

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

October 22, 2007

Cruse & Associates
Chuck Cruse
PO Box 959
Ellensburg, WA 98926

RE: The Ridge at Badger Pocket Short Plat (SP-07-140)

Dear Mr. Cruse:

The Kittitas County Community Development Services Department has determined that The Ridge at Badger Pocket Short Plat (SP-07-140) 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-07-140 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid for 2007 on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. **One time split provision.** This property has exhausted its use of the one time split provision provided by KCC 17.31.040. No further division of this property will be allowed.
4. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administered by the Washington State Department of Ecology, this includes the use of water for irrigation.
5. This property is within the KRD district boundaries. Proof that all KRD General Guidelines have been met for all newly created lots shall be provided to Community Development Services prior to final approval.
6. Per Kittitas County Environmental Health soil logs need to be performed and water availability is needed. Proof of both shall be provided to Community Development Services prior to final approval.
7. Please see the attached comments from Kittitas County Department of Public Works for further issues that must be addressed prior to final approval.

Approval of The Ridge at Badger Pocket Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after November 5, 2007. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$200 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by November 5, 2007 at 5:00p.m.

Sincerely,

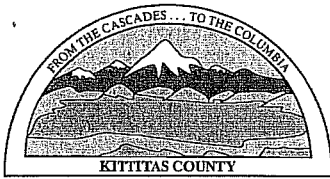
Trudie Pettit
Staff Planner

CC: Derald Martin
Required parties (KCC 15A)

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: Trudie Pettit, Staff Planner, Community Development Services

FROM: Randy Carbary, Planner II *RC*

DATE: September 18, 2007

SUBJECT: The Ridge at Badger Pocket Short Plat

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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. 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.
2. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' 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. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - 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.

Page 1 of 3

- 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 of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
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. Plat Notes: Plat notes shall reflect the following:
5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
7. 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.
8. 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.
9. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
10. 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:

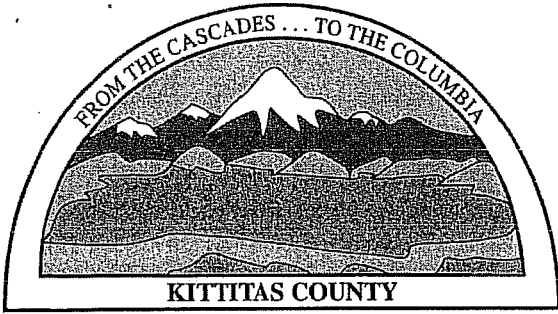
"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

Please let me know if you have any questions or need further information.

Trudie

PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/



Administration
Community Health Services
Health Promotion Services
 507 N. Nanum Street, Ste 2
 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

August 15, 2007

Chuck Cruse
 217 E 4th St
 Ellensburg, WA. 98926

Dear Chuck,

We have received the proposed The Ridge At Badger Pocket Short Plat, located in Section 5, Township 16N, Range 20E, off of Upper Badger Pocket Road. We have also received the \$376.88 plat submission fee (receipt #052984).

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 WATER SYSTEMS:** All Group Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. There is only one (1) SMA in Kittitas County. Their contact information is as follows:

Evergreen Valley Utilities
 P.O Box 394
 301 W. 1st
 Cle Elum, WA 98922
 (509) 674-9642

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- A. 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.
- B. GROUP "B" PUBLIC WELLS – Washington State Department of Health and Kittitas County Public Health Department share 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.

** All Group B applications with *3-9 connections* should be submitted to Kittitas County Public Health Department.; all Group B applications *10-14 connections* should be submitted to Washington State Department of Health at the addresses provided below.

Kittitas County Public Health Department
 Environmental Health Division
 411 N. Ruby Street, Suite 3
 Ellensburg, WA 98926
 (509) 962-7698

Washington State Department of Health
 1500 W. 4th, Suite 305
 Spokane, WA 99204
 (509) 456-2453
 ATTN: Tom Justus, Regional Engineer

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.

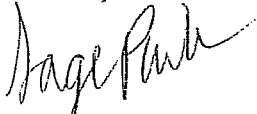
- 3. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the 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,



Sage Park
 Kittitas County Environmental Health Manager

cc: Community Development Services
 cc: Derald Martin

Trudie Pettit

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Monday, September 17, 2007 9:29 AM
To: Trudie Pettit
Subject: The Ridge at Badger Pocket

Trudie;

This is in regards to The Ridge at Badger Pocket Short Plat SP-07-140. This property is within the KRD boundaries and all 4 parcels contain irrigable ground. All conditions set forth in the KRD General Guidelines will need to be met prior to approval of this short plat. If you need additional information, please let me know.

Keli R. Bender
KRD Lands Clerk/RRA
(509) 925-6158



KITTITAS VALLEY FIRE & RESCUE

PO Box 218 • Ellensburg, WA 98926 • (509) 933-7235 • Fax (509) 962-7254 • elliotttr@kvfr.org

October 2007 RECEIVED

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KITTITAS COUNTY
CDS

Trudie Pettit, Staff Planner
Kittitas County Community Development Services
411 N Ruby St
Ellensburg, WA 98926

Trudie:

I have reviewed the Application for the Ridge at Badger Pocket Short Plat (SP-07-140). I am providing input on an informational basis, as Kittitas Valley Fire and Rescue has no code enforcement authority in these matters. During development, the following issues will need to be addressed:

1. The addresses for all residences need to be clearly visible from both directions at the county road.
2. The fire department access road needs to be capable of supporting 75,000lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus in accordance with IFC 2006 – Appendix D.
3. If the access road will be gated, access for emergency service vehicles will need to be provided via a "Knox" gate controller or lock. Have the developer contact us if that is the case.

Thank you for your time and consideration in these matters.

Respectfully,

A handwritten signature in black ink, appearing to read "Rich Elliott", is written over a horizontal line.

Rich Elliott – Deputy Fire Chief
Kittitas County Fire District 2

CC – Brenda Larsen – Fire Marshal

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Kittitas County Community Development Services
411 N. Ruby, Suite #2
Ellensburg, Wa 98926

SEP 27 2007

KITTITAS COUNTY
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Well Bartsma
1880 Hamilton Road
Ellensburg, WA 98926

Atten: Trudie Pettit

To Whom It May Concern:

I am writing this letter of objection regarding the notice of the Short Plat on the corner of Upper Badger Pocket Road and Thrall Road, bordering my property. I have many concerns with this platting up of the land.

This is a farm community where there are several farmers making their entire living off of their farm. They are not hobby farmers but people that receive 100% of their income from their farmland. When we allow the short platting of this land, we risk losing the "Rural Community" plus risk putting some people and their lively hood in jeopardy. The people that will be moving into these 3 to 6 acre pieces will not be farming the land. Are they really aware of what happens in the farm community? Are they ready for the big equipment on the road, the running of machinery all hours of the day and night, the dust and dirt that comes with working up the ground, the sound of the cows when we wean the calves?

Is the county willing and financially able to upgrade the roads to safely handle the greatly increased volumes of traffic that short platting will bring? The economics of farming leading to larger implement sizes being transported to fields along the above mentioned roads lends itself to very real potential for frequent auto/farm implement collisions if higher density residential patterns are allowed. Does the county right to farm law include the right to move farm implements? Can the county provide the necessary emergency services, police, fire, and ambulance for greatly expanded populations located 15 to 20 miles from town?

When I purchased my farm, which is 15 miles from town, I purchased my business and lively hood. This community had laws in affect to protect this. What has happened? Did I have a voice in any change in these laws even though it affects my business. I thought I would be safe from these types of things happening. Let's keep the subdivisions closer to town. This is not a residential area but an agriculture area. What is the purpose, other than to enrich the surveys and land developers, of an Ag 20 zone if the zoning isn't enforced and people are allowed to short plat 20's into 3 and 6 acre parcels? Can my family short plat 700 acres in the area into 3 acre lots as well?

If the precedent of three acre home sites is allowed and further subdivision takes place, what will the affect of three acre subdivisions have on the availability of limited groundwater in the area for existing homesteads? How will high density septic systems impact existing domestic water systems in the area? I feel this has not been thought through very carefully? Are people really willing to accept the change this will cause?

Sincerely,

Well Bartsma

