

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

"Building Partnerships – Building Communities"

January 27, 2009

Molly Stone
866 Bar 14 Road
Ellensburg, WA 98926

RE: Transmittal of Comments – Stone Short Plat (SP-08-00043)

Dear Ms. Stone:

Enclosed are the comments received regarding the Stone Short Plat (SP-08-00043) during the comment period:

October 23, 2008	Comments - Clifford and Cathy Griffin
October 27, 2008	Kittitas County Department of Public Works – Christina Wollman
October 28, 2008	Washington State Department of Ecology – Gwen Clear
October 31, 2008	Comments – James and Susan Van de Venter – with Private Road Maintenance Agreement
December 1, 2008	Kittitas County Public Health – Joe Gilbert
January 21, 2009	Kittitas County Public Health – Holly Duncan

Please review all comments and notify me of any questions, comments or additions. I will be issuing the Conditional Preliminary Approval based on the comments received.

Sincerely,

Jeff Watson
Staff Planner

cc: stoney@fairpoint.net



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

January 21, 2009

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

RE: Stone Short Plat (SP-08-00043)


Dear Mr. Watson,

Thank you for the opportunity to comment on the above referenced project. Kittitas County Public Health needs the following information before we can comment on the above referenced plat application:

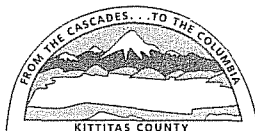
- Please have the applicant re-submit the plat drawing to reflect the location of the existing well.

Thank you for your time.

Sincerely,


Holly Duncan
Environmental Health Specialist
Kittitas County Public Health
(509) 962-7580

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/

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

Jeff Watson

From: Joe Gilbert
Sent: Monday, December 01, 2008 10:48 AM
To: Allison Kimball; Dan Valoff; Daniel Davis; Jeff Watson; Kari Braniff; Mackenzie Moynihan; Scott Turnbull; Trudie Pettit
Cc: Cathy Bambrick
Subject: Stone Short Plat

I cannot locate the EH file for the Stone Short Plat, but the soil logs are done and satisfactory.

***JOE GILBERT
ENVIRONMENTAL HEALTH SPECIALIST II
CERTIFIED ON-SITE TREATMENT SPECIALIST***

Kittitas County Public Health

411 N Ruby St. Suite 3

Ellensburg, WA. 98926

Phone:(509) 933-8262 / Fax:(509) 962-7052

joe.gilbert@co.kittitas.wa.us

Public Health: Always Working for a Safer and Healthier Kittitas County

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NOV 04 2008

Kittitas County
CDS

31 October 2008

Kittitas County Community Development Services
ATTN: Jeff Watson, Staff Planner
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

Dear Jeff:

We wish to respond to the Notice of Application for the Stone Short Plat, SP-08-00043.

Our concern is the potential for ingress and egress of Lot C-1 onto the existing access of neighboring parcels. Attached is a private road maintenance agreement for tax parcels 17003, 564234, 554234 and 253036.

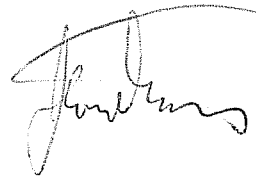
If Lot C-1 desires access for ingress and egress on identified existing 60' easement AFN. 508639 to Bar 14 Road the maintenance agreement must be modified and the easement brought up to standards acceptable to Kittitas County.

Thank you for the opportunity to respond the Notice of Application for the Stone Short Plat, SP-08-00043.

Sincerely,



Susan Van de Venter
862 Bar 14 Road
Ellensburg, WA 98926



James E. Van de Venter
862 Bar 14 Road
Ellensburg, WA 98926

This Private Road Maintenance Agreement made this 4th day of June, 2008, by and between Clifford & Kathy Griffin 860 Bar 14 Rd Ellensburg, WA . James & Susan Van De Venter 862 Bar 14 Rd, Ellensburg, WA, & Molly Stone 866 Bar 14 Rd, Ellensburg, WA.

(hereinafter referred to as "The Land Owners").

WHEREAS, parcel # 17003 & 564234, parcel # 554234, and parcel # 253036 are served by a private access easement for ingress and egress and for the construction and maintenance of utilities in the location as shown on the map #18-19-08010-0010 & 18-19-08010-0003, map # 18-19-08010-0002, and map # 18-19-08010-0009.

WHEREAS, it is the desire and intent of the parties hereto to provide for the maintenance of the aforesaid easement.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

- a The responsibility for the repair and maintenance of the private access easement serving the addresses and parcels shall be shared [equally] OR [in the following percentages] among the said addresses and parcels served by the easement[:

The maintenance shall be shared equally by the three parties, to the point of the end of the Van De Venter gate south of their barn, after which will be the 100% responsibility of 866 Bar 14 Rd, parcel # 253036 map # 18-19-08010-0009.

- b The private access road within the said easement shall be maintained only as a gravel roadway sufficient for vehicular traffic, with maintenance to include, grading, scraping, ditching, snow removal, spreading of new gravel, and includes maintenance costs deemed necessary for the KRD bridge that may be passed on to the "land owners." Which is the sole discretion of the owners of the parcels served by said easement, "The Land Owners" agree to limit weight on the KRD bridge to personal vehicles or personal vehicles w/trailer. No heavy equipment or heavy trucks.
- c This Road Maintenance Agreement, and any amendments hereto, shall be recorded in Kittitas County, Washington and shall constitute a covenant running with the land, and the terms hereof shall not be amended or modified, except by written agreement.

WITNESS the following signatures and Seals

Signature Regan Vandewater
Signature [Signature]

(SEAL)

STATE OF WASHINGTON
COUNTY OF KITTITAS, to-wit:

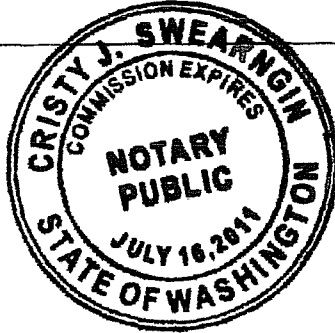
I, the undersigned Notary Public in and for the State of Washington and County aforesaid, do hereby certify that "The Land Owners", whose names are signed to the foregoing Road Maintenance Agreement appeared before me personally and acknowledged the same in my jurisdiction aforesaid.

Given under my hand and seal this 17th day of June, 2008.

Margaret L. Wiegman
Notary Public

My Commission Expires: 6-20-09

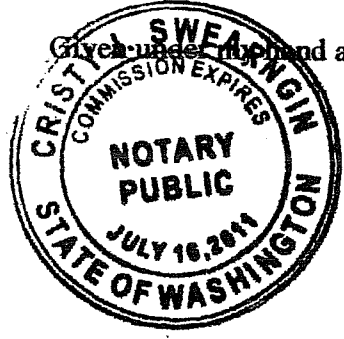
Signature Alford Roy Griffin
Signature Rashy L. Griffin



(SEAL)

STATE OF WASHINGTON
COUNTY OF KITITAS, to-wit:

I, the undersigned Notary Public in and for the State of Washington and County aforesaid, do hereby certify that "The Land Owners", whose names are signed to the foregoing Road Maintenance Agreement appeared before me personally and acknowledged the same in my jurisdiction aforesaid.

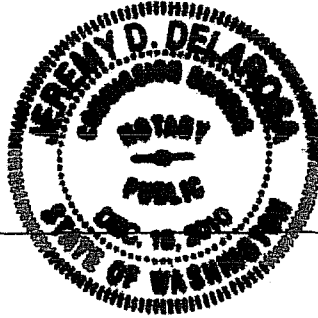


Given under my hand and seal this 9th day of June, 2008.

Cristy J. Swearingin
Notary Public

My Commission Expires: 7-16-2011

Signature Melissa Stone
Signature _____



(SEAL)

STATE OF WASHINGTON
COUNTY OF KITITAS, to-wit:

I, the undersigned Notary Public in and for the State of Washington and County aforesaid, do hereby certify that "The Land Owners", whose names are signed to the foregoing Road Maintenance Agreement appeared before me personally and acknowledged the same in my jurisdiction aforesaid.

Given under my hand and seal this 6th day of June, 2008.

Jeremy D. Delarosa
Notary Public

My Commission Expires: 12/18/10





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

RECEIVED

October 28, 2008

OCT 29 2008

KITTITAS COUNTY
CDS

Jeff Watson
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Dear Mr. Watson:

Thank you for the opportunity to comment on the short plat of approximately 20 acres into 2 lots, proposed by Molly Stone [SP 08-00043]. 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.



Mr. Watson
October 28, 2008
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If you have any questions concerning the Water Resources comments, please contact Trevor Hutton at (509) 454-4240.

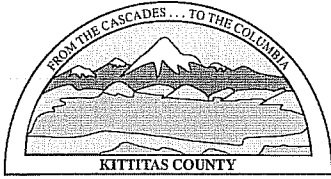
Solid Waste

Construction, demolition, and land clearing (CDL) debris can sometimes be recycled for less than it costs to landfill the materials. Call Ecology's 1-800-RECYCLE to see if there are facilities in the area that will accept your CDL materials.

Sincerely,



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



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: October 27, 2008
SUBJECT: Stone Short Plat SP-08-43

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Kittitas County
CDS

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.

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. Access Easements: Auditors Filing Numbers for all access easements shall be shown on the plat. The access easement shall be shown in its entirety to the intersection with Rader Road either on the plat face or clearly shown in the vicinity map.
3. Road Name: Prior to final approval, the access road shall be named and the private road name shown on the face of the plat.
4. Private Road Improvements: Access from Rader Road to the hammerhead 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".

Page 1 of 4

- 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.
 - 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.
5. Turnaround: Because a cul-de-sac turn-around will be constructed near the southeast corner of this property by a neighboring plat, a hammerhead turnaround will be allowed as shown on the short plat. Turnarounds must conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional turnaround requirements.
6. 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.

7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
9. 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.
10. 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.
11. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
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.

To: Kittitas County Community Development Services

Date: October 23, 2008

Attn: Jeff Watson, Staff Planner

Subject: Stone Short Plat, SP-08-00043

From: Clifford and Kathy Griffin

860 Bar 14 Rd

Ellensburg, WA 98926

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OCT 27 2008

KITTITAS COUNTY
CDS

Questions and concerns about the above subject short plat:

1. Molly Stone put down the property address as 866 Bar 14 Rd, when she sold this property on or about the 1st of August, 2008.
2. What easement does she intend to have for the upper and lower parcels? Our easement off of Bar 14 RD would have to be widened and redone to support more than three homes, which are currently on this easement. Also the KRD bridge, would have to be taken under consideration.
3. Molly Stone has drilled a well on the southern most 10 acre parcel in line with our well. Molly told us that this would be a community well for the 2-10 acre parcels. We are very concerned that any more wells on these parcels will lower our water table and make our well inoperable.
4. Where is the water for her pond supply coming from? Irrigation or well water?
5. We are concerned that homes and buildings be no more that one story as this will ruin our view of the surrounding area.

Land owners,

Clifford Ray Griffin
Kathy L. Griffin