

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Allison Kimball, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: February 13, 2009
SUBJECT: Firkins Short Plat SP-08-00055

RECEIVED

FEB 13 2009

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. **Access:** Access to each lot shall be a single-use driveway. Lot 2 shall be accessed from Easement “P”.

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.
2. **Game Farm Road Right of Way:** The entire right of way of Game Farm Road shall be shown on the final plat.
3. **Private Road Maintenance Agreement:** The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
4. **Lot Closure:** It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

Page 1 of 2

5. 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.
6. 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.
7. 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.



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
Office (509) 962-7000
Fax (509) 962-7682

RECEIVED

JAN 30 2009

Kittitas County
CDS

January 30, 2009

Allison Kimball
Staff Planner II
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Firkins Short Plat, SP-08-00055

Dear Ms. Kimball:

After conducting a pre-review of the above named project, I have the following comments:

- All development must comply with the 2006 International Fire Code.

This letter in no way constitutes a formal review of this project. The requirements listed above are not all inclusive and are subject to change pending full review of this project. Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office. 509-962-7657.

Sincerely,

Brenda Larsen
Fire Marshal

Kittitas County Community Development Services
Atten: Allison Kimball, Staff Planner
411 N. Ruby St. , Suite 2
Ellensburg, Wa 98926

RECEIVED
JAN 28 2001
Kittitas County
CDS

Dear Ms. Allison Kimball

I am writing concerning the then Firkins Short Platt (SP-08-00055). I have reviewed the application packet submitted by the applicant's agent Cam Sherwood.

During this review I noticed that this packet failed to mention an open irrigation ditch which runs most of the length of the eastern edge of the applicant's property. I call this ditch the Burke ditch. I utilize this ditch to irrigate land which I lease (the Burke property) and land that I own to the south of the Burke property. I have concerns with the location of the easement road on the proposed plat. It appears that the Burke ditch as it lays now will conflict with the location of the proposed road. I am concerned about access for maintenance to said ditch. The use of this ditch has been exclusive to the Burke property and the property I own. The Firkins property has never irrigated from the Burke ditch. I have attached a copy of an aerial photo for your review.


I recommend several solutions to my above concerns. First, if the road location is granted as proposed I think the applicant should be required to pipe the Burke ditch the length of his property. In addition, this pipe should be exclusive to Burke and Schmidt properties, i.e. no new users. In any event, if the road is there or not I request the Plat and the Deeds of any future lots include verbiage to allow for future access and maintenance to the ditch or pipeline.

Sincerely,


Andrew J. Schmidt

Hand carried to County
Attach: Air photo
Cc: Richard Cole



 = Proposed Location
40' road easement
over top of existing
irrigation ditch

m = Burke Ditch.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

January 23, 2009

Allison Kimball
Kittitas Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Dear Ms. Kimball:

Thank you for the opportunity to comment on the short plat of approximately 15.13 acres into 2 lots, proposed by Charles Firkins [SP-08-00055]. 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.



Ms. Kimball
January 23, 2009
Page 2 of 2

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.

This application is subject to WAC 173-539A. Source meter(s) must be installed at the point(s) of withdrawal in compliance with WAC 173-173-100. **Metering and reporting will be required** in compliance with 173-539A-070.

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



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

RECEIVED

JAN 21 2009

Kittitas County
CDS

January 21, 2009

Allison Kimball, Staff Planner
Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

Dear Ms. Kimball,

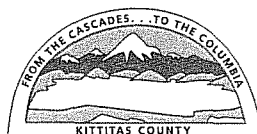
Thank you for the opportunity to comment on the Firkins Short Plat, SP-08-00055. Pursuant to the Memorandum of Agreement between Kittitas County and the Washington State Department of Ecology all the future residential well connections serving the proposed lots shall be required to have meters installed. Metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements.

The developer/owner of the plat must provide proof of water availability before the Public Health Department will recommend plat approval. Water availability can be provided through several different ways depending on the source of water proposed.

If a public water system is proposed for the plat, the public water system information shall be submitted, reviewed, and approved by Kittitas County Public Health Department or Washington State Department of Health which includes final issuance of the well ID number to meet the water availability requirement for plat approval.

If individual wells or shared wells are proposed for the parcels and there is an existing well located on the plat, a well log from Washington State Department of Ecology will meet the water availability requirement. If there is not an existing well on the plat, then a **water availability report** with documentation and evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells must be submitted for review.

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



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

The developer/owner of the plat shall provide soil logs according to WAC 246-272A-0220 or as amended which includes a minimum of one test hole per parcel. Kittitas County Public Health Department shall determine if additional test holes will be required for recommendation of final plat approval. The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. ***Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, it is recommended that soil logs be conducted early in the plat planning process.***

At this time the application does not contain sufficient information to make a determination of adequate water availability or soil assessment to determine the land area is suitable for onsite sewage systems. The above mentioned items need to be submitted to the Public Health Department in order for your plat application to be recommended for final approval.

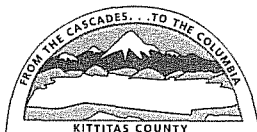
If you should have any further questions please don't hesitate to contact me by phone 509-962-7005 or email james.rivard@co.kittitas.wa.us.

Sincerely,

A handwritten signature in cursive script that reads "James Rivard".

James Rivard
Environmental Health Specialist II
Kittitas County Public Health Department

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



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

December 3rd, 2008

Charles Firkins
2951 Game Farm Road
Ellensburg, WA 98926

RE: Firkins Short Plat (SP-08-00055) submission fee received (\$380.00/receipt #3789)

Dear Charles Firkins:

We have received the application for your proposed Short Plat (located in a portion of Section 29, Township 18N, Range 19E.W.M., off of Game Farm Road).

Enclosed is a checklist and detailed instructions for completing the Environmental Health requirements.

Your plat application will not be approved until you meet the enclosed requirements.

Once we have received and reviewed the required information, we will notify Community Development Services that you have satisfactorily addressed health department requirements.

If you have any questions or concerns, please feel free to contact our office.

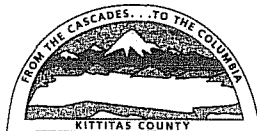
Sincerely,

A handwritten signature in black ink that reads "Cathy Bambrick".

Cathy Bambrick, Public Health Administrator
Kittitas County Public Health Department

cc: Community Development Services, Encompass, Cam Sherwood
Enc: Checklist, Instructions for Completing EH Requirements, Soil Log Requirements

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



1
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

Checklist

Prior to receiving approval of the above listed plat you must meet WAC 246-272-205(1) and WAC 246-272-095(1) by:

1. Proving there is an adequate supply of potable water

Choose and follow instructions for one of the five following options:

- Group “A” public well**
Provide written approval from Washington State Department of Health
- Group “B” public well**
Schedule a well site inspection or site inspection with Public Health as the first step toward approval of a group B system (the Group B system must be approved prior to plat approval)
- Individual wells**
Provide a well log or hydrogeological report to prove adequate ground water exists for the proposed number of potable water wells (see page 4). If a well log is used provide potable water test results.
- Shared two-party well**
Submit existing well log and a water user’s agreement signed by both parties
- Public utility water supply**
Submit a signed letter of agreement from a public utility official

AND

2. Proving satisfactory sewage disposal

Choose and follow instructions for one of the two following options:

- On-site sewage**
You must schedule a soil log and prepare the site (dig holes)
- Public utility sewer**
You must submit a signed letter of agreement from the public utility official

Instructions for Completing Environmental Health Requirements

I. ADEQUATE POTABLE WATER SUPPLY:

PUBLIC UTILITY WATER SUPPLY APPLICANTS

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.

PUBLIC WATER SYSTEMS

All Public Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. Evergreen Valley Utilities (509) 674-9642 and Lookout Mountain Utilities Management (509) 674-6989 are the current SMAs.

PUBLIC GROUP "A" 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.

PUBLIC GROUP "B" 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.

INDIVIDUAL WELLS

Submit 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. To obtain well logs, contact Department of Ecology at (509) 575-2490.

After July 8, 2008 all applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

“The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law. “

AND

“Metering will be required on all residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements.”

II. SATISFACTORY SEWAGE DISPOSAL

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.

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 WAC 246-272A or as amended (see attached soil log instruction sheet). 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.

SET BACK REQUIREMENTS

A well must be located 50 feet from a septic tank and 100 feet from a drain field.

Soil Log Requirements for Land Division

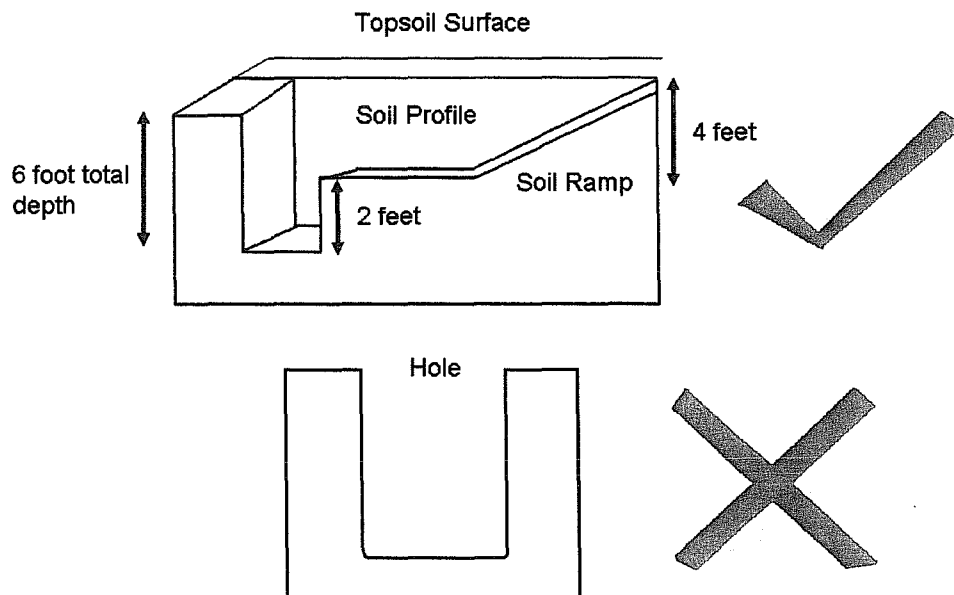
Purpose: The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to

ensure that suitable depth and type of soil is present on the property prior to final plat approval.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, it is recommended that soil logs be conducted early in the plat planning process.

Requirements: In order for a soil log to be conducted, test holes must meet specific criteria according to Washington Administrative Code (WAC), Kittitas County Code (KCC) and Labor and Industries safety standards.

- 1) A minimum of one soil log per lot shall be dug to a depth of six feet, unless an impermeable layer such as bedrock, hardpan clay, or the existing water table prevents such a depth from being obtained. In some instances, additional holes may be required to determine if the minimum standards for septic support are present on the lot.
- 2) The design of a test hole shall be sloped to four feet beneath surface, leveled and then dug down an additional two feet for a total depth of six feet (see the diagram below for reference). Such a test hole is designed to prevent possible injury as a result of the surrounding soil bank collapsing into the test hole and to grant the local health officer ease of access to the soil profile.
- 3) In order to sub-divide property at least twelve inches of native, suitable soil must be present at the time the soil log is performed.
- 4) A soil log does not constitute a site-evaluation. A site evaluation determines the type of septic system required. A soil log only determines whether soils present on the property can support a septic system.



Minimum Land Area Requirements: According to the WAC 246-272 the minimum land area requirement from a public health perspective for subdivision of property is determined by the source of the drinking water and the soil type present to support an on-site sewage system (Table X). These guidelines have been put in place to protect human health and the environment from the potential health hazards that an on-site sewage system imposes. The type of water source available and soil type present must be determined by the local health officer. However, other minimum land area requirements may be subject to local government zoning regulations and restrictions, and it is advisable that property land owners seek advice from Community Development Services at (509) 962-7506 for assistance in this area.

TABLE X
Minimum Land Area Requirement
Single-Family Residence or Unit Volume of Sewage

Type of Water Supply	Soil Type (defined by WAC 246-272A-0220)					
	1	2	3	4	5	6
Public	0.5 acre	12,500 sq. ft.	15,000 sq. ft.	18,000 sq. ft.	20,000 sq. ft.	22,000 sq. ft.
	2.5 acre ¹					
Individual, on each lot	1.0 acre	1 acre	1 acre	1 acre	2 acres	2 acres
	2.5 acres ¹					

¹ See WAC 246-272A-0234(6).

Other Considerations: Since open holes present a potential danger to people, livestock, wild animals, and vehicles, it is advisable that such a hole be roped off or covered to prevent unwanted entry or marked to caution and facilitate finding. After the soil log has been performed the hole may be filled in by the property owner or contractor to eliminate the potential hazard.

Scheduling a soil log: Currently, soil logs are performed on a weekly basis by an Environmental Health Specialist. To schedule a soil log please contact the Environmental Health Office at 411 N. Ruby Street (509) 933-8261 to arrange an appointment.