

## 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

May 6, 2008

Danny Griffin  
8280 Upper Peoh Point Road  
Cle Elum, WA 98922

### RE: Griffin Short Plat (SP-08-04)

Dear Mr. Griffin:

The Kittitas County Community Development Services Department has determined that the Griffin Short Plat (SP-08-04) 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-08-04 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. The following plat notes shall be recorded on the final mylar drawings:
  - All development must comply with 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.
  - Lots 1, 2 and 3 shall share a single ground water withdrawal of no more than 5,000 gallons per day which may be accomplished by more than one well. No more than ½ acre of lawn and garden shall be irrigated.
  - Thornton Creek, a "Type 2" stream flows through the subject property. Per KCC 17A.07.010, a 100 foot buffer shall be maintained from the Ordinary High Water Mark (OHWM) of the stream. The stream shall be shown on the final mylars and its associated 100 foot buffer shall also be depicted.
  - The Bonneville Power Administration (BPA) imposes certain conditions on the portions of these lots encumbered by its high-voltage transmission line right-of-way. BPA does not allow structures to be built within the right-of-way, nor does it allow access to be blocked to any transmission facilities. Any activity that is to occur within the right-of-way needs to be permitted by BPA prior to installation. Do not build, dig, plant, or burn within the easement area without first contacting BPA. Information regarding the permitting process for proposed uses of the right-of-way may be addressed to BPA Real Estate Field Services at (877) 417-9454.
4. The applicant shall contact Bonneville Power Administration and complete their land-use application process. The applicant shall provide documentation to Community Development Services verifying completion of this process prior to final approval of the Griffin Short Plat.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

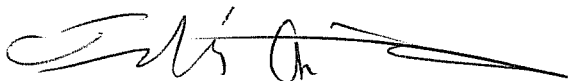
COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

5. Property owners may be required to demonstrate by metering or other means compliance with the single project withdrawal limitation of 5000 gallons to be shared between the two lots.
6. 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.
7. Per Kittitas County Environmental Health, soil logs need to be performed. Evidence shall be provided to Community Development Services prior to final approval.
8. Please see the attached comments from Kittitas County Department of Public Works for plat notes and further issues that must be addressed prior to final approval.

Approval of the Griffin 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 May 20, 2008. 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 \$500 to the Kittitas County Board of Commissioners (205 W. 5<sup>th</sup>, Room 108) by May 20, 2008 at 5:00p.m.**

Sincerely,



Trudie Pettit  
Staff Planner

CC: Encompass Engineering & Surveying  
Required parties (KCC 15A)



RECEIVED

APR 17 2008

KITTITAS COUNTY  
GDS

State of Washington  
Department of Fish and Wildlife  
South Central Region – Ellensburg District Office,  
201 North Pearl, Ellensburg, WA 98926  
*Phone: (509) 933-2491, Fax (509) 925-4702*

April 17, 2008

Attn: Trudie Pettit  
Kittitas Co. Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

**Subject: WDFW comments on the Daniels short plat (SP-08-09), Griffin short plat (SP-08-08-04).**

Dear: Trudie,

Thank you for the opportunity to comment on the above mentioned proposed short plats near Thornton Creek. The Department of Fish and Wildlife would like to address several concerns we have in the Thornton Creek area with development around watercourses, and with animal migration and landscape permeability for wildlife movement, as well as habitat impacts from development.

### **Lot Access and Stream Crossings**

When access is required across a stream, a common access road and culvert or bridge should be built and permitted, rather than separate access crossings on the stream for each parcel. If possible, existing crossings should be used, or alternate routes located so that a stream crossing is not needed. Stream crossings or work in and around water requires a Hydraulic Project Approval from the Department of Fish and Wildlife. The permit is free and is typically issued within 45 days from the time we receive a complete application. Applications can be found on our website <http://wdfw.wa.gov/hab/hpapage.htm> or can be mailed from our local office.

### **Recommendations:**

- Combine stream crossings for several lots to minimize habitat loss and maximize flood conveyance.
- Avoid the need for a stream crossing by re-routing the access route.

### **Stream Buffers**

Riparian or streamside habitat takes on a disproportionate importance for both fish and wildlife species in the arid lands of Eastern Washington. These types of habitat are biodiversity hotspots and over 85% of Washington's terrestrial vertebrate species use riparian habitat for essential life activities. Thornton Creek confluences directly with the Yakima River approximately 1.5 miles downstream from the development parcels. The lower portions of Thornton Creek are definitely fish-bearing and due to the direct connection with the Yakima River, any water quality issues

created upstream will deliver directly into the Yakima, where Endangered fish species reside. The lower portions of Thornton Creek are also likely used by Chinook salmon, Coho salmon and potentially listed Steelhead and Bulltrout. These headwater streams such as Thornton Creek represent a significant drainage area, so perturbations to water quality in them can have significant negative impacts on the Yakima River.

**Recommendations:**

- Leave downed logs in and along riparian areas; they are important for amphibians and other animals. Leave dense brush and diverse habitat in place for biodiversity.
- Leave snags and dead trees as these provide homes for cavity excavators such as woodpeckers, and perch sites for owls and hawks.
- Retain an appropriate undisturbed buffer of vegetation along stream courses and wetlands. For a type 3 or type 4 stream segment (similar to Thornton Creek) our recommendation based on Best Available Science is 150 feet on each side of the stream. In portions of the stream where type 2 status is assigned, the buffer should be 200-250 feet.

**Wildlife movement and Landscape Permeability**

WDFW and WDNR own significant land in the vicinity of these proposed short plats and this public land supports herds of migrating elk and deer and other animals that require moving from higher elevation habitats on their summer range to lower elevation winter range in the shrub-steppe zone around Ellensburg. The proposed short plats occurs near a known migration route and some deer and elk over-winter in the area. Because of this, the area is also very important winter habitat for cougars. Fencing should be kept at a minimum and be constructed such that deer or elk and their young or other smaller wildlife can continue to migrate throughout the area. Low split rail fences work well for providing animal passage, whereas chain link or other high fences do not. Residents need to be reminded that feeding deer or elk not only disrupts their natural foraging patterns, but can also attract cougars closer to developments, thereby increasing the likelihood of a negative human-animal encounter.

The area between the LT Murray Wildlife Area and the Cascade mountains is an important movement corridor for both big game and cougars, as well as other wildlife species. Therefore, housing densities in this area should be kept at low levels, and fencing should be permeable to wildlife.

**Recommendations:**

- Open spaces should be planned to complement neighboring habitat corridors or neighboring open space, and/or placed along critical areas such as stream corridors.
- Fencing should be minimized and needs to be permeable to wildlife and their young.
- Animals such as deer and elk should not be fed.

**Growth Management RCW 36.70A**

Under Growth Management (RCW 36.70A.030) the term Rural Character is defined below:

(15) "Rural character" refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:

- (a) In which open space, the natural landscape, and vegetation predominate over the built

environment;

(b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;

(c) That provide visual landscapes that are traditionally found in rural areas and communities;

(d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;

(e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;

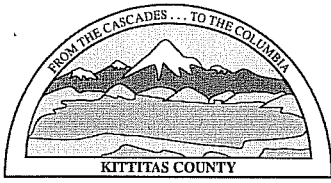
(f) That generally do not require the extension of urban governmental services; and

(g) That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.

Thank you for the opportunity to comment on this proposal and please call me at (509) 933-2491 if you have questions or need more information.

Sincerely,

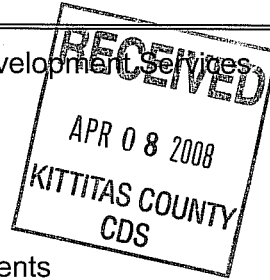
William R. Meyer  
Area Habitat Biologist



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

## MEMORANDUM

TO: Trudie Pettit, Staff Planner, Community Development Services  
FROM: Randy Carbary, Planner II *RC*  
DATE: April 7, 2008  
SUBJECT: Griffin Short Plat SP-08-04 Revised Comments



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.

**Our office received a revised application on 3-24-08. Based on the revised application, the following shall be conditions of preliminary approval:**

1. **BPA Approval:** The proposed access easement “Q” crosses the Bonneville Power Administration (BPA) transmission-line easement. The applicant shall be responsible for obtaining any required permits or approvals from the BPA for the upgrading and widening of the proposed access road within the BPA easement.
2. **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.
3. **Private Road Improvements - Access Easements “Q”:** A High-Density Private Road shall be required from the intersection of Upper Peoh Point Road, south, to the proposed cul-de-sac located near the southeast corner of lot 1.

Per current Kittitas County Road Standards, 9/6/05 edition, the following are the requirements for a High-Density Private Road that serves 3-14 tax parcels:

- 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.
4. 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.
5. Access to Lots 2 & 3 - Joint-Use Driveway: Lots 2 & 3 may be served via a joint-use driveway access. The joint-use driveway is required from the proposed cul-de-sac, located near the southeast corner of lot 1, south, to the northern lot line of lot 3. The joint-use driveway shall serve no more than two tax parcels. Per current Kittitas County Road Standards, 9/6/05 edition, the following are the requirements for a joint-use driveway:
- 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.
6. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
7. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

8. 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.
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 Marshal regarding any additional access requirements for Emergency Response.
11. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.
12. 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:

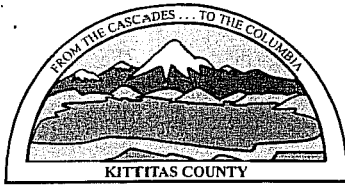
1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, 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.



**KITTITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

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COPY

February 26, 2008

Danny C. Griffin  
8280 Upper Peoh Point Road  
Cle Elum, WA 98922

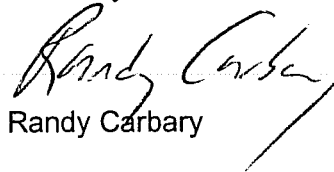
Dear Mr. Griffin:

The Road Variance Committee denied Road Variance 08-03 on February 20, 2008. Enclosed is a copy of the completed variance request.

This decision can be appealed to the Board of County Commissions within 15 days.

Please contact me if you have any questions.

Sincerely,



Randy Carbary

Enclosure

# VARIANCE REQUEST

(Continued)

To be completed by Department of Public Works

Griffin RV 08-03  
Griffin Short Plat 08-04

Date to be completed: February 12, 2008

Findings of fact: The applicant is proposing a 3 lot short plat that is accessed from an existing driveway off Upper Peoh Point Road, a county maintained road. Upper Peoh Point Road is classified as a Rural Minor Collector, with a posted speed limit of 35 mph. County staff has reviewed the existing access to the site for conformance with current standards. The existing access meets the minimum access spacing of 150' and sight distance requirements for a 35mph zone.

The subject parcel has an existing house. The applicant has indicated that they plan to sell one of the lots, created by the short plat, to their daughter so that she can have a home built, however they don't want to upgrade the driveway to a private road until the third lot of the short plat is developed. They are of the position that the access would still only be a joint-use driveway, serving (2) homes until a third home was built.

Current Kittitas County Road Standards requires a 12' gravel surface road and a 20' wide easement for a joint-use driveway (No cul-de-sac or Road Certification required). Current Kittitas County Road Standards requires a 20' gravel surface road with 1' wide shoulders, a 40' wide easement, a 55' radius cul-de-sac and a Road Certification prior to the issuance of a building permit for any of the lots created by the short plat.

The short plat application proposes a private road, approximately 400' in length with a 55' radius cul-de-sac, from that point south, a joint-use driveway is proposed to serve the remaining (2) lots. The applicant is requesting that they be allowed to obtain a building permit for the second lot created by the proposed short plat without having to build or bond the private road. The applicant is proposing that a plat note could be required on the face of the short plat which states that the entire private road shall be constructed (and certified) prior to issuance of a building permit for the third lot.

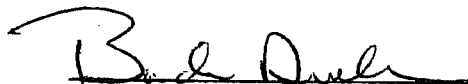
Conditional Approval

Denial

Conditions of approval: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

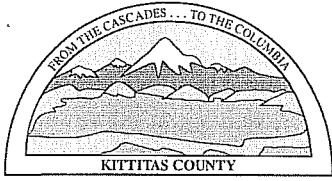
  
Public Works Director

2/21/07  
Date

## APPEAL

Date Appealed: \_\_\_\_\_

Board of County Commissioners Hearing Date: \_\_\_\_\_



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

## MEMORANDUM

TO: Trudie Pettit, Staff Planner, Community Development Services  
FROM: Randy Carbary, Planner II *RC*  
DATE: March 6, 2008  
SUBJECT: Griffin Short Plat SP-08-04



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- “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.

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Page 1 of 4

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*Chapter 12 – PRIVATE ROADS*

12.12.010 General

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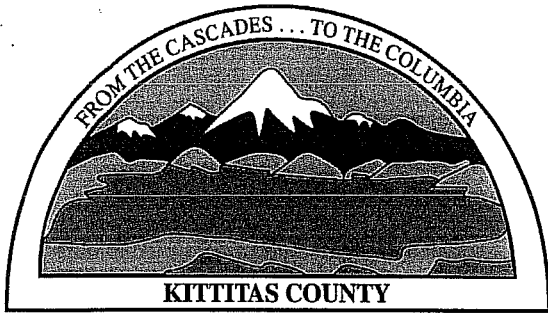
Please let me know if you have any questions or need further information.

# PUBLIC HEALTH DEPARTMENT

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



February 6, 2008

Danny C Griffin  
8280 Upper Peoh Pt Rd  
Cle Elum, WA. 98922

Dear Mr. Griffin,

RECEIVED

FEB 11 2008

KITTITAS COUNTY  
CDS

We have received the proposed Griffin Short Plat, located in Section 8, Township 19N, Range 16E, off of Upper Peoh Point Road. We have also received the \$380.00 plat submission fee (receipt #055859).

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. 1<sup>st</sup>  
Cle Elum, WA 98922  
(509) 674-9642

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. 4<sup>th</sup>, 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 Hydro geologist. 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:

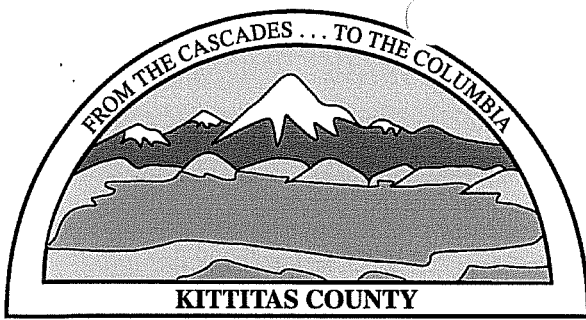
*"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."*

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,

  
Holly Myers, Environmental Health Director  
Kittitas County Public Health Department

cc: Community Development Services  
cc: Encompass



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

## **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

April 10, 2008

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

RE: Griffin Short Plat (SP-08-04)

Dear Ms. Pettit,

Thank you for the opportunity to comment on the above referenced project. The file indicates soil logs have not been performed.

A well log for the well on lot 3 was provided for the file. The applicant indicates that a shared well will be used, a water user's agreement must be provided to document the shared well. It is acceptable for the proposed lots 1 and 2 to share a well since the 100 foot protective radius of the existing well on lot 3 has a structure in it. Thank you for your time.

Sincerely,

Holly Duncan  
Environmental Health Specialist

RECEIVED  
APR 10 2008  
Kittitas County  
CDS



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

RECEIVED

APR 09 2008

KITTITAS COUNTY  
CDS

April 8, 2008

Trudie Pettit  
Kittitas County Community Development  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Dear Ms. Pettit:

Thank you for the opportunity to comment on the short plat of approximately 11.62 acres into 3 lots, proposed by Danny C. Griffin [SP 08-04]. We have reviewed the application and have the following comments.

**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.

### **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.

Sincerely,

*Gwen Clear*

Gwen Clear *by Johnie Lynn*  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012