



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

August 20, 2009

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

RE: Lower Green Canyon Short Plat SP-09-00015

Dear Mr. Watson,

Thank you for the opportunity to comment on the Lower Green Canyon Short Plat, SP-09-00015. All 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 the State of Washington, Department of Ecology requirements. This requirement to meter only applies if you rely upon the RCW 90.44.050 exemption from permitting through ecology.

The final plat notes shall include the following two statements:

*"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. "*

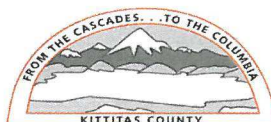
**AND**

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

The Public Health Department's recommendation shall state that final approval be conditioned upon the developer/owner of the plat providing proof of water availability. 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 and reviewed by Kittitas County Public Health Department or the State of Washington, Department of Health which includes final issuance of the well ID number to meet the water availability requirement for plat approval.

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



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

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



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

If individual wells are proposed for the parcels and there is an existing well located on the plat, a well log from the State of Washington, Department of Ecology and a passing bacteriological test will meet the water availability requirement.

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 the plat application to be recommended for approval.

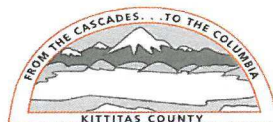
If you should have any further questions please don't hesitate to contact me by phone 509-962-7005 or email [james.rivard@co.kittitas.wa.us](mailto:james.rivard@co.kittitas.wa.us).

Sincerely,

*James Rivard*

James Rivard  
Environmental Health Supervisor  
Kittitas County Public Health Department

**Kittitas County  
Public Health Department**  
507 N. Nanum Street, Suite 102  
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# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

Office (509) 962-7657 Fax (509) 962-7682

September 8, 2009

Jeff Watson  
Public Works Department  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Lower Green Canyon Short Plat, (SP09-00015)

Dear Mr. Watson:

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

- All current & future development must comply with the 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

28 August 2009

Kittitas County Community Development Services  
attn: Jeff Watson  
411 N. Ruby, suite 2  
Ellensburg, WA 98926

RECEIVED  
AUG 31 2009  
Kittitas County  
CDS

re: **Lower Green Canyon Short Plat** (SP-09-00015)

Sirs,

As immediate land-owners and neighbors of parcels B2 and B3 (Section 8, T18N R18E, W.M.), we have a few concerns about the proposed division of these lands as they affect our property.

When we bought our property in 2000 from Scott McIntosh we were of the understanding that further subdivision of the parcels was discouraged. We were attracted to this land because of the acreage of each parcel (21+ acres), and the openness and views that such division created. Having lived in an urban setting most of our adult lives, we wanted something other than suburban development around us. Therefore, we are unhappy about this proposed division. We understand, however, that parcels B2 and B3 may be subdivided one time (KCC 17.29.40), and that such division is intended by the commissioners to keep the rural aspect of AG-20 lands intact.

We know that Scott McIntosh, the original owner, placed covenants on parcels B2 and B3 requiring all home construction to be on-site stick-built (no mobile or modular homes). We assume that this covenant will apply to the subdivided lots, and that the covenant will be respected and enforced. If, however, subdivision allows for reconsideration of this covenant, we urge the commissioners to carefully consider the original intention of the covenant to preserve the rural aspect of AG-20 lands.

Of special concern to us is the old stock pond that is located on our property. It has become a place frequented by resident and migratory birds, and other wildlife. In February of this year the sudden melting of the snowpack caused significant flooding around the valley and caused our pond to flood over its impoundment. The existing culvert could not keep up with the volume, and we were very concerned that the dam, which is also our access road, might be seriously damaged. Fortunately, only minor erosion resulted and we are considering adding another culvert.

This pond is part of a shallow draw that drains parcels B1, B2 and B3, and lands further north. With two more access roads crossing the draw (one already built on parcel B3) it is important that adequate drainage be installed to prevent the roads from becoming dams in another rapid snow-melt. Should these roads be washed out because of inadequate drainage, their material would silt up our section of the draw and the pond.

Therefore, we request the following covenants, or some agreed-upon version of them, be applied to lots 1-4 in the proposed division:

1. As a source for the existing pond, that any change to the draw keeps the integrity of the pond intact;
2. That no structure, other than access roads, temporary or permanent, be built within the draw;
3. And, that access roads be equipped with culverts adequate to keep the roads from becoming dams, which might compromise their stability.

Thank you for this opportunity to voice our concerns. If you have questions about our concerns or need further information, please do not hesitate to contact us.

**Please note** that we are available only by email from 9/22/09 to 12/13/09. We will be out of the country for professional study during this time and will not have access to snail-mail or cell phone services.

We would appreciate being notified by CDS regarding the determination of this proposal.

Sincerely,

Robert A. Fisher and Carol Hassen-Fisher  
2081 Lower Green Canyon Road  
Ellensburg, WA 98926  
509-925-2588  
[hasfishart@fairpoint.net](mailto:hasfishart@fairpoint.net)



RECEIVED  
SEP 01 2009  
Kittitas County  
CDS

STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

August 31, 2009

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 42.5 acres into 4 lots, proposed by Mike Jackson and Lorentz Jackson [SP-09-00015]. We have reviewed the application and have the following comments.

**Water Resources**

No water right records associated with this property were found in the Central Regional Office.

Any surface water diversion will require application to the Department of Ecology for a water right permit.

Any ground water development proposal that will withdraw water in excess of 5,000 gallons per day for single or group domestic supply, or for industrial purpose, or for the irrigation of more than ½ acre of lawn or non commercial garden will require a permit from the Department of Ecology.

Use of water under the groundwater exemption has been interpreted in two Attorney General Opinions (AGO 1997 and AGO 2005) and by the Supreme Court in the Campbell & Gwinn decision. The 1997 AGO 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 purposes exceeds 5,000 gallons per day or if a total of more than 0.5 acre of lawn and garden are irrigated.

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.



Mr. Watson  
August 31, 2009  
Page 2 of 2

If you have any questions concerning the Water Resources comments, please contact Kurt Walker at (509) 454-4237.

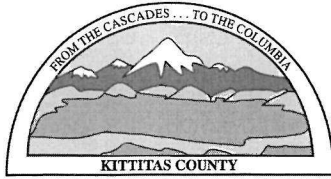
### **Water Quality**

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 Lynda Jamison with the Department of Ecology, (509) 575- 2434, with questions about this permit.

Sincerely,



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



# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: August 20, 2009

SUBJECT: Lower Green Canyon Short Plat SP-09-00015

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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. 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.

Page 1 of 2



2. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
3. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
4. 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.
5. 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.
6. 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.



# KITTTAS VALLEY FIRE & RESCUE

PO Box 218 • Ellensburg, WA 98926 • (509) 938-7235 • Fax (509) 962-7254 • [elliotttr@kvfr.org](mailto:elliotttr@kvfr.org)

RECEIVED

AUG 24 2009

Kittitas County  
CDS

August 22, 2009

Jeff Watson, Staff Planner  
411 N Ruby St  
Ellensburg, WA 98926

Dan:

I have reviewed the Application for the Lower Green Canyon Short Plat LP-09-15. I provide review of proposed development and construction for Kittitas County Fire District 2. The Fire District has no code enforcement authority so my input is informational only.

I have a couple of questions or issues that I would ask that you address in this process:

1. The fire department access road to be 20' wide and capable of support 75,000 lbs with an all-weather surface.
2. The addresses need to be clearly visible from both directions at the county road for all properties.
3. The fire flow requirements for residential development is listed at 1500 gpm for 2 hours in Appendix B of the 2006 IFC. KVFR's position on the fire flow is that this requirement may be met any one of the following three ways:
  - i. Installation of a static water source which meets the above listed flow requirement. The static water source must be accessible for fire apparatus at all times, have an access surface capable of supporting 75,000 lbs in all weather and be kept clear of debris or ice in a manner sufficient to permit drafting of fire suppression water.
  - ii. The developer could sign a binding agreement to require NFPA 13R sprinkler systems in all residential structures or structures that will be used as a residence.
  - iii. The developer/owner would pay a water supply mitigation fee to Kittitas County in the amount of \$1000.00 per approved lot. This money would be placed in a restricted account and used solely for the capitol purchase or major maintenance on the water tender fleet for Kittitas Valley Fire and Rescue.

Thank you for your time and consideration in these matters.

Respectfully,

Rich Elliott – Deputy Fire Chief  
Kittitas Valley Fire and Rescue

CC – John Sinclair, Fire Chief  
Joe Seemiller, Fire Prevention Captain  
Kittitas Valley Fire and Rescue Commissioners