

10/19/2009 11:31 AM

Jeff Watson

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Monday, October 19, 2009 11:29 AM
To: Jeff Watson
Cc: cruse and associates
Subject: williams

Jeff;
This is in regards to the Williams Country Estates Short Plat. All conditions set forth in the KRD General Guidelines have been met, therefore, this short plat has been approved. If you need additional information, please let me know.

Keli
Keli R. Bender
KRD Lands Clerk/RRA
krd.keli@elltel.net



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

October 14th, 2009

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

RE: Williams County Estates Short Plat SP-09-00016

Dear Mr. Watson,

Thank you for the opportunity to comment on the Williams County Estates Short Plat, SP-09-00016. 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

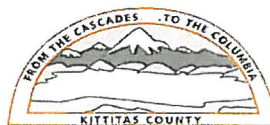
"Metering will be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements."

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.

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 recent passing bacteriological test will meet

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 water availability requirement. If there is not currently an existing well located on the plat, a well must be drilled and tests performed before approval. It may also be possible to satisfy this requirement by conducting a well survey of proximate wells. The survey must include current information regarding capacity and a recent passing bacteriological test. If preliminary approval is sought, passing tests must be performed prior to preliminary approval and final approval will be conditioned upon recent passing tests from all wells to be used for domestic use before final approval.

Soil logs must be performed prior to the Public Health Department recommending preliminary approval of the plat. The Public Health Department's approval of the soil logs will meet the septic availability requirement for recommending preliminary plat approval.

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.

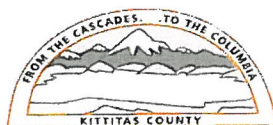
If you should have any further questions please don't hesitate to contact me by phone 509-962-7005 or email james.rivard@co.kittitas.wa.us.

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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F: 509.962.7581



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F: 509.962.7052

10/9/2009 2:16 PM

Jeff Watson

From: Clear, Gwen (ECY) [GCLE461@ECY.WA.GOV]
Sent: Tuesday, October 06, 2009 2:56 PM
To: Jeff Watson
Subject: comments for SP-09-00016
Attachments: 1106 M I Williams Trustee.pdf

Importance: High

Please see the attached comment letter for the Williams Country Estates short subdivision. The original letter is in the mail.

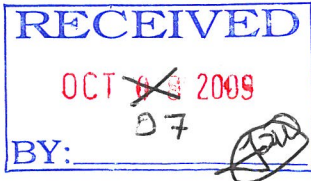
Thank you,

Gwen Clear
SEPA Coordinator
WA State Dept of Ecology
Central Regional Office - Yakima
(509) 575-2012



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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



October 6, 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 Williams Country Estates short subdivision of approximately 41.26 acres into 4 lots, proposed by Mildred I. Williams Trustee [SP-09-00016]. We have reviewed the application and have the following comments.

Water Resources

This project proposes individual wells and individual septic systems.

Any ground water withdrawals in excess of 5,000 gallons per day and 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 and RCW 90.44 provide for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water, or contamination caused by withdrawal of ground water by a junior water right holder, including permit-exempt groundwater users.

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



Mr. Watson
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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.

Ecology believes this proposal is related to a previous proposal, Williams Segregation, file no. SG-08-00025, and is considered to be all one project. Parcel numbers 1819110000009, 1819110000012, 1819110000013, and 1819110000014 will 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 and if a total of more than ½ acre of lawn and garden are irrigated.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

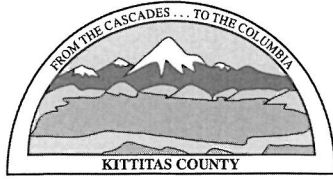
Water Quality

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 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



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II *W*

DATE: September 25, 2009

SUBJECT: Williams County Estates Short Plat SP-09-00016

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 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.
2. **Access:** Each lot may be served by a single-use driveway. Driveways must meet all requirements of Kittitas County Road Standards, including spacing and site distance.

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.
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.
 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.