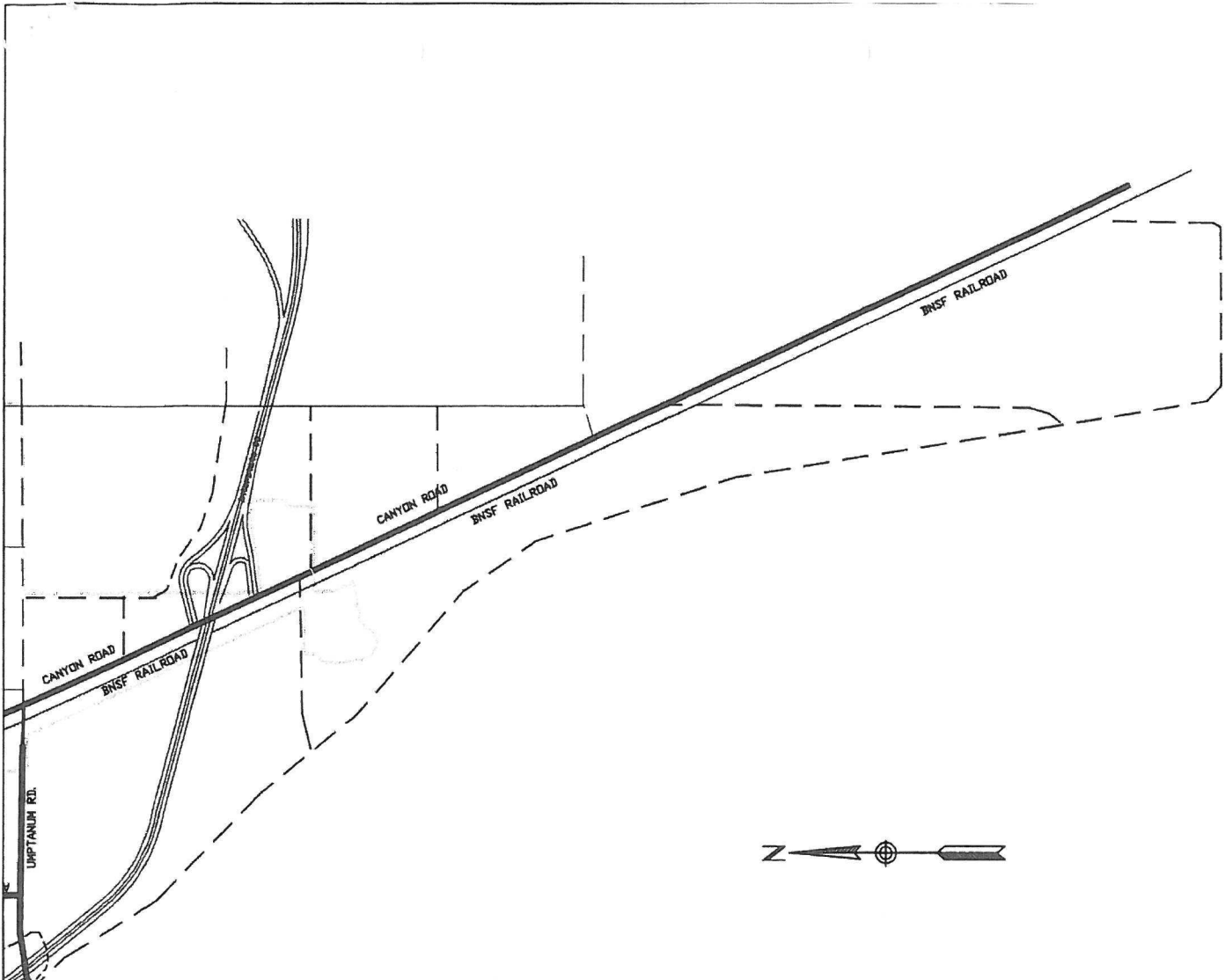
City of Ellensburg Public Works comments:

- The JB Development Short Plat is adjacent to the projected future right of way for Water Street. According to the City's Comprehensive Plan, Water Street is planned to follow the section line which is the east property line of the proposed plat. The city would like to see that 40' of right of way be dedicated for half of the future Water street extension. See attached comprehensive map.
- The proposed cul-de-sac does not meet the city requirements therefore the road will always be a privately owned and maintained road.
- Lot 1 will bear an unfair burden of frontage improvement costs in future right of way improvements. (Water St. and Bowers Rd.)
- Water Street is not shown on your vicinity map from Bender Rd. to Idaho St. Please add on to the map since Water St is an arterial road.

Please feel free to contact me if you have any questions regarding these comments.



Alignment of Cora St. corridor north of John Wayne Trail is subject to locational change due to topographic, environmental, engineering or other constraints.



PROPOSED ROAD CLASSIFICATIONS
 EXISTING AND FUTURE
 ARTERIAL/COLLECTOR CORRIDORS
 IN THE CITY AND UGA

- EXISTING ARTERIALS
- EXISTING COLLECTORS
- FUTURE ARTERIALS
- FUTURE COLLECTORS

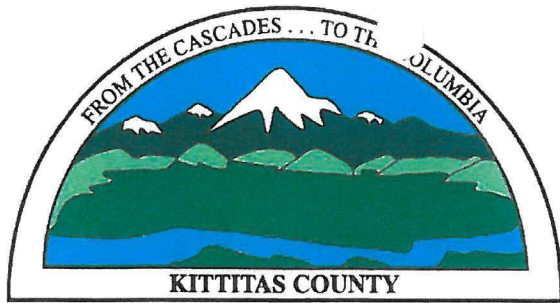
FUTURE COLLECTOR/ARTERIAL EXTENSIONS OR
 NEW CORRIDORS IDENTIFIED BY
 PLANNING COMMISSION 1/25/01

NOTE: Alignment of future collector/arterial corridors is representative only and subject to minor locational change due to topographic, environmental or engineering requirements.

ALL OTHER STREETS ARE LOCAL ACCESS STREETS

Road Classification.dwg





PUBLIC HEALTH DEPARTMENT

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Administration

Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926

Environmental Health
411 North Ruby Street, Ste 3
Ellensburg, WA 98926
Phone (509) 962-7698
Fax (509) 962-7052

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Kittitas County
CDS

July 6, 2007

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

RE: JB Development Short Plat (SP-07-78)

Dear Mr. Elkins,

Thank you for the opportunity to comment on the above referenced project. Water availability is needed. Soil logs need to be done.

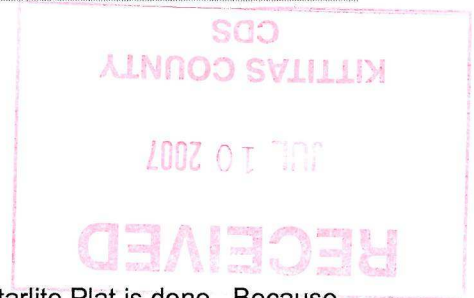
If you need any further information, please feel free to contact me. Thank you for your time.

Sincerely,

Holly Duncan
Environmental Health Specialist

Mike Elkins

From: Christina Wollman
Sent: Tuesday, July 10, 2007 10:57 AM
To: Mike Elkins
Subject: JB Development

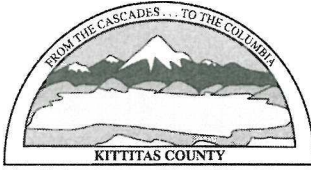


Mike,

The JB Development short plat will be on hold until more review of the adjoining Starlite Plat is done. Because these properties will be annexed into the city soon, the city will be involved in the review process. The outcome of the starlight road system may affect the JB Development road system.

Christina Wollman
Planner II
Kittitas County Department of Public Works
411 N Ruby Suite 1
Ellensburg WA 98926
509.962.7051





KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

July 20, 2007

Cathy Reed
Shorelands and Environmental Assistance Program
Central Regional Office
15 West Yakima Avenue Suite 200
Yakima, WA 98902-2890

RE: JB Development Short Plat (SP-07-78) Wetland Study

Ms. Reed,

Please find attached the wetland study which was submitted to Kittitas County Community Development Services as a supplement to the above referenced Short Plat application. In addition, I have included the Short Plat application documents as well as all comments received pertaining to the proposed Short Plat. The parcels involved in the above referenced Short Plat application are situated within the Urban Growth Area Boundary of the City of Ellensburg and are being considered for annexation into the City. Please make special note of the comments from Mike Smith, Senior Planner, City of Ellensburg, in the subsection labeled "Environmental Issue" from the City of Ellensburg's comment letter dated July 5, 2007.

Please feel free to contact me directly with any comments or input that you might have regarding this project.

Sincerely,

Mike Elkins
Staff Planner
(509)933-8274
mike.elkins@co.kittitas.wa.us

Attachments: Wetland Inventory of the Parker Property, April 2007
Short Plat Application, JB Development Short Plat SP-07-78
Comments Received, JB Development Short Plat SP-07-78

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



CITY OF ELLENSBURG

Public Works Department
501 North Anderson Street; Ellensburg, WA 98926
Ph: (509) 962-7230 Fax: (509) 962-7127

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AUG 09 2007

KITTITAS COUNTY
DEPT. OF PUBLIC WORKS

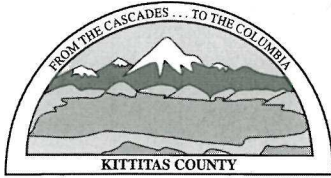
Memorandum

Date: August 9, 2007
To: Christina Wollman, Kittitas County Public Works
From: Ryan Lyyski, City Engineer *RL*
Re: JB Development Short Plat Proposal
Structure Located at Southeast Corner of Parcel

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KITTITAS COUNTY
CDS

There was discussion regarding the existing structure which will be located in the Water Street right of way dedication near the southeast corner of the proposal. The City would allow the structure to remain in its current location on a temporary basis. A note needs to be placed on the face of the plat stating that the structure may remain on a temporary basis, until such time as the right of way is needed for municipal purposes. Structure shall be removed by the owner of lot 4.

C: Correspondence
File 07-073



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Mike Elkins, Community Development Services
FROM: Christina Wollman, Planner II
DATE: September 27, 2007
SUBJECT: JB Development 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.

The following shall be conditions of preliminary approval:

1. Water Street Corridor Dedication: The east 40' of Lot 1 and Lot 4 shall be dedicated to the County to preserve the future Water Street corridor. A note shall be placed on the plat stating:

The structure located on the Southeast corner of Lot 4 shall remain only at the forbearance of Kittitas County, and must be promptly removed at its owner's expense when so directed by the County, or by the City of Ellensburg should the subject property be annexed by the City.

2. Plat Dedication: The following dedication shall be placed on the plat:

KNOW ALL MEN BY THESE PRESENTS that (JB Development) does hereby declare this plat and dedicate to the public forever all roads and ways hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or

rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

3. Vicinity Map: Bowers Road and Water Street shall be shown on the vicinity map.
4. 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.
5. Private Road Improvements: Access from Bowers Road to the turnaround shall be constructed to meet or exceed the requirements of a High-Density Private Road and serve no more than 14 tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. Surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade 8% flat, 12% rolling or mountainous.
 - 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.
6. 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 2006 International Fire Code.
 - b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.

7. 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.
8. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
 9. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
 10. 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.
 11. 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.
 12. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
 13. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. 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

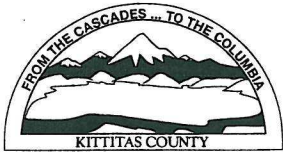
12.12.010 General

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.



Kittitas County Community Development Services
411 N Ruby STE 2
Ellensburg, WA 98926

CHECKLIST FOR PLANNING ISSUES
(to be kept in the file at all times)

PROPOSAL NAME: JB DEVELOPMENT SHORT PLAT
SP. 07-78

NOTIFICATION MAILING DATE: 6/21/07

Mailer: In addition to items for mailing, please attach a copy of the names and addresses of those to whom mailed and public hearing notice sent to newspapers.


State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.



Signature MICE EUGENS

Subscribed and sworn to before me this 22 day of June, 2007


Amanda J. Weed

Notary Public for the State of Washington
residing in Ellensburg. My appointment
expires January 9, 2010