

From: [Brenda Larsen](#)
To: [Jeff Watson](#)
Subject: Nowak SP-10-00009
Date: Friday, July 30, 2010 4:29:21 PM

Jeff,

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

- A fire apparatus access road is required for access to these lots.
- All future development must comply with the International Fire Code.

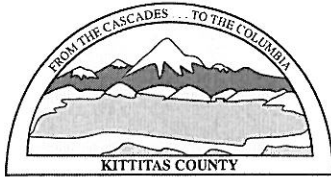
Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Kittitas County Fire Marshal
509-962-7000

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: August 30, 2010

SUBJECT: Nowak Short Plat SP-10-00009

The following shall be conditions of preliminary approval:

1. County Road Approaches: The access permit for the approach at 8621 Reecer Creek Road has expired (2007-0226). A new access permit application must be submitted in order to allow continued use of the approach. The new approach near the northeast corner is unpermitted and illegal, and an access permit application shall also be submitted for this approach. Current standards will be applied to both permits, which may require improvements to the approaches.
2. 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.
3. Plat Notes: Plat notes shall reflect the following:
 - a. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - b. An approved access permit will 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.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

- d. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.
4. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED

This _____ day of _____, A.D., 20____.

Kittitas County Engineer

5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
7. 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.
8. 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.
9. 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.



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

August 11th 2010

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

RE: Nowak Short Plat SP-10-00009

Dear Mr. Watson,

Thank you for the opportunity to comment on the Nowak Short Plat, SP-10-00009.

Plat Note Statement:

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. “

Water Availability Statement:

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 application states that residences will utilize Individual Wells/2-party Shared Well:

For preliminary plat approval, the number of wells and which parcels will be served by each well must be identified by the applicant. 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.

If there is not currently an existing well located on the plat, the applicant must demonstrate evidence of the water supply type that they intend on making available to the proposed lots and that adequacy will be achieved. This requirement can be achieved by submitting a hydrogeological report prepared by a licensed Professional Engineer who practices in the field of Hydrogeology or a licensed Hydrogeologist. Such a survey should include a well survey of proximate wells with current information regarding capacity and a recent passing bacteriological and nitrate tests from proximate wells.

**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**
507 N. Nanum Street, Suite 102
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In either case, current information that identifies or estimates anticipated capacity of the existing or planned wells must demonstrate that the wells will provide sufficient water to the number of residences that may be connected to them.

Final approval will be conditioned upon the conditions of preliminary approval, recorded 2-party shared well users agreement if applicable, water storage mitigations resolved, and water budget neutrality mitigations resolved if applicable.

If application states that residences will utilize a Public Water System:

For preliminary approval, if a public water system is proposed for the plat, the applicant shall state the type of public water system proposed.

For final approval, the public water system application shall be submitted, reviewed and approved by Kittitas County Public Health Department or the State of Washington, Department of Health which includes final issuance of the water system ID number to meet the water availability requirement for plat approval. For Group B Public Water Systems reviewed and approved by Kittitas County Public Health Department, bonding is allowed for completion of the system as stated in Kittitas County Code 13.09. However, water budget neutrality mitigations must be resolved, if applicable, before approval can be recommended; final mylars must also have the well head protection zone(s) established before final approval can be recommended.

Septic Availability Statement:

The Public Health Department's recommendation shall state that preliminary approval be conditioned upon the developer/owner of the plat providing satisfactory sewage disposal. Satisfactory sewage disposal can be provided through several different ways depending on the source of disposal proposed.

If application states that residences will be connected to public sewer system:

In order to recommend approval, The Public Health Department will need a signed letter from the sewer district stating that the proposed project's connection will be allowed.

If on-site sewage systems are proposed for the plat and minimum lot sizes are satisfied:

Soil logs must be performed prior to the Public Health Department recommending preliminary approval of the plat application. Once the soil logs are conducted and approved by the Public Health Department, the requirement for septic availability will have been satisfied.

Review of the Application File:

At this point in time this application does not contain sufficient information to make a determination that: 1) there is an adequate potable water supply available and 2) that the land area is suitable for onsite sewage systems. The above mentioned requirements need to be satisfied and the appropriate documentation needs to be submitted to the Public Health Department for review and approval in order for the plat application to be recommended for approval.

If you should have any questions or comments, please feel free to contact me at (509) 962-7515.

Sincerely,

James Rivard,
Environmental Health Supervisor
Kittitas County Public Health Department

From: [Keli Bender](#)
To: [Jeff Watson](#)
Subject: Nowak Short Plat
Date: Thursday, July 29, 2010 9:58:15 AM

Good morning Jeff;

I just received notification of the Nowak Short Plat, SP-10-00009 via mail. I don't have record of receiving this prior or commenting on it. The conditions set forth in the KRD General Guidelines will need to be met prior to approval. If you need additional information, please let me know.

Keli

Keli R. Bender

Lands Clerk/RRA

krd.keli@fairpoint.net

1(509) 925-6158