

## Mackenzie Moynihan

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**From:** Gruber, John [GruberJ@wsdot.wa.gov]  
**Sent:** Thursday, July 03, 2008 2:50 PM  
**To:** Mackenzie Moynihan  
**Cc:** Holmstrom, Rick; Harris, Jason; Gruber, John  
**Subject:** B. Gordon Short Plat - Access



Hi Mackenzie,

I am sorry I have not been able to get comments to you on this. I've been working on a high priority project, and have not been able to work on developments.

We have to do some research, but it looks like it may make sense to extend the access easement through the middle of the plat area so that parcels to the north (19-17-23050-0024, -0025, et al.) can be served. We want to avoid having any approaches directly onto US 97. Although those properties to the north abut Sagebrush Road on the west side, if we are not mistaken, there is a considerable grade from US 97 up to Sagebrush Road. Once again, if we are not mistaken, the proposed access easement on the B. Gordon plat is located in where the topography is more conducive.

**John Gruber**  
**Washington State Department of Transportation**  
**South Central Region**  
**(509) 577-1636**

## Mackenzie Moynihan

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**From:** Mackenzie Moynihan  
**Sent:** Thursday, July 03, 2008 3:13 PM  
**To:** 'Gruber, John'  
**Subject:** RE: B. Gordon Short Plat - Access

Hi John,

Wow, that was perfect timing. I just stuck the Conditional Preliminary Approval for this in the outgoing mail, but then came back and read your email so I was able to get it out of the mail.

The comments from Public Works for this project state the following:

Access via US 97: Ellensburg Ranches Road, the access for the proposed lots, originates from an existing approach off of US 97. The Washington State Department of Transportation has jurisdiction over US 97. The applicant shall contact Don Eberle with the WSDOT at (509) 577-1637 to see if any further conditions are applicable. A WSDOT access permit shall be required prior to receiving final approval.

Is this sufficient for me to go ahead and issue their preliminary approval, or would you prefer I wait and let you work with Public Works and/or the applicant (or Encompass Engineering) on this issue?

Let me know how you would prefer I proceed.

Thanks!

Mackenzie Moynihan, Staff Planner  
Kittitas County Community Development Services  
411 North Ruby Street, Suite 2  
Ellensburg, WA 98926  
[mackenzie.moynihan@co.kittitas.wa.us](mailto:mackenzie.moynihan@co.kittitas.wa.us)  
Phone: 509.962.7024 Fax: 509.962.7682

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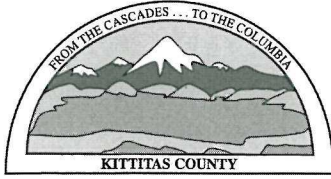
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**From:** Gruber, John [mailto:GruberJ@wsdot.wa.gov]  
**Sent:** Thursday, July 03, 2008 2:50 PM  
**To:** Mackenzie Moynihan  
**Cc:** Holmstrom, Rick; Harris, Jason; Gruber, John  
**Subject:** B. Gordon Short Plat - Access

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# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Mackenzie Moynihan, Staff Planner, Community Development Services  
FROM: Christina Wollman, Planner II *cw*  
DATE: June 19, 2008  
SUBJECT: B. Gordon Short Plat



Our department has reviewed the short plat application and has the following comments:

- “Conditional Preliminary Approval”** is recommended 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.

1. US 97: The plat incorrectly refers to US 97 as SR 97 and State Route 131. These references shall be corrected on the final plat.
2. Access via US 97: Ellensburg Ranches Road, the access for the proposed lots, originates from an existing approach off US 97. The Washington State Department of Transportation has jurisdiction over US 97. The applicant shall contact Dan Eberle with the WSDOT at (509) 577-1637 to see if any further conditions are applicable. A WSDOT access permit shall be required prior to receiving final approval.
3. Ellensburg Ranches Road Private Road Improvements: Ellensburg Ranches Road shall be improved to the Low-Density Private Road standard (per current Kittitas County Road Standards).
  - a. Access easements shall be a minimum of 60'. The roadway width shall be 20', with 1' shoulders = 22' total width. These improvements shall be required from the intersection of U.S. 97, west, to the intersection of access easement “Q” or furthest point of access for any of the lots within this short plat.
  - b. All easements shall provide for AASHTO radius at the intersection with a County Road.
  - c. Minimum centerline radius will be 60'.

- d. Surface requirement 6" gravel surface.
  - e. Maximum grade 8% flat, 12% rolling or mountainous.
  - 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 proposed access may result in further access requirements. See Kittitas County Road Standards.
  - j. All roads located within this development and/or providing access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.
5. Sagebrush Road Improvements: If Sagebrush Road is used as the access to Lot 5A-2, the road shall be improved to meet the same conditions as Ellensburg Ranches Road.
6. Easement 'Q': Easement 'Q' as it is currently proposed may serve no more than two lots. If access to more than two lots is proposed for Easement 'Q', the easement will need to be 60', the road improved to meet the same conditions as Ellensburg Ranches Road, and a cul-de-sac constructed at the end of the road.
7. Turnaround: Ellensburg Ranches Road and Sagebrush Road, if used, require a turnaround. A hammerhead turnaround may be constructed in lieu of a cul-de-sac. Additional easement may be required. Turnaround locations shall be shown on the plat. Hammerheads must be constructed as specified in the 2006 International Fire Code. Cul-de-sac requirements are shown below.
8. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way 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 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
6. Ellensburg Ranches Road Construction & Timing of Improvements: The construction of all private road improvements shall be inspected and certified by a licensed professional engineer for conformance with the current Kittitas County Road Standards. Kittitas County Public Works shall require this road certification to be completed, prior to the issuance of a building permit for any of the residences within the proposed short plat.
7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreement(s).
8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

9. 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.
10. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
11. 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.

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.



To Protect and Promote the Health and the Environment of the People of Kittitas County

June 20, 2008

Mackenzie Moynihan  
Community Development Services




Dear Mackenzie:

Thank you for the opportunity to comment on B Gordon Short Plat, #SP-07-122. In order to meet the requirements set forth by Kittitas County Public Health's Environmental Health Division the following items must be submitted:

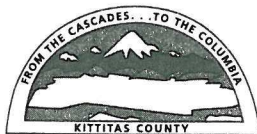
- Soil logs for each lot where installation of a septic system is intended
- Well log for the existing well on the property, or a hydro geological report if no well exists.

I look forward to assisting you if you have further questions or concerns.

Sincerely,

  
Holly Myers  
Environmental Health Director  
Kittitas County Public Health  
(509)962-7584

**Kittitas County  
Public Health Department**  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

**Environmental  
Health Services**  
411 North Ruby Street, Suite 3  
Ellensburg, WA 98926  
T: 509.962.7698  
F: 509.962.7052



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

RECEIVED  
JUN 27 2008  
KITTITAS COUNTY  
GDS

June 26, 2008

Mackenzie Moynihan  
Kittitas County Community Development  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Dear Ms. Moynihan:

Thank you for the opportunity to comment on the short plat of 50.19 acres into 4 lots, proposed by Larry Gordon [SP-07-122]. We have reviewed the application and have the following comments.

### **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 Bryan Neet with the Department of Ecology, (509) 575-2808, with questions about this permit

### **Water Resources**

Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology.

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.

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.

The Department of Ecology encourages the development of public water supply systems, whether publicly or privately owned, to provide water to regional areas and developments.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

Sincerely,



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