

## 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

February 22, 2008

Lynn Romans  
George Faucher  
12180 Teanaway Road  
Cle Elum, WA 98922

### RE: Low Ridge Short Plat (SP-07-120)

Dear Mr. Romans:

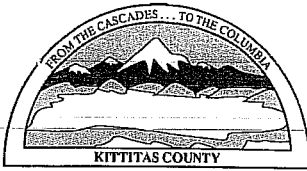
The Kittitas County Community Development Services Department has determined that the Low Ridge Short Plat (SP-07-120) is a complete application and hereby grants **conditional preliminary approval** subject to the following conditions:

1. Both sheets of the final mylars shall reflect short plat number SP-07-120 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid for 2008 on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. All mitigations as set forth in the SEPA Mitigated Determination of Non-Significance (MDNS) Addendum, issued on February 21, 2008, shall be conditions of final approval for the referenced Short Plat. **Please see the enclosed SEPA MDNS-Addendum.**
4. **The following plat notes shall be recorded on the final mylar drawings:**
  - All development must comply with the International Fire Code.
  - The subject property is within or near existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other natural resource activities performance in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted the right to farm provisions contained in Section 17.74 of the Kittitas County Zoning Code.
  - The applicant shall develop one "Group B" water system for this project and the Big Ridge Short Plat (SP-07-115) combined, to serve all 8 proposed lots. The "Group B" water system shall be approved by Kittitas County Environmental Health.
  - The required "Group B" water system shall either be in place prior to final plat approval or be legally bonded for the cost of construction by the applicant prior to final plat approval. The applicant shall complete a Group B Workbook application which included drilling a well/wells and design of the well house/structure, pump tanks and storage tanks.
  - Flow meters for the proposed "Group B" system must be installed both at the well head and on each individual lot. Records documenting water usage both at the well head and each individual lot must be maintained and available for public inspection by a Satellite Management Agency (SMA).
  - No disturbance or development of the site areas can be undertaken by the property owner until an archaeological excavation permit has been obtained from the Department of Archaeology &

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



# 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

## ADDENDUM

### MITIGATED DETERMINATION OF NONSIGNIFICANCE

**Project:** Low Ridge Short Plat (SP-07-120)

**Description:** A 4-lot subdivision of approximately 12.01 acres of land zoned Ag-3.

**Proponent:** Lynn Romans  
George Faucher  
12180 Teanaway Road  
Cle Elum, WA 98922

**Location:** The project is located east of the City of Cle Elum, south of Highway 970, west of Hidden Valley Road, Cle Elum, WA 98922, and is located in a portion of Section 25, T20N, R17E, WM, in Kittitas County. Map number 20-17-30030-0014.

**Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

**The following conditions shall also apply based on the project specific analysis:**

#### I. Transportation

- A. The applicant shall be responsible for meeting or exceeding all conditions and requirements set forth by the Department of Public Works, both included herein and also all conditions included in the memorandum issued by the Department of Public Works.
- B. As a condition of final plat approval, the previously recorded portion of easement "Q" connected to SR-970 at milepost 6.99 is no longer valid and is required to be removed. There shall be no access to the plat at milepost 6.99 on State Road-970.
- C. All access to the plat from SR-970 shall be at milepost 6.90, south of the Teanaway Road intersection (easement "R").
- D. The applicant will provide a safe location and passageway for a school bus stop. The local school district shall be consulted regarding the location and it shall be shown on the final mylars.
- E. Mail routes and boxes shall be approved by the local postmaster. Mailboxes shall not create site obstructions.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Preservation.

- B. Prior to any ground disturbing activities the applicant will consult with the Department of Archaeology & Historic Preservation on a professional archaeological study regarding the subject property to protect any and all archaeological resources.

**V. Light and Aesthetics**

- A. All outdoor lighting shall be shielded and directed down toward the site and away from SR-970.
- B. All outdoor lighting shall also be directed in a way as to minimize the effect on nearby residential properties.

**VI. Noise**

- A. Construction activities shall comply with KCC 9.45 (Noise). Construction hours shall be from 7:00am to 7:00pm.
- B. It is the developer's responsibility to dampen or deflect any traffic noise for this development. It shall not be the responsibility of WSDOT to create noise dampening facilities or structures within this development.

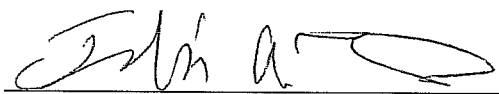
**VII. Animals**

- A. This property lies within the Swauk Prairie Mule Deer Wintering Range. Any proposed fencing shall be a two-rail split fence design no greater than 42 inches in height in order to facilitate wildlife passage.

**VIII. SEPA Review**

This MDNS is issued under WAC 197-11-350. There is no comment period on this SEPA Addendum.

**Responsible  
Official:**

  
Trudie Pettit

**Title:** Staff Planner

**Address:** Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
(509) 962-7506 FAX 962-7682

**Date:** February 21, 2008

**There is no appeal period to this SEPA Addendum.**

- 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.
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. Easement "W" Access to Lots 1, 2 & 3 and Easement "U" Access to Lot 4: It appears that access to lots 1, 2 & 3 of the Low Ridge Short Plat is via Easement "W" and access to lot 4 is via easement "U", as shown on the face of the plat. Per Kittitas County Road Standards, 9/6/05 edition, easement "W" and Easement "U" shall be improved to meet or exceed the requirements of a High-Density Private Road, serving no more than 14 tax parcels, from the cul-de-sac located between lots 1 & 2 of the Low Ridge Short Plat, south, to the cul-de-sac of the Big Ridge Short Plat located south of the southwest corner of lot 3 of the Low Ridge Short Plat. Easement "U" also originates from this cul-de-sac and heads northeast to serve lot 4 of the Low Ridge Short Plat.
- 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

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.

Ms. Pettit

November 8, 2007

Page 2 of 3

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

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

### **Water Resources**

No water right records associated with this property were found in the Central Regional Office.

Any ground water development proposal that will withdraw water in excess of 5,000 gallons per day for single or group domestic supply, or for industrial purpose, or for the irrigation of more than ½ acre of lawn or non commercial garden will require a permit from the Department of Ecology.

Use of water under the groundwater exemption has been interpreted in two Attorney General Opinions (AGO 1997 and AGO 2005) and by the Supreme Court in the Campbell & Gwinn decision. The 1997 AGO 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 purposes exceeds 5,000 gallons per day or if a total of more than 0.5 acre of lawn and garden are irrigated.

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. Parcel numbers 2017300300015 and 2017300300016, Big Ridge Short Plat application No. SP-07-115, parcel number 2017300300014, Low Ridge Short Plat application No. SP-07-120, and parcel number 2017300300011, Lockwood Short Plat application No. SP-07-117, all submitted to Kittitas County Community Development Services, are considered a single project and limited to one exemption withdrawal according to the above AGO Opinions. The adjacency of the parcels and the common roads involved point in the direction of a single project. Therefore, the wells proposed to serve all lots located in both subject short plats, in combination, would be limited to a withdrawal of 5,000 gallons per day or for the irrigation of up to one-half 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.



RECEIVED

NOV 13 2007

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](http://www.dahp.wa.gov)

November 8, 2007

Ms. Mackenzie Moynihan  
Staff Planner  
Kittitas County Community Development Services  
411 N. Ruby St., Ste. 2  
Ellensburg/WA/98926

In future correspondence please refer to:

Log: 110807-06-KT

Property: Big Ridge Short Plat SP-07-115 and Low Ridge Short Plat SP-07-120

Re: Archaeology - Survey Requested

Dear Ms. Moynihan:

We have reviewed the materials forwarded to our office for the proposed project referenced above. There are five recorded archaeological sites in the section where the short plats are planned, and the area has the potential for additional archaeological resources. Archaeological sites are protected under state law, and no disturbance or development of the site areas can be undertaken by the property owners until an archaeological excavation permit is obtained from our office. 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. 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](mailto:Scott.Williams@dahp.wa.gov).

Sincerely,

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

CC: Trudie Pettit, Kittitas County CDS  
Johnson Meninick, YIN