



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

March 5, 2013

Gloria Sharp  
7731 Reecer Creek Road  
Ellensburg WA 98926

Dear Ms. Sharp,

I would like to thank you for your comment letter dated November 28<sup>th</sup>, 2012 regarding the O'Keefe Short Plat No2 subdivision application, and let you know that it did not go without review or consideration. I appreciate your concerns regarding future development and drainage patterns, but for land use applications at the subdivision stage, there are really no tools in our toolbox at this time to address your concerns. It is expected that the County will be proposing "Grade and Fill" regulations which may go into effect some time in the next year or so, but at this time the only department of ecology has jurisdiction over the movement more than an acre of material. Additional information regarding Ecology's stormwater and stormwater permits may be found at: <http://www.ecv.wa.gov/programs/wq/stormwater/construction/>.

I have added language to the Conditional Approval which "... *strongly encourages...*" good communication with adjacent property owners at "... *all phases of development and construction...*" in the hope that the applicant will take the time to read both this letter and your comment letter, and take reasonable steps to develop and maintain a neighborly relationship for the future.

Please feel free to contact me should you have any additional concerns, now or in the future, regarding this application and the future development of these properties.

Sincerely,

Jeffrey A. Watson  
Staff Planner

*"Be at war with your vices, at peace with your neighbors, and let every New Year find you a better man."*

Benjamin Franklin

Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
P: 509.933.8274  
F: 509.962.7682

Community Planning • Building Inspection • Plan Review • Administration • Permit Services • Code Enforcement • Fire Investigation

MARCH 5, 2013

Jeff Watson KCCDS 411 N. Ruby Street, Suite 2 Ellensburg, WA 98926	Phone: 509-933-8274 Fax: 509-962-7682 E-Mail <a href="mailto:jeff.watson@co.kittitas.wa.us">jeff.watson@co.kittitas.wa.us</a>
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Page 1 of 1



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"Building Partnerships – Building Communities"

March 8, 2013

David O'Keefe  
PO Box 1063  
Kittitas WA 98934

**RE: O'Keefe Short Plat (SP-12-00006)**

Dear Mr. O'Keefe,

The Kittitas County Community Development Services Department has determined that the O'Keefe Short Plat (SP-12-00006) is a complete application and hereby grants *conditional preliminary approval* subject to the following conditions:

1. Both sheets of the final mylars shall reflect short plat number SP-12-00006 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. The following plat notes shall be recorded on the final mylar drawings:
  - All development must comply with International Fire Code.
  - This short plat has exhausted the use of the one time split provision allowed per Kittitas County Code. No further one time splits are allowed for the subject parcels and subsequent parcels created via this short plat.
  - The subject property is within or near designated natural resource land of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. (RCW 36.70A.060(1)) Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. (RCW 7.48.305)
  - 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.
  - 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.
  - Prospective purchasers of lots are urged to make inquiries at the Kittitas County Department of Public Works regarding road and access development requirements and permits.
4. Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than 1/2 acre of lawn or noncommercial garden will require a permit from the Department of Ecology.
5. A statement regarding the contemplated sewage disposal, water supply, and drainage improvements for the proposed subdivision shall be reflected on the final mylars.
6. Applicants shall submit the necessary information to the Kittitas County Public Health Department (KCPHD) to prove that a sufficient adequate potable water supply exist as outlined in the Board of County Commissioners Resolution 2012-027 and Kittitas County Code Title 13 prior to KCPHD being able to recommend final approval.
7. As required by WAC 246-272A-0320 (2) (c) prior to preliminary approval of a subdivision at least one soil log hole per proposed lot must be dug and inspected by the local health officer to determine if existing soil and lot size can allow for



on-site sewage systems.

8. Individual wells are required to have a 50 foot setback from neighboring property lines (KCC 17A.08.025). Please see the comments from Kittitas County Public Health Department for further information and requirements.
9. 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.
10. Should ground disturbing or other activities related to the proposed short plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
11. The addresses shall be clearly visible from both directions at the County Road for all properties.
12. The Fire Department access road shall be capable of supporting 75,000 lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus.
13. Please review KCC 16.12 (at [http://www.co.kittitas.wa.us/boc/countycode/title16.asp#Chapter\\_16.12](http://www.co.kittitas.wa.us/boc/countycode/title16.asp#Chapter_16.12)) to insure that all plat drawing requirements met.
14. Owners and developers are strongly encouraged to work with adjacent property owners during all phases of development and construction to address questions, comments, and concerns which may have an impact to existing structures and property.
15. **Please see the attached comments from Kittitas County Department of Public Works, Public Health, and Washington State Department of Ecology for plat notes and further issues that must be addressed prior to final approval.**

Approval of the O'Keefe Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after March 22, 2013. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

**You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5<sup>th</sup>, Room 108) by March 22, 2013 at 5:00p.m.**

Sincerely,



Jeff Watson  
Staff Planner

David O'Keefe  
P.O. Box 1063  
Kittitas WA 98934

Gloria Sharp  
7731 Reecer Creek Road  
Ellensburg WA 98926

## Jeff Watson

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**From:** Jeff Watson  
**Sent:** Tuesday, March 05, 2013 8:13 AM  
**To:** legals@kvnews.com  
**Subject:** Publication Request  
**Attachments:** SP-12-00005 OKeefe CPA Legal.doc

SP-12-00006 OKeefe No 2

Please publish the attached on: Friday March 8, 2013

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

## **Notice of Decision**

O'Keefe Short Plat  
(SP-12-00006)

Notice is hereby given that on March 8, 2013 conditional preliminary approval was granted to David O'Keefe, landowner, for a short subdivision of 9.77 acres into 2 lots consisting of one 4.14 acre lot and one 5.63 acre lot. The subject properties are located approximately 4 miles north of Ellensburg at 7761 Reecer Creek Road, in a portion of Section 10, T18N, R18E, WM in Kittitas County, bearing Assessor's map number 18 18 10051 0001.

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5<sup>th</sup>, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is:

**March 22nd, 2013 at 5:00 p.m.**

Original short plats and related information may be examined during the business hours at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on line at: <http://www.co.kittitas.wa.us/cds/current/short-plats.asp>.

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE DECATO

Printed at 03/05/13 09:18 by dde18

Acct #: 84066

Ad #: 849813

Status: N

KITTITAS CO PUBLIC WORKS  
411 N. RUBY ST, SUITE 1  
ELLENSBURG WA 98926

Start: 03/09/2013 Stop: 03/09/2013  
Times Ord: 1 Times Run: \*\*\*  
STD6 1.00 X 6.04 Words: 180  
Total STD6 6.04  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 51.94  
# Affidavits: 1

Contact:

Phone: (509)962-7523

Fax#:

Email: maria.fischer@co.kittitas.wa.us, dora.vanepps@co.kittitas.wa.us Last Ch:

Agency:

Ad Descrpt: N/D O'KEEFE SP-12-00006

Given by: \*

Created: dde18 03/05/13 08:46

COMMENTS:

COPIED from AD 782963

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFSS
DR	A	97	S	03/09			
IN	A	97	S	03/09			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414  
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Jeff Watson

Name (print or type)

[Signature]

Name (signature)

(CONTINUED ON NEXT PAGE)



DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE DECATO

Printed at 03/05/13 09:18 by dde18

-----  
Acct #: 84066

Ad #: 849813

Status: N

**NOTICE OF DECISION**  
**O'Keefe Short Plat**  
**(SP-12-00006)**

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Kittitas County Code (Chaper 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5<sup>th</sup>, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is:

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Original short plats and related information may be examined during the business hours at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on line at: <http://www.co.kittitas.wa.us/cds/current/short-plats.asp>.

Publish: March 8, 2013

Chapter (I'll check my form)





## Jeff Watson

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**From:** Brenda Larsen  
**Sent:** Thursday, February 21, 2013 10:10 AM  
**To:** Jeff Watson  
**Subject:** RE: Draft CPA

Only when WUIC applies...and that's at building phase, not development/subdivision of land...☺

*Brenda Larsen*  
*Kittitas County Fire Marshal*  
509-962-7000

---

**From:** Jeff Watson  
**Sent:** Thursday, February 21, 2013 9:17 AM  
**To:** Brenda Larsen  
**Subject:** RE: Draft CPA

Is defensible a mandate?

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

---

**From:** Brenda Larsen  
**Sent:** Thursday, February 21, 2013 9:16 AM  
**To:** Jeff Watson; James Rivard  
**Subject:** RE: Draft CPA

Jeff, this looks great! At this point the WUIC doesn't apply, and the comments meet the minimum requirements. Good Job! ☺

*Brenda Larsen*  
*Kittitas County Fire Marshal*  
509-962-7000

---

**From:** Jeff Watson  
**Sent:** Wednesday, February 20, 2013 4:56 PM  
**To:** James Rivard  
**Cc:** Brenda Larsen  
**Subject:** Draft CPA

James and Brenda,

It's been a while since I wrote a CPA, thought I would run this by you for perusal before issuing. Do this get you everywhere you need to go?

Brenda: Does WUI need additional requirements? Is defensible space a mandate?

Thanks,

Jeffrey A. Watson

Planner II

[Kittitas County Public Works/Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

509-933-8274

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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

## Jeff Watson

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**From:** James Rivard  
**Sent:** Thursday, February 21, 2013 12:46 PM  
**To:** Jeff Watson  
**Subject:** RE: Draft CPA  
**Attachments:** Water Requirements for Plat Approval - Resolution 2012-027.pdf

Hi Jeff,

Thanks for the chance to review. I haven't had much time since we last discussed CPA's earlier this month. I need to work on this so this will help me get started on it. For plat notes I would just continue with what we have required in the past and I will submit a request to legal for review in attempt to get updated standard plat note language for the future.

Anyhow regarding proof of potable water and suitability for on-site sewage systems I would suggest the following below might be useful standard CPA language that you can utilize for all applications:

#6 – Applicants shall submit the necessary information to the Kittitas County Public Health Department (KCPHD) to prove that a sufficient adequate potable water supply exist as outlined in the Board of County Commissioners Resolution 2012-027 and Kittitas County Code Title 13 prior to KCPHD being able to recommend final approval.

After #6 and before #7 – As required by WAC 246-272A-0320 (2) (c) prior to preliminary approval of a subdivision at least one soil log hole per proposed lot must be dug and inspected by the local health officer to determine if existing soil and lot size can allow for on-site sewage systems.

Does that help? Is there further clarification needed? Let me know, I'd like to make our comment letter to the planning department simpler like what I have written above. Water is so complex it is probably easiest to point them to the resolution and attach a copy of it.

James Rivard  
Environmental Health Supervisor  
Kittitas County Public Health Department  
509-962-7515

---

**From:** Jeff Watson  
**Sent:** Wednesday, February 20, 2013 4:56 PM  
**To:** James Rivard  
**Cc:** Brenda Larsen  
**Subject:** Draft CPA

James and Brenda,

It's been a while since I wrote a CPA, thought I would run this by you for perusal before issuing. Do this get you everywhere you need to go?

Brenda: Does WUI need additional requirements? Is defensible space a mandate?

Thanks,

Jeffrey A. Watson



Planner II

[Kittitas County Public Works/Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

509-933-8274

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message id: 38eb45916c6dcbdac24bb8719d004a14

JAN 04 2013  
*lm*

### Application for Site Evaluation

**REQUESTED BY:**

Property Owners Name: David O'Keefe  
 Site Address: 7761 Reecer Creek Rd.  
 City: Ellensburg WA. Zip: 98926  
 Telephone: (509) 933-4609 Cell: (509) 727-0833  
 Requested By: David O'Keefe  
 Mailing Address: PO Box 1063  
 City: Kittitas WA. 98934 *unknown* Zip: \_\_\_\_\_  
 Designers Name: ~~Terry Clarke~~ Cell: (509) 856-7795  
 Signature of owner or agent: David O'Keefe  
 Designer E-mail: CATCLARKE@KVALLEY.COM

**SITE:**

Map Parcel Number 18-18-10000-0003 Lot #: 1  
 Subdivision: O'Keefe No 2 Short Plat Gate Code: \_\_\_\_\_ Acreage Size: 4.14  
 Directions to site: Reecer Creek Road 4 1/2 miles left side lot 2  
Address: 7761 Reecer Creek Road  
 Parcel Map must be attached

- Test holes are dug       Will call when holes are dug

**STRUCTURE (CHECK ALL THAT APPLY):**

- Proposed OR  Existing  
 Single OR  Multiple family dwelling  
 Permanent Residence  Part Time Residence  
 Number of bedrooms: 4      Number of permanent occupants: \_\_\_\_\_  
 Other (Specify)

**WATER SUPPLY:**

- Public Water System - Name of system: \_\_\_\_\_  
 Private well     Well is drilled and located on Map  Well not drilled  
 Cistern

<u>01.04.2013</u>	<u>\$425.00</u>	<u>16316</u>
Date	Fee	Receipt #
\$400.00 Site Evaluation Fee is non-refundable after service has been provided <u>\$425.00</u> Site Evaluation is valid for five years		

Kittitas County  
 Public Health Department  
 507 N. Nanum Street, Suite 102  
 Ellensburg, WA 98926  
 T. 509 962.7515  
 F 509 962.7581

Environmental  
 Health Services  
 507 N. Nanum Street, Suite 102  
 Ellensburg, WA 98926  
 T. 509 933.8262  
 F. 509.962.7581

# SITE EVAL + SOIL LOGS

OSS SITE EVALUATION - TEST HOLE DATA & PARCEL INFORMATION

TIME IN: 10:50 TIME OUT: 11:50

File Last Name: O'Keefe, David Parcel Number: 18-18-10000-0003 Date: 11/7/13

Soil Profile
C = Clay
S = Sand
Si = Silt
L = Loam
GR = Gravel
CO = Cobbles
BKR = Broken Rock
HP = Hard Pan
H2O = Water
MOT = Mottling
RL = Root Line
Restrict. Layer: _____

SOIL LOG # 1 PRIMARY			
Depth Feet	Texture	Structure	Color
1-	SIL	MOD-weak	
-			
2-			
-			
3-			
-	40" ---	HIP @	
4-	@	40"	
-	Center		
5-	of		
-	Mound		
6-			

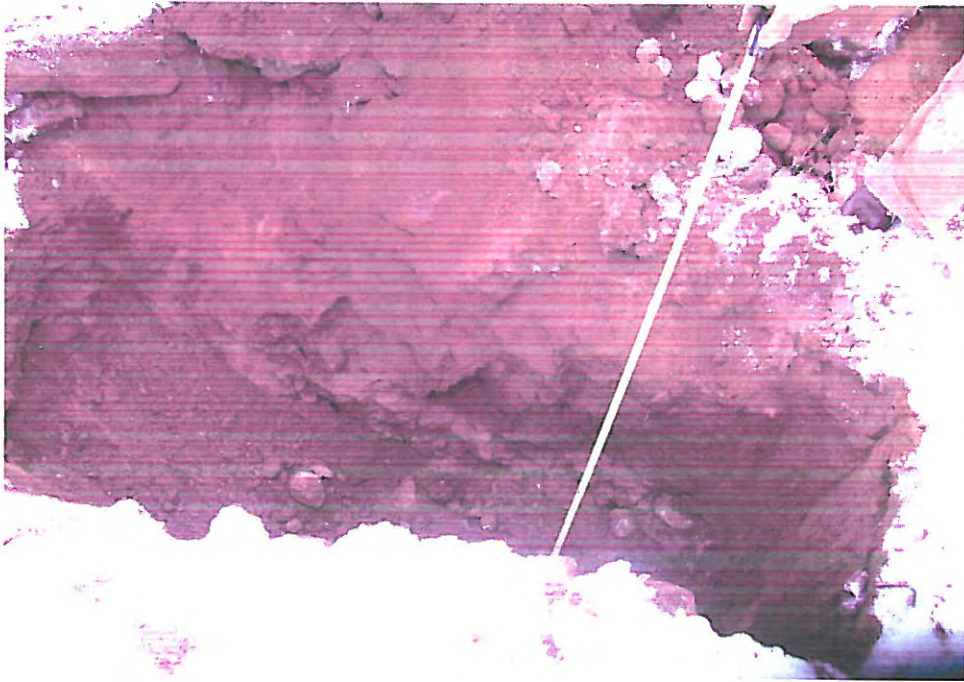
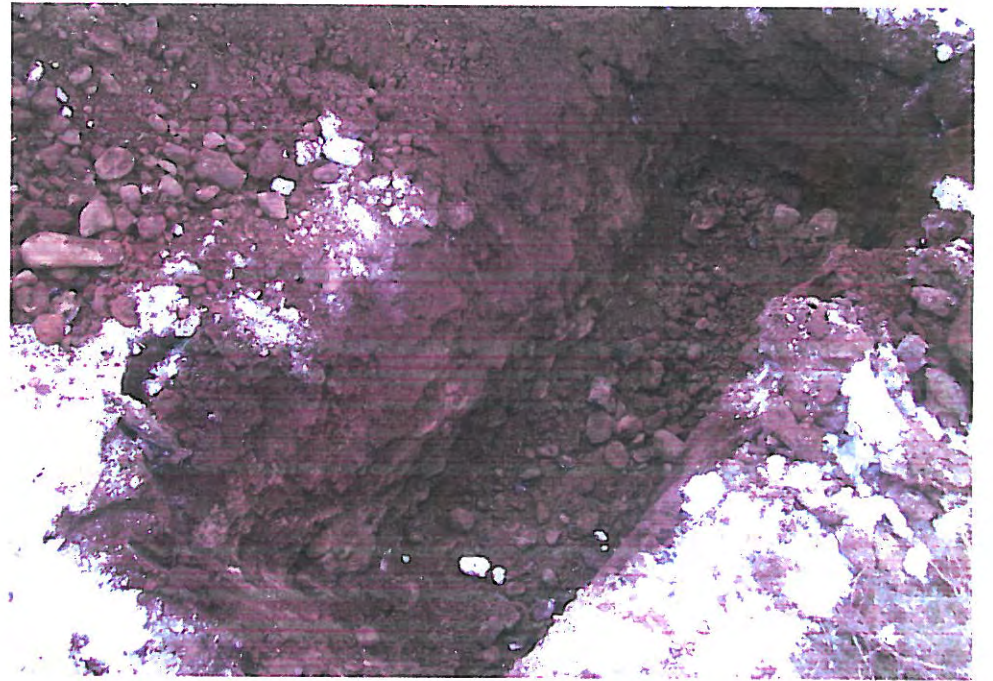
SOIL LOG # 2 RESERVE			
Depth Feet	Texture	Structure	Color
1-	SILL	Tight	
-		RL	
2-	26" ---	H.P.	
-			
3-			
-			
4-			
-			
5-			
-			
6-			

<b>Field Observations:</b> • Recor Creek Soil Mound @ TH #1 • Careful Design • Contact H.D. before Design for Consultation	<b>Minimum Setbacks:</b> <input checked="" type="checkbox"/> Surface Water (100') <input checked="" type="checkbox"/> Wells (100') <input checked="" type="checkbox"/> Water Lines (10') <input checked="" type="checkbox"/> Cut banks (25' + 5' or 50' + 5') <input checked="" type="checkbox"/> Interceptor Ditches (10' up or 30') <input checked="" type="checkbox"/> Property Lines (5') <input checked="" type="checkbox"/> Buildings (10') <input checked="" type="checkbox"/> Cuts or fills? Slope: <u>0 - Variation</u> (Percent & Direction)	<b>System Approved:</b> APP Rate: <input type="checkbox"/> .2 <input checked="" type="checkbox"/> .4 <input type="checkbox"/> .6 <input type="checkbox"/> .8 <input type="checkbox"/> 1.0 <input type="checkbox"/> Gravity <input checked="" type="checkbox"/> Pressure <input type="checkbox"/> Pressure with Sand Lined Trenches <input type="checkbox"/> Alternative <input type="checkbox"/> Other: _____ <input type="checkbox"/> Unsuitable	<b>Parcel Map/Soil log Location</b> 
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Comments or Waivers Needed: Install P.D. @ .4 App Rate Max 16" min 6" @ TH #1  
Reserve will require Mound or Alternative

Staff Signature: [Signature] Designer Signature: [Signature] Page \_\_\_ of \_\_\_







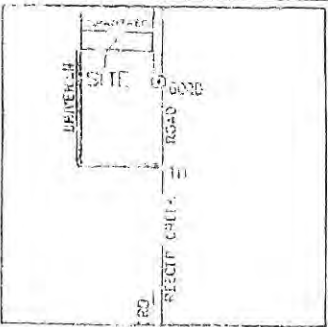


20 50'

UUUU

O'KEEFE NO. 2 SHORT PLAT  
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 10,  
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,  
KITITAS COUNTY, WASHINGTON

SP-12-XXXX



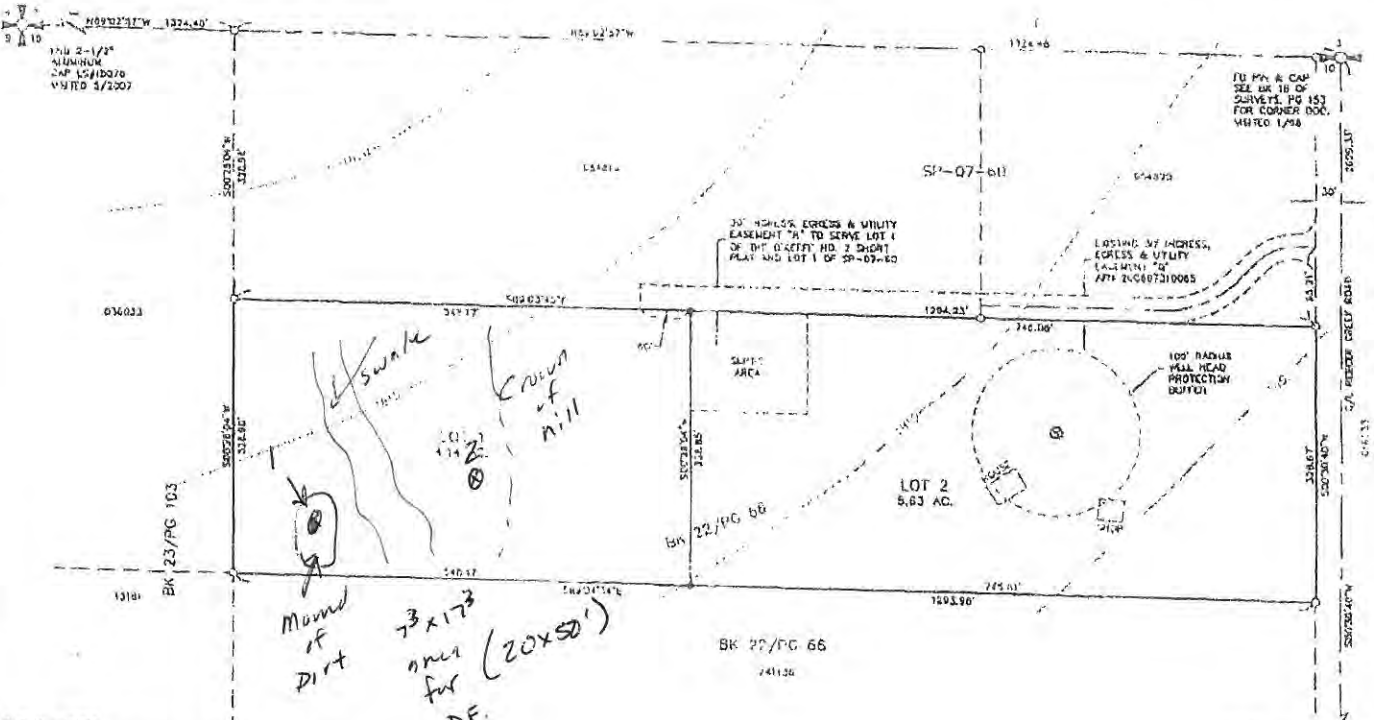
VICINITY MAP - N.T.S.  
**APPROVALS**

KITITAS COUNTY PUBLIC WORKS  
EXAMINED AND APPROVED THIS DAY OF \_\_\_\_\_ AD. 20\_\_\_\_  
KITITAS COUNTY ENGINEER

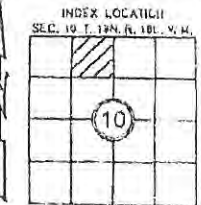
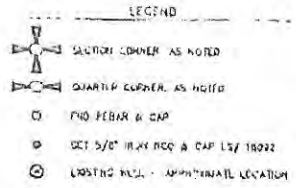
COUNTY PLANNING OFFICIAL  
I HEREBY CERTIFY THAT THE O'KEEFE NO. 2 SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION  
DATE: THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_\_\_  
KITITAS COUNTY PLANNING OFFICIAL

KITITAS COUNTY HEALTH DEPARTMENT  
PRELIMINARY INSPECTION INDICATES SOIL CONDITIONS MAY ALLOW USE OF SITE TO BE USED AS A TEMPORARY WEARS OF SCUMPS DISPOSAL FOR TONS, BUT NOT NECESSARILY ALL SCUMPS DITS MUST BE DROPT PLAT. FUTURE PURCHASERS OF DITS AND DROPT PLAT MUST INQUIRE AT THE COUNTY HEALTH DEPARTMENT ABOUT IS-LANES OR SCUMPS TANK PLANNED FUTURE.  
MAILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_\_\_  
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ALLEGED DUES ARE PAID FOR THE PRECEDING YEARS AND FOR THE YEAR IN WHICH THE PLAT IS MADE TO BE FILED.  
DATE OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 20\_\_\_\_  
KITITAS COUNTY TREASURER



**SURVEY NOTES:**  
1. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT KITITAS COUNTY PARCEL NUMBER 046033, MAP NUMBER 18-18-10000-0003, INTO THE CONFIGURATION SHOWN HEREON.  
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 560 SERIES TOTAL STATION. THE CONTIGUOUS MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVELER IN EXCESS OF 1:10,000 LINEAR CERTAINTY AFTER ADJUSTMENT.  
3. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:  
• BOOK 22 OF SURVEYS, PAGE 88, A.M. 189908270016  
• BOOK 23 OF SURVEYS, PAGE 102, A.M. 190803180323  
• BOOK 4 OF SHORT PLATS, PAGES 209-210 A.M. 200807310085  
AND THE SURVEYS REFERENCED THEREIN, ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.  
4. THE BASIS OF BEARINGS IS THE SAME AS THE SURVEY RECORDED IN BOOK 22 OF SURVEYS, PAGE 88, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.



**RECORDER'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF \_\_\_\_\_  
DATE: 2012  
GAND P. NELSON  
DATE: 18082  
CERTIFICATE NO. \_\_\_\_\_

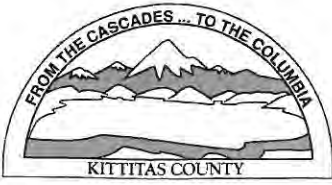
**SURVEYOR'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF \_\_\_\_\_  
DATE: 2012  
GAND P. NELSON  
DATE: 18082  
CERTIFICATE NO. \_\_\_\_\_

**Encompass**  
ENGINEERING & SURVEYING  
Western Washington Division  
10101 1st Avenue SW, Suite 200, Everett, WA 98201 (425) 202-0050 Fax (425) 371-0155  
Tacoma Division  
10101 1st Avenue SW, Suite 200, Everett, WA 98201 (425) 202-0050 Fax (425) 371-0155

O'KEEFE NO. 2 SHORT PLAT  
PREPARED FOR  
DAVID O'KEEFE  
A.M. IN THE NORTH OF THE NW 1/4  
SECTION 10 TOWNSHIP 18N, RANGE 18E, W.M.  
KITITAS COUNTY, WASHINGTON

OWN BY	DATE	JOB NO.
G. WEISER	10/2012	07067-1
CHKD BY	SCALE	SHEET
D NELSON	1"=100'	1 OF 2





KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.: 00016316**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 026513

**Date:** 1/4/2013

**Applicant:** O'KEEFE, DAVID

**Type:** check # 3033

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
OE-13-00001	EH SITE EVAL FEE	425.00
	Total:	425.00



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

January 23, 2013

David O'Keefe  
P.O. Box 1063  
Kittitas WA 98934

## RE: SP-12-00006 O'Keefe No 2 Short Plat Application

Dear Mr. O'Keefe,

Following the review of your application the Kittitas County Public Health Department has, in its comment letter dated November 14, 2012, required that soil logs be performed prior to consideration for preliminary approval. As per KCC 15A.03.040, this letter shall serve as a formal request for additional information by the County and as such must be complied with by July 22, 2013. Please be advised that failure to do so will result in the expiration of your short plat application. Extensions of this deadline may be granted if warranted at the request of the applicant. Should you have any questions regarding the details and nature of soil logs please contact Mr. Rivard at address or phone number listed in the attached copy of his letter.

Feel free to contact me should you have any additional questions regarding the processing of your application.

Jeffrey A. Watson  
Staff Planner

Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
jeff.watson@co.kittitas.wa.us  
P: 509.933.8274  
F: 509.962.7682

Attachments: SP-12-00006 O'Keefe No 2 November 14, 2012 Comment Letter from James Rivard  
Memo to Stakeholders (Dave Nelson) from KCPHD 9.18.2009

CC via Email: Ginger Weiser; Encompass Engineering (gweiser@encompasses.net)

Community Planning • Building Inspection • Plan Review • Administration • Permit Services • Code Enforcement • Fire Investigation

JANUARY 23, 2013

Jeff Watson KCCDS  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Phone: 509-933-8274  
Fax: 509-962-7682  
E-Mail jeff.watson@co.kittitas.wa.us

Page 1 of 1

## Jeff Watson

---

**From:** James Rivard  
**Sent:** Wednesday, January 23, 2013 10:50 AM  
**To:** Jeff Watson  
**Cc:** Ginger Weiser (gweiser@encompasses.net); Doc Hansen  
**Subject:** RE: SP-12-00006 Okeefe No 2  
**Attachments:** Memo to Stakeholders - Soil Logs Required Prior to Preliminary Approval.pdf

Hi Jeff,

I've attached an odd memo from September 2009.

Before September 15, 2009 – Soil logs and water requirements needed to be satisfied by the time of final approval.  
On September 15, 2009 and thereafter – Soil logs need to be performed prior to preliminary approval and water requirements by the time of final approval. At the time of final approval ultimately both need and will be satisfied.

If you would I could modify our comment letter?

James Rivard  
Environmental Health Supervisor  
Kittitas County Public Health Department  
509-962-7515

---

**From:** Jeff Watson  
**Sent:** Wednesday, January 23, 2013 10:13 AM  
**To:** James Rivard  
**Cc:** Ginger Weiser (gweiser@encompasses.net); Doc Hansen  
**Subject:** SP-12-00006 Okeefe No 2

SP-12-00006 Okeefe No 2

Good Morning James,

It has been a while since I have issued a decision on a short plat so I just wanted to clarify on this one regarding your comment letter before I sent out the CPA. In your letter dated 11/14/2012 you state that *"KCPHD's recommendation shall state that preliminary approval be conditioned upon the developer/owner of the plat providing satisfactory sewage disposal."* and that *"Soil logs must be performed prior to KCPHD recommending preliminary approval of the plat application"*. But further on in the letter you state that *"At this point in time this application does not contain sufficient information to make a determination that there is an adequate potable water supply available and soil logs have not been conducted to verify soil conditions for on-site sewage systems. The above mentioned requirements need to be satisfied and the appropriate documentation needs to be submitted to KCPHD for review and approval in order for the plat application to be recommended for **final** (my emphasis) approval."* Does this constitute a request for additional information on the part of KCPHD or am I to interpret this to be a condition of final approval as had been done when I last worked with short plats?

Thanks,

Jeffrey A. Watson

Planner II

[Kittitas County Public Works/Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

509-933-8274

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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





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

September 18, 2009

Dan Valoff, Staff Planner  
Community Development Services  
411 N Ruby Street, Suite 2  
Ellensburg, WA 98926

RE: Soil logs required prior to preliminary approval

Dear Mr. Valoff,

On July 17<sup>th</sup> 2009 it was brought to our attention that WAC 246-272A, the regulation that regulates on-site sewage systems requires soil logs to be completed prior to preliminary approval of a subdivision. On September 14<sup>th</sup> 2009 the Board of County Commissioners approved that the health department and community development services shall change their standard of practice and require that soil logs be completed prior to preliminary approval.

New plat applications submitted on or after **September 15<sup>th</sup> 2009** will have to comply with this requirement.

This is a significant change in our current standard of practice that has existed for many years and we felt that it was necessary and important for us to notify potential stakeholders. We anticipate that this change will speed up the plat approval process.

Thank you, for your attention and patience in this manner.

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  
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



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

January 22, 2013

David O'Keefe  
P.O. Box 1063  
Kittitas WA 98934

**RE: Transmittal of Comments – O'Keefe No 2 Short Plat (SP-12-00006)**

Dear Mr. O'Keefe:

Enclosed are the comments received regarding the O'Keefe No 2 Short Plat (SP-12-00006) during the comment period:

November 13, 2012	Kittitas Valley Fire and Rescue – Rich Elliott
November 14, 2012	Kittitas Reclamation District – Keli Bender
November 14, 2012	Kittitas County Public Health – James Rivard
November 14, 2012	Kittitas County Fire Marshal – Brenda Larsen
November 28, 2012	Washington State Department of Ecology – Gwen Clear
November 28, 2012	Citizen Comments – Gloria Sharp
December 6, 2012	Kittitas County Department of Public Works – Christina Wollman

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

Sincerely,

Jeff Watson  
Staff Planner

cc: Encompass Engineering

Kittitas County Community Development Services  
411 North Ruby Street Suite 2  
Ellensburg WA 98926



Attn: Jeff Watson

RE: OKeefe No 2 (SP-12-00006)

I don't like this, I think it is inappropriate, and I'm disappointed that it is happening next door to me. However, I do understand that he has the right to do it.

There is one thing that I would like to bring up. This property has several natural, seasonal drainage channels on it. They drain off of it onto my property, cross my property, and continue down the hill. Right now they do not bother me and do not threaten my house or garage. I would like some assurance that when a house is built on this new lot that does not change.

I can see that during a construction process, which would most likely happen at a time when there was no water flowing, these natural drainage patterns could be changed. Unfortunately, my garage was built in a way that will allow this water, if redirected, to flow right into it. Water could also easily end up under my house or washing out my driveway. I would hope that there is some provision in the rules that can protect me from having to deal with any of that.

I request that I be provided with a copy of the decision.

I would also like to receive a copy of anything else relating to this application that I am allowed to receive.

Thank you.

*Gloria J. Sharp*

Gloria J. Sharp  
7731 Reecer Creek Road  
Ellensburg WA 98926

*November 28, 2012*





**KITTITAS COUN. /**  
**DEPARTMENT OF PUBLIC WORKS**

Kirk Holmes, Director

**DETERMINATION OF CONCURRENCY FINDING**

**Project:** TC-12-00008 O'Keefe No. 2 Short Plat SP-12-00006

**Description:** A 2-lot short plat.

**Proponent:** David Nelson  
108 E Second Street  
Cle Elum, WA 98922

**Landowner:** David O'Keefe  
PO Box 1063  
Kittitas, WA 98926

**Location:** The project is located at 7761 Reecer Creek Road, Ellensburg, WA, in a portion of Section 10, T18N, R18E, WM in Kittitas County. Assessor's map number: 18-18-10000-0003.

**Serving Roadway:** Reecer Creek Road

**Capacity Allocation:** 20 ADT

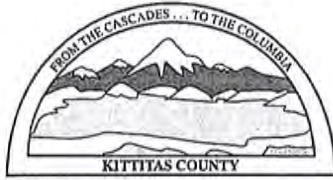
Kittitas County Department of Public Works has determined there will not be a significant impact to the County roads serving this project and there is sufficient capacity on the serving roadways for the additional traffic to be generated by this project. No mitigation will be required. This decision was made after review of the completed transportation concurrency management application which is on file with Public Works. This information is available to the public on request.

This concurrency finding is issued under KCC 12.10. This determination may be appealed within 15 days of this notification to the Road Variance Committee. The applicant may request reconsideration of the results of the concurrency evaluation by the Public Works Director within 15 days of this notification.

**Signed:** *C. Workman*

**Date:** 12-6-12





# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: December 6, 2012

SUBJECT: O'Keefe No 2 Short Plat SP-12-00006

#### The following shall be conditions of preliminary approval:

1. Lot 1 Access: Lot 1 may share a driveway with Lot 2 or may share a driveway with Lots 1 and 2 of the O'Keefe No. 1 Short Plat SP-07-60.
  - a. If Lot 1 shares a driveway with Lot 2, the conditions of No. 2, 3, 4 and 5 are not applicable.
  - b. If Lot 1 shares a driveway with SP-07-60, the driveway must be constructed as a private road including paved apron, turnaround and road certification. Because a note on SP-07-60 states the access is only for Lots 1 and 2, a note shall be placed on the O'Keefe No. 2 Short Plat stating that the easement from SP-07-60 is being amended.
2. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05. The following conditions apply and must be completed prior to the issuance of a building permit for any of the residence within this plat. A Performance Bond or acceptable financial guarantee may be used, in lieu of the required improvements, per the conditions outlined in the current Kittitas County Road Standards.
3. 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.
4. Private Road Improvements: Access shall be constructed to meet or exceed the requirements of a High-Density Private Road that serves 3-14 tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
  - a. Access easements shall be a minimum of 40' 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. Surface requirement is for a minimum gravel surface depth of 6".

Page 1 of 3



- d. Maximum grade 8% flat, 12% rolling or mountainous.
  - 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 with a county road.
  - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road.
5. Turnaround: A cul-de-sac turn-around having an outside right-of-way or easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2009 International Fire Code. A hammerhead may be constructed in place of a cul-de-sac with approval of the Fire Marshal. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
6. Driveways: KCC 20.02.030 may have more stringent driveway requirements. Contact the Fire Marshal for more information.

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: 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.





STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 375-2490



November 28, 2012

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

Re: SP-12-00006

Dear Mr. Watson:

Thank you for the opportunity to comment on the short subdivision of approximately 10 acres into 2 lots, proposed by David O'Keefe. We have reviewed the application and have the following comments.

### **WATER QUALITY**

Dividing or platting of a piece of property is often the first step in a proposed development. An NPDES Construction Stormwater Permit may be required if a subsequent individual or common plan of development that has potential for stormwater discharge from a construction site with disturbed ground. 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 **Bryan Neet** with the Department of Ecology, (509) 575- 2808, with questions about this permit.

### **WATER RESOURCES**

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same



Mr. Watson  
November 28, 2012  
Page 2

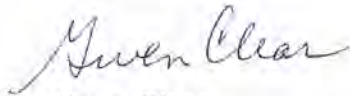
privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

On March 28, 2002 the Washington State Supreme Court ruled that the RCW 90.44.050 permit exemption does not apply where a developer of a residential subdivision proposes multiple wells to serve each lot in the development because in combination, the withdrawal will exceed the exemption criteria.

All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100 feet from any known, suspected, or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste landfills. A well report must be submitted to the Department of Ecology within thirty days after the completion of a well.

If you have any questions or would like to respond to these Water Resources comments, please contact **Mark Dunbar** at (509) 575-2024.

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*

November 14, 2012

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

RE: O'Keefe No. 2 Short Plat SP-12-00006

Dear Mr. Watson,

Thank you for the opportunity to comment on the O'Keefe No. 2 Short Plat, SP-12-00006.

**ADEQUATE POTABLE WATER SUPPLY STATEMENT:**

Applications for subdivisions (short plats and long plats) in Kittitas County shall include the type of water system proposed in order to acquire preliminary approval. Prior to receiving final approval for subdivisions in Kittitas County, applicants shall be required to make appropriate provision for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the following minimum requirements:

**GROUP A PUBLIC WATER SYSTEM:** Applicants shall submit a signed letter of agreement between the public water system purveyor or official and the land developer/owner granting delivery of potable water for the entire development. If the public water system is being developed specifically for the subdivision/plat, the water system must be approved by Washington State Department of Health (DOH), including issuance of a public water system ID number, prior to recommendation by Kittitas County Public Health Department (KCPHD) for final plat approval. Section 16.24.210 KCC is not considered to be applicable for Group A public water systems as a Group A water system is held to a higher standard under Washington Administrative Code.

**GROUP B PUBLIC WATER SYSTEM:** Applicants shall have a well site inspection performed by KCPHD staff; complete and submit a Group B Public Water System Workbook to either KCPHD for water systems with 3-9 connections or DOH for water systems with 10-14 connections or as amended by DOH; have the well(s) drilled; and submit a copy of an agreement with an approved Satellite Management Agency. In addition to these requirements all infrastructure for the Group B Water System including, but not limited to the well/pump house and storage tanks must be completed and water budget neutrality determination(s) from Washington State Department of Ecology (DOE) referencing the relevant subdivision and proposed parcels within the subdivision (if required by Chapter 173-539A WAC) must be provided to KCPHD prior to final approval. Final approval of the Group B Public Water System including issuance of the public water system ID number from DOH and wellhead protection areas shall be required on final mylars prior to recommendation by KCPHD for final plat approval. Section 16.24.210 KCC is not considered to be applicable for Group B public water systems as a Group B water system is held to a higher standard under Washington Administrative Code.

**INDIVIDUAL OR SHARED WATER SYSTEMS:** Section 16.24.210 KCC applies to individual and shared water systems. Applicants shall submit a well log(s) and four hour draw down test from each proposed parcel within a subdivision,

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  
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F: 509.962.7581



water budget neutrality determination(s) from DOE referencing the relevant subdivision and proposed parcels within the subdivision (if required by Chapter 173-539A WAC), and passing bacteriological and nitrate water quality test from each well. If the proposed subdivision does not have an existing well within the boundaries of each lot, a well must be drilled and the above information shall be provided to KCPHD prior to recommendation by KCPHD for final plat approval. If shared wells are proposed, in addition to the above requirements a copy of a shared well user's agreement shall be recorded at the Kittitas County Auditor's Office for each proposed parcel that proposes to utilize a 2-party shared water system.

**SEPTIC AVAILABILITY STATEMENT:**

KCPHD'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.

**PUBLIC SEWER SYSTEM:** In order to recommend approval, KCPHD will need a signed letter from the sewer district stating that the proposed project's connection will be allowed.

**ON-SITE SEWAGE SYSTEMS:** Soil logs must be performed prior to KCPHD recommending preliminary approval of the plat application. Once the soil logs are conducted and approved by KCPHD, the requirement for septic availability will have been satisfied.

The existing septic system must be at least 10 feet from the proposed property line or a qualifying recorded easement must be recorded on the title of both properties.

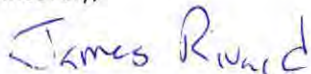
**REVIEW OF THE APPLICATION FILE:**

At this point in time this application does not contain sufficient information to make a determination that there is an adequate potable water supply available and soil logs have not been conducted to verify soil conditions for on-site sewage systems. The above mentioned requirements need to be satisfied and the appropriate documentation needs to be submitted to KCPHD for review and approval in order for the plat application to be recommended for final approval.

Kittitas County reserves the ability to require additional proof that adequate provisions for potable water and septic availability have been made by the applicant depending on any health, safety and environmental concerns specific to the project and as governing laws may change in the future.

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

Enc: Soil Log Fact Sheet

CC: David O'Keefe, P.O. Box1063, Kittitas, WA 98934;  
Encompass Engineering and Surveying

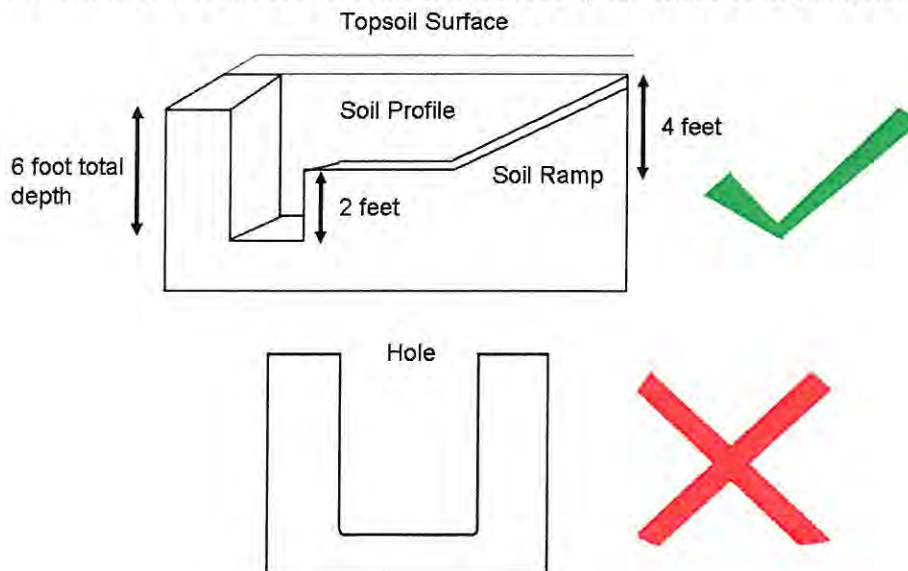
## Soil Log Fact Sheet Directions for Land Division

**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 preliminary plat approval.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, soil logs are required before a recommendation for preliminary plat approval can be made.

**Requirements:** In order for a soil log to be conducted, test holes must meet specific criteria according to Chapter 246-272A-0320 WAC, Kittitas County Code 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 246-272A-0320 Table X (provided below) 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. 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 <sup>1</sup>					
Individual, on each lot	1.0 acre	1 acre	1 acre	1 acre	2 acres	2 acres
	2.5 acres <sup>1</sup>					

<sup>1</sup> 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 Kittitas County Public Health Department Office located at 507 N Nanum Street, Suite 102 or call (509) 962-7515 to arrange an appointment.

**Attention:** Do not overlook the water requirements to getting a subdivision approved. (Refer to comment letter for requirements).

## Jeff Watson

---

**From:** Brenda Larsen  
**Sent:** Wednesday, November 14, 2012 9:11 AM  
**To:** Jeff Watson; Dan Valoff  
**Subject:** RE: Kittitas County Notice of Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jeff Watson  
Planner II  
Kittitas County Community Development Services

Good morning, Jeff

In regard to the land use action SP-12-00006, I have the following comments/conditions:

- Please ensure you provide adequate defensible space when constructing any buildings on these lots. Minimum defensible space is 30 feet in diameter around the exterior of the buildings.
- All future development shall comply with the International Fire Code.

If you have further questions, do not hesitate to contact me.

*Brenda Larsen*  
*Kittitas County Fire Marshal*  
509-962-7000

---

**From:** Jeff Watson  
**Sent:** Tuesday, November 13, 2012 5:31 PM  
**To:** Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; J Markell; Mike Johnston; Jan Ollivier  
**Cc:** Doc Hansen; RichElliott; Keli Bender (krd.keli@fairpoint.net); Dr. Paul Farris, Ellensburg School District; Ginger Weiser (gweiser@encompasses.net); Dave Nelson (dnelson@encompasses.net)  
**Subject:** Kittitas County Notice of Application

[SP-12-00006 OKeefe No 2](#)

**THIS PROJECT IS EXEMPT FROM SEPA REVIEW**

Kittitas County has received the above referenced land use application. Agencies within the county network may review the application master file via the above link or through EDEN. Agencies outside of the county network can use the attachment or view better resolution documentation by following this link:

<http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. This file will be updated as the application progresses. Comments within the body of an email are encouraged, but may be submitted as attachments to:

Jeffrey A. Watson

Planner II

[Kittitas County Public Works/Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

509-933-8274

---

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

## Jeff Watson

---

**From:** Keli Bender <krd.keli@fairpoint.net>  
**Sent:** Wednesday, November 14, 2012 9:03 AM  
**To:** Jeff Watson; Dan Valoff  
**Subject:** Re: Kittitas County Notice of Application

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

No KRD lands on this project.  
Keli

On 11/13/2012 5:31 PM, Jeff Watson wrote:  
[SP-12-00006 OKeefe No 2](#)

### THIS PROJECT IS EXEMPT FROM SEPA REVIEW

Kittitas County has received the above referenced land use application. Agencies within the county network may review the application master file via the above link or through EDEN. Agencies outside of the county network can use the attachment or view better resolution documentation by following this link:

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Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

---

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message id: 38eb45916c6dcbdac24bb8719d004a14

--  
Keli R. Bender  
KRD Lands Clerk/RRA  
(509) 925-6158  
[krd.keli@fairpoint.net](mailto:krd.keli@fairpoint.net)  
[www.krdistrict.org](http://www.krdistrict.org)



## Jeff Watson

---

**From:** Rich Elliott <elliotttr@kvfr.org>  
**Sent:** Tuesday, November 13, 2012 5:39 PM  
**To:** Jeff Watson; Dan Valoff  
**Cc:** Joe Seemiller; John Sinclair  
**Subject:** RE: Kittitas County Notice of Application

KVFR Feedback –

- The address(s), when the property is developed will need to be clearly visible from both directions of travel.
- Access will need to be compliant with Appendix D of the current fire code when the property is developed.
- Depending on the WUI Code decision, the Wildland Urban Interface Code may apply to construction at the time the building permit(s) are issued.

Thank you.

---

**From:** Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]  
**Sent:** Tuesday, November 13, 2012 5:31 PM  
**To:** Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; J Markell; Mike Johnston; Jan Ollivier  
**Cc:** Doc Hansen; Rich Elliott; Keli Bender (krd.keli@fairpoint.net); Dr. Paul Farris, Ellensburg School District; Ginger Weiser (gweiser@encompasses.net); Dave Nelson (dnelson@encompasses.net)  
**Subject:** Kittitas County Notice of Application

[SP-12-00006 OKeefe No 2](#)

### THIS PROJECT IS EXEMPT FROM SEPA REVIEW

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Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

---

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message id: 38eb45916c6dcbdac24bb8719d004a14

## Jeff Watson

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**Sent:** Tuesday, November 13, 2012 5:31 PM  
**To:** Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSEPACCOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; James Rivard; Erin Moore; 'Allison Kimball (brooksideconsulting@gmail.com)'; tribune@nkctribune.com; J Markell; Mike Johnston; Jan Ollivier  
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**Subject:** Kittitas County Notice of Application  
**Attachments:** SP-12-00006 OKeefe No 2 Master File Compressed 11.13.2012.pdf

### Tracking:

Recipient	Delivery
Bill Steele	Delivered: 11/13/2012 5:31 PM
Brenda Larsen	Delivered: 11/13/2012 5:31 PM
'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'	
Candie M. Leader	Delivered: 11/13/2012 5:31 PM
Christina Wollman	Delivered: 11/13/2012 5:31 PM
'Cindy Preston (cindy.preston@dnr.wa.gov)'	
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Erin Moore	Delivered: 11/13/2012 5:31 PM
'Gretchen.Kaehler@DAHP.wa.gov'	
Holly Duncan	Delivered: 11/13/2012 5:31 PM
'Jan Jorgenson (jorgenja@cwu.edu)'	
'Jessica Lally (jessica@yakama.com)'	
'jmarvin@yakama.com'	
J Markell	Failed: 11/13/2012 5:31 PM
'Johnson Meninick (johnson@yakama.com)'	
Julie Kjorsvik	Delivered: 11/13/2012 5:31 PM
Kim Dawson	Delivered: 11/13/2012 5:31 PM
'linda.hazlett@dnr.wa.gov'	
Lisa Iammarino	Delivered: 11/13/2012 5:31 PM
Lisa Lawrence	Delivered: 11/13/2012 5:31 PM
Mike Johnston	
'nelmsk@cwu.edu'	

Recipient	Delivery
Patti Johnson 'russell.mau@doh.wa.gov' 'Teske, Mark S' 'rivers@dnr.wa.gov' 'Thalia Sachtleben (enviroreview@yakama.com)' 'Tom Justus (tom.justus@doh.wa.gov)' tribune@nkctribune.com	Delivered: 11/13/2012 5:31 PM
James Rivard Erin Moore 'Allison Kimball (brooksideconsulting@gmail.com)' tribune@nkctribune.com J Markell Mike Johnston Jan Ollivier	Delivered: 11/13/2012 5:31 PM
Doc Hansen RichElliott 'Keli Bender (krd.keli@fairpoint.net)' Dr. Paul Farris, Ellensburg School District 'Ginger Weiser (gweiser@encompasses.net)' 'Dave Nelson (dnelson@encompasses.net)'	Delivered: 11/13/2012 5:31 PM

[SP-12-00006 OKeefe No 2](#)

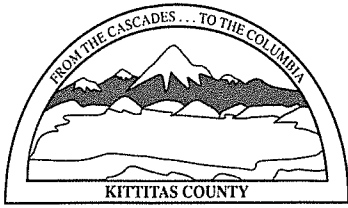
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411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274





# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926  
cds@co.kittitas.wa.us  
Office 509-962-7506  
Fax 509-962-7682

Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Notice of Application:** Friday, November 16, 2012  
**Application Received:** Friday, October 26, 2012  
**Application Complete:** Tuesday, November 13, 2012

**Project Name (File Number):** OKeefe No 2 (SP-12-00006)

**Applicant:** Encompass Engineering authorized agent for David O'Keefe, landowner

**Location:** 1 parcel, located approximately 4 miles north of Ellensburg at 7761 Reecer Creek Road, in a portion of Section 10, T18N, R18E, WM in Kittitas County, bearing Assessor's map number 18-18-10051-0001.

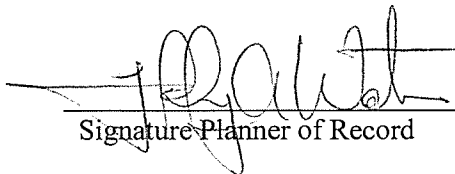
**Proposal:** Encompass Engineering authorized agent for David O'Keefe, landowner, has submitted a preliminary short plat application to subdivide approximately 10.00 acres into one 4.14 acre lot and one 5.63 acre lot. The subject property is zoned Agriculture 20.

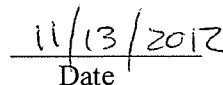
**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/short-plats.asp>. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Saturday, 1 December, 2012. Any person has the right to comment on the application and request a copy of the decision once made.

**Under Title 15A.03.080**, Short Plat Projects are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

**Designated Permit Coordinator (staff contact):** Jeff Watson, Staff Planner: (509) 933-8274; email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

  
\_\_\_\_\_  
Signature Planner of Record

  
\_\_\_\_\_  
Date

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Tuesday, November 13, 2012 4:10 PM  
**To:** legals@kvnews.com  
**Subject:** Publication Request  
**Attachments:** SP-12-00006 OKeefe No 2 Notice of Application Legal.docx

Please publish the attached on: Friday November 16, 2012

Thank You,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

## NOTICE OF APPLICATION

**Project Name (File Number):** OKeefe No 2 (SP-12-00006).

**Applicant:** Encompass Engineering authorized agent for David O'Keefe, landowner.

**Location:** 1 parcel, located approximately 4 miles north of Ellensburg at 7761 Reecer Creek Road, in a portion of Section 10, T18N, R18E, WM in Kittitas County, bearing Assessor's map number 18-18-10051-0001.

**Proposal:** Encompass Engineering authorized agent for David O'Keefe, landowner, has submitted a preliminary short plat application to subdivide approximately 10.00 acres into one 4.14 acre lot and one 5.63 acre lot . The subject property is zoned Agriculture 20.

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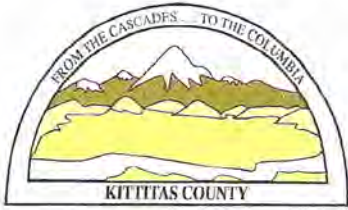
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<b>Notice of Application:</b>	<b>Friday, November 16, 2012</b>
<b>Application Received:</b>	<b>Friday, October 26, 2012</b>
<b>Application Complete:</b>	<b>Tuesday, November 13, 2012</b>
<b>Publication Date:</b>	<b>Friday, November 16, 2012</b>





## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

[cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

November 13, 2012

David O'Keefe  
P.O. Box 1063  
Kittitas WA 98926

Subject: OKeefe Short Plat, SP-12-00006

Dear Applicant,

Your application for a 2 lot short plat on approximately 10.00 acres of land that is zoned Agriculture 20, located in a portion of section 10, township 18 N, range 18 E, WM in Kittitas County; Assessor's map number 18-18-10051-0001, was received on Friday, October 26, 2012. Your application has been determined complete as of Tuesday, November 13, 2012.

Continued processing of your application will include, but is not limited to, the following actions:

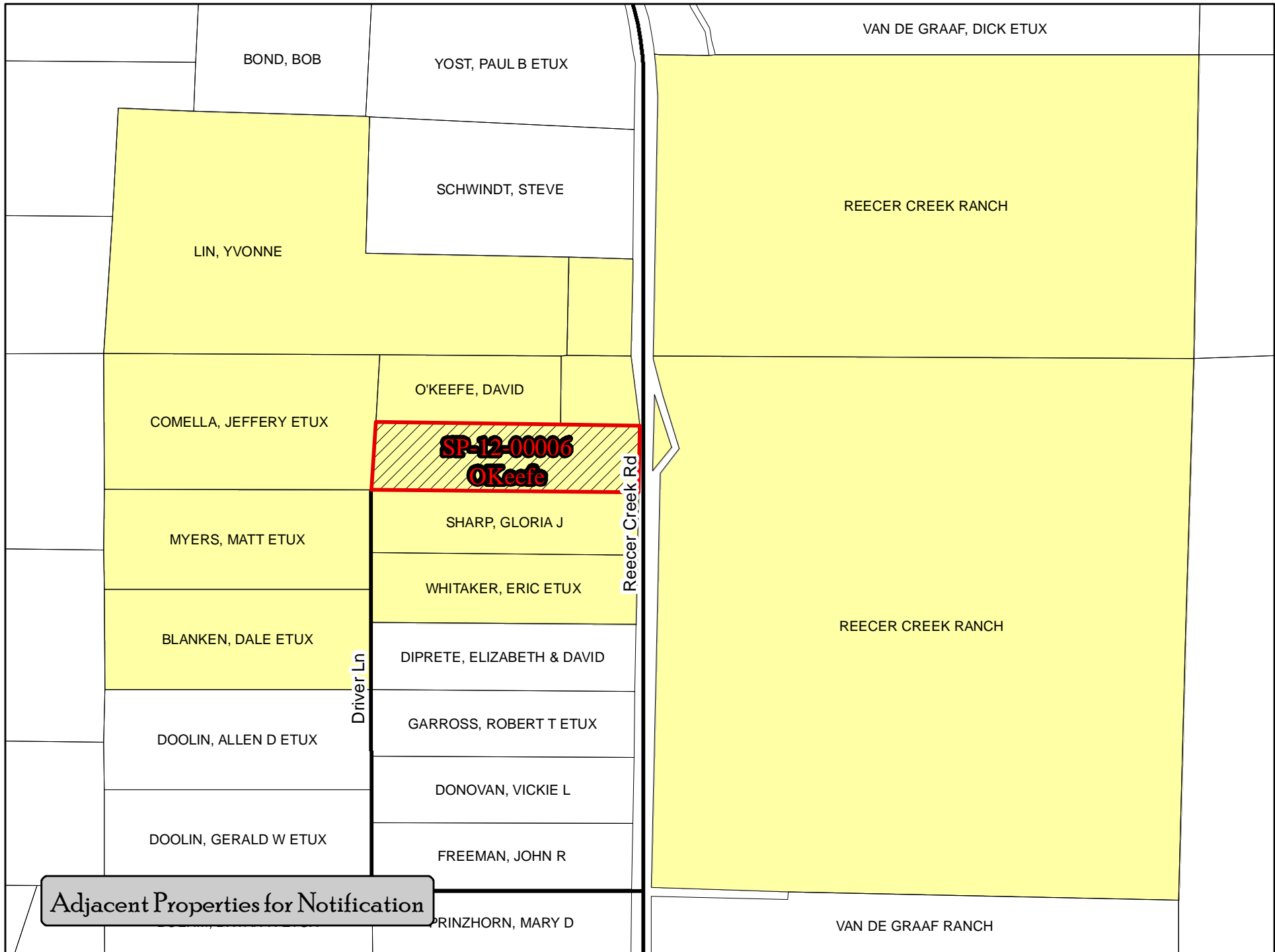
1. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. Conditional Preliminary Approval may be issued. The conditional Preliminary Approval will be final unless appealed within 10 working days following the date of issuance.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

Sincerely,

Jeff Watson  
Staff Planner

SP-12-00006 OKeefe Master File@\\arda\Teams\CDS\Projects\Short Plats\SP 2012\SP-12-00006 OKeefe No 2



Adjacent Properties for Notification

SHARP, GLORIA J  
7731 REECER CREEK RD  
ELLENSBURG WA 98926-

REECER CREEK RANCH  
PROPERTIES LLC  
1691 MIDVALE RD  
SUNNYSIDE WA 98944-

COMELLA, JEFFERY ETUX  
PO BOX 521  
ELLENSBURG WA 98926-

WHITAKER, ERIC ETUX  
7521 REECER CREEK RD  
ELLENSBURG WA 98926

JENSON, BONNIE J  
1101 E UMPTANUM RD  
ELLENSBURG WA 98926-

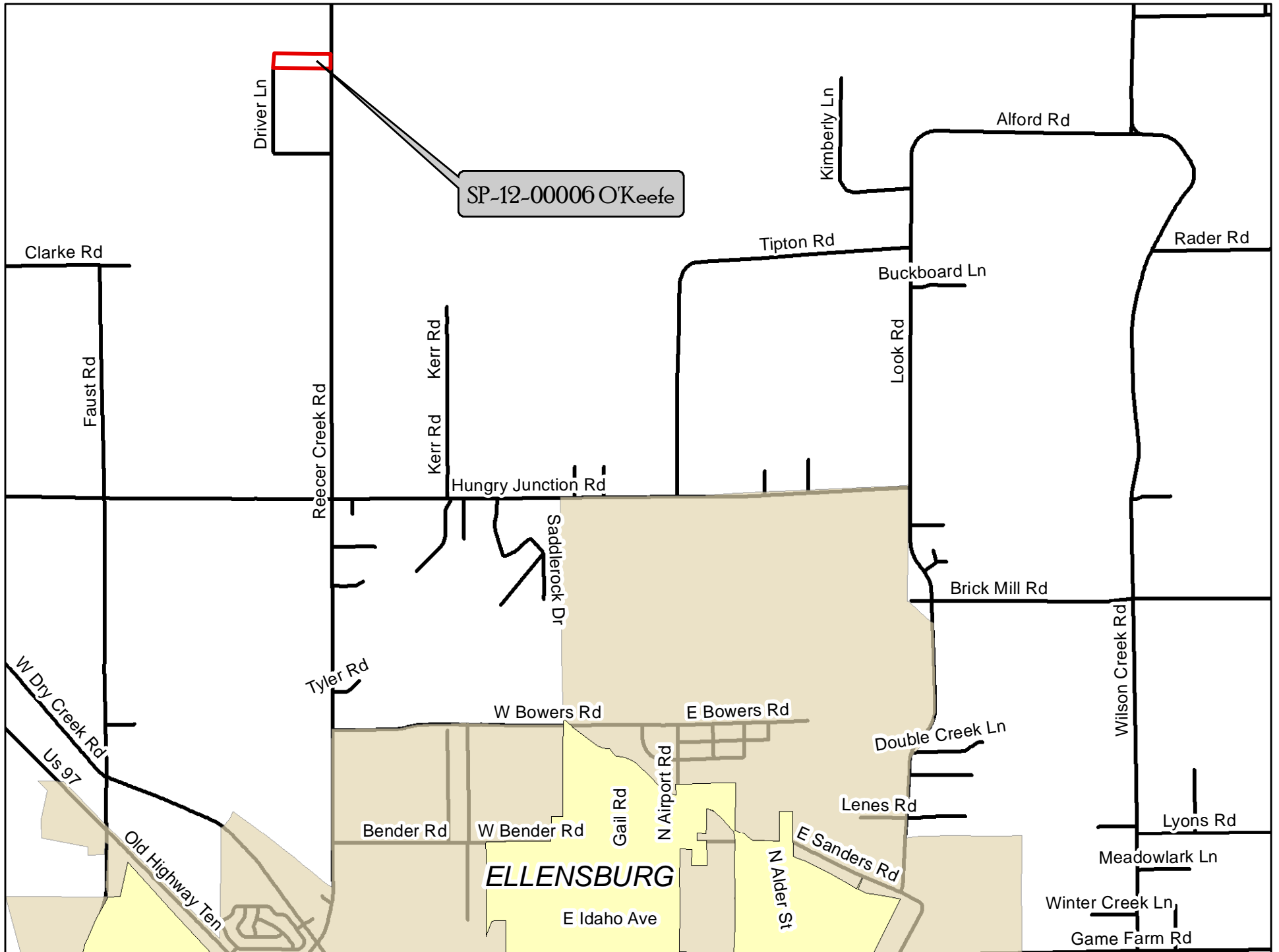
MYERS, MATT ETUX  
851 DRIVE LN  
ELLENSBURG WA 98926

O'KEEFE, DAVID  
PO BOX 1063  
KITTTITAS WA 98934

LIN, YVONNE  
4 CHARLES HILL RD  
ORINDA CA 94563-

BLANKEN, DALE ETUX  
855 DRIVER LANE  
ELLENSBURG WA 98926





Driver Ln

SP-12-00006 O'Keefe

Clarke Rd

Faust Rd

Reecer Creek Rd

Kerr Rd

Kerr Rd

Hungry Junction Rd

Saddlerock Dr

Tyler Rd

W Bowers Rd

E Bowers Rd

Bender Rd

W Bender Rd

Gail Rd

N Airport Rd

N Alder St

E Sanders Rd

E Idaho Ave

Lenes Rd

Double Creek Ln

Brick Mill Rd

Buckboard Ln

Look Rd

Tipton Rd

Kimberly Ln

Alford Rd

Rader Rd

Wilson Creek Rd

Lyons Rd

Meadowlark Ln

Winter Creek Ln

Game Farm Rd

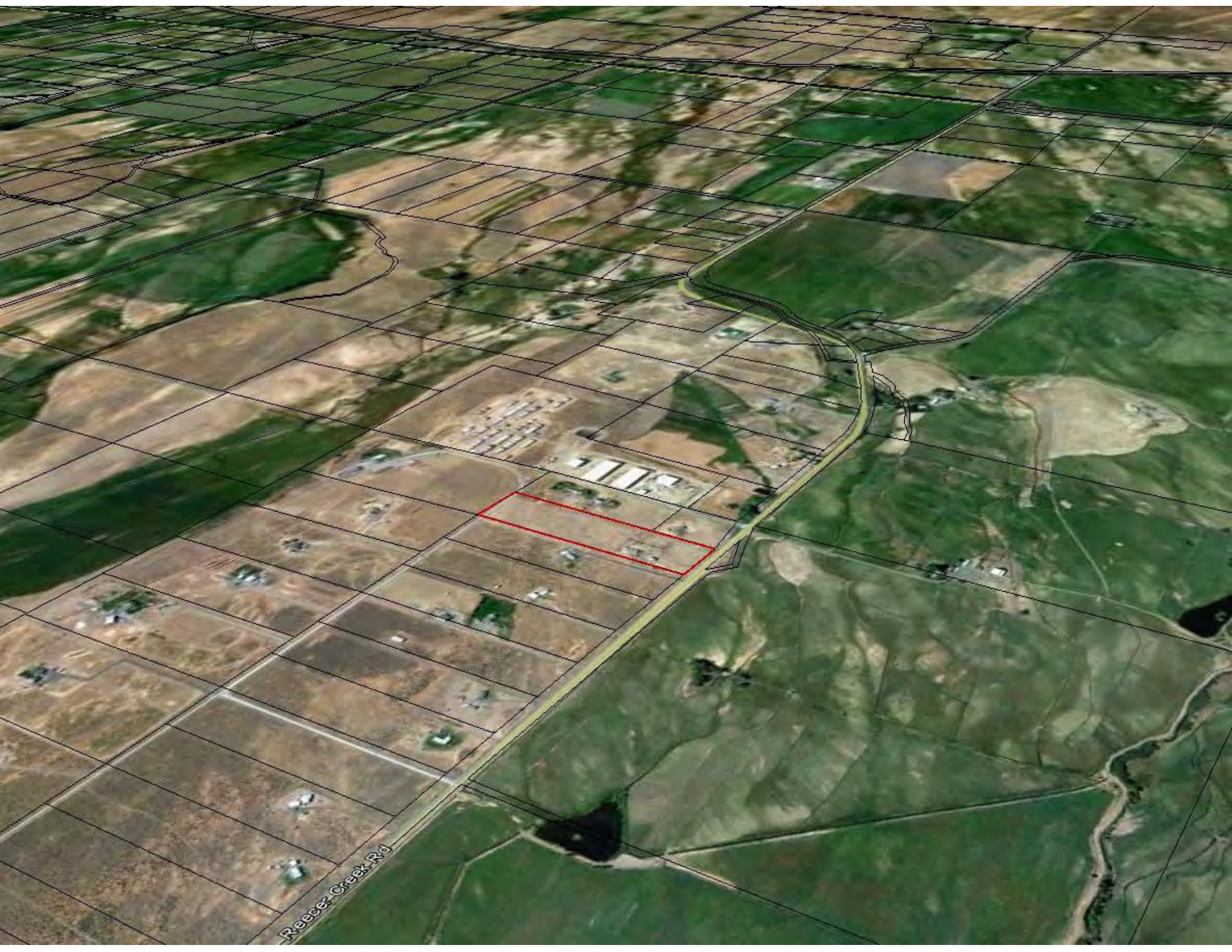
W Dry Creek Rd

Us 97

Old Highway Ten

ELLENSBURG





Reece Creek Rd



**SP-12-00006**  
**O'Keefe**

Reecer Creek Rd

Reecer Creek Rd

Reecer Creek Rd

Driver Ln



PSSC  
Wetland

AB 8.3

*0 - 25% Slope*

**SP-12-00006**  
**O'Keefe**

Reecer Creek Rd

Driver Ln

Critical Areas Map



# Critical Areas Checklist

Tuesday, November 13, 2012

Application File Number



Planner

Is SEPA required  Yes  No



Is Parcel History required?  Yes  No

What is the Zoning?



Is Project inside a Fire District?  Yes  No

If so, which one?



Is the project inside an Irrigation District?  Yes  No

If so, which one?

Does project have Irrigation Approval?  Yes  No

Which School District?

Is the project inside a UGA?  Yes  No

If so which one?

Is there FIRM floodplain on the project's parcel?  Yes  No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway?  Yes  No

Does the project parcel contain a shoreline of the State?  Yes  No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a wetland?  Yes  No

If so what type is it?

Does the project parcel intersect a PHS designation?  Yes  No

If so, what is the Site Name?

Is there hazardous slope in the project parcel?  Yes  No

If so, what type?

Does the project parcel abut a DOT road?  Yes  No

If so, which one?

Does the project parcel abut a Forest Service road?  Yes  No

If so, which one?

Does the project parcel intersect an Airport overlay zone ?  Yes  No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line?  Yes  No

If so, which one?

Is the project parcel in or near a Mineral Resource Land?  Yes  No

If so, which one?

Is the project parcel in or near a DNR Landslide area?  Yes  No

If so, which one?

Is the project parcel in or near a Coal Mine area?  Yes  No

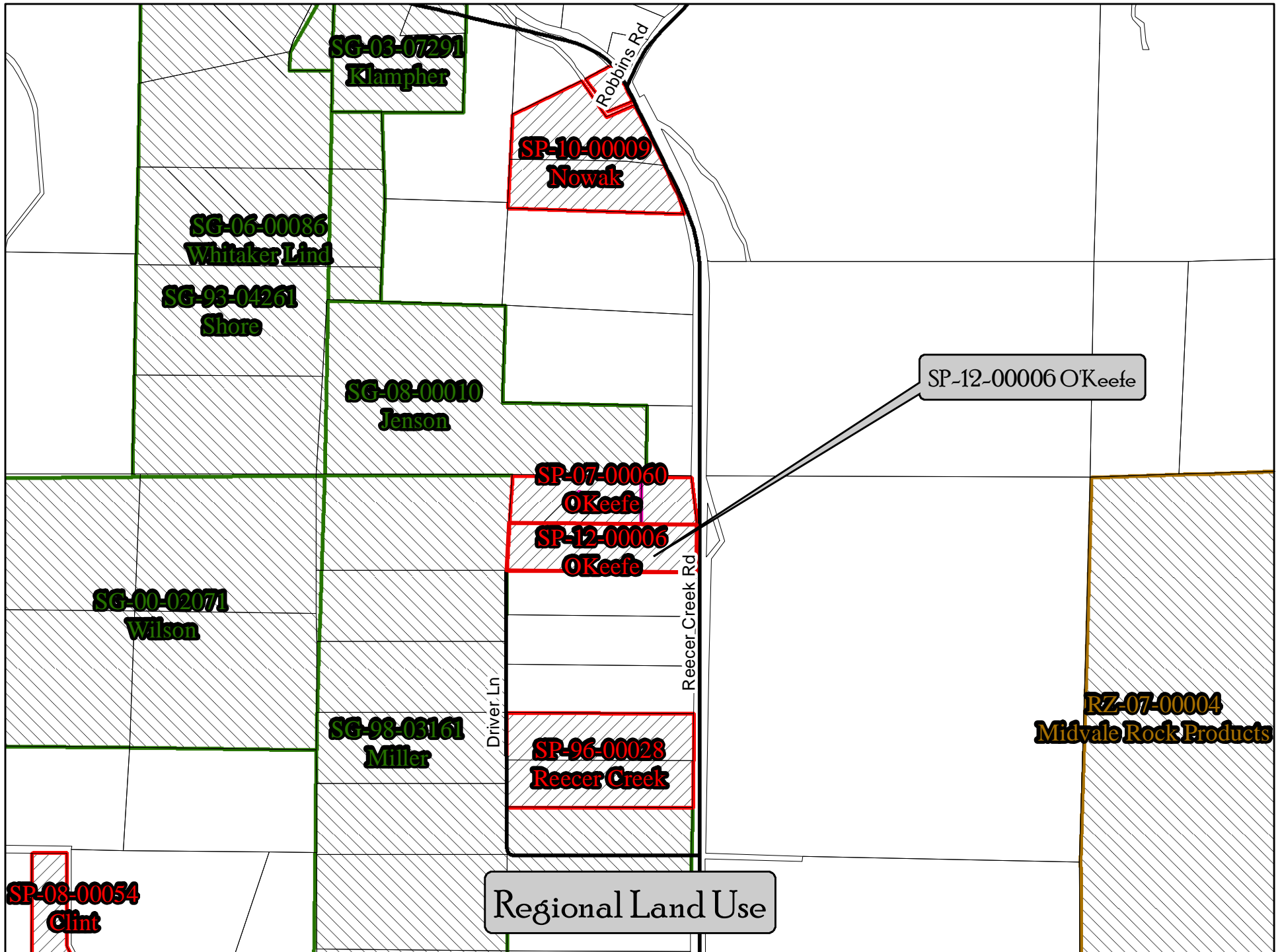
What is the Seismic Designation?

C

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?





**KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

SP-12-0000V

**SHORT PLAT APPLICATION**

*(To divide a lot into no more than 4 lots, according to KCC 16.32)*

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

**REQUIRED ATTACHMENTS**

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- Project Narrative responding to Questions 9-11 on the following pages.

**OPTIONAL ATTACHMENTS**

(Optional at submittal, required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures



**APPLICATION FEES:**

- \$720.00 Kittitas County Community Development Services (KCCDS)
- \$220.00 Kittitas County Department of Public Works
- \$130.00 Kittitas County Fire Marshal
- \$430.00 Public Health Proportion (Additional fee of \$75/hour over 4 hours)

**\$1,500.00 Total fees due for this application (One check made payable to KCCDS)**

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature):

Nandy Weir

DATE: 10/26/12

RECEIPT # 000 F815



DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT





**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 10. Are Forest Service roads/easements involved with accessing your development? If yes, explain.
- 11. What County maintained road(s) will the development be accessing from?

**AUTHORIZATION**

- 12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

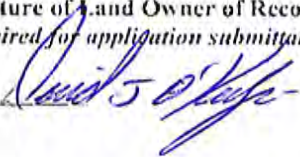
Date:

X \_\_\_\_\_

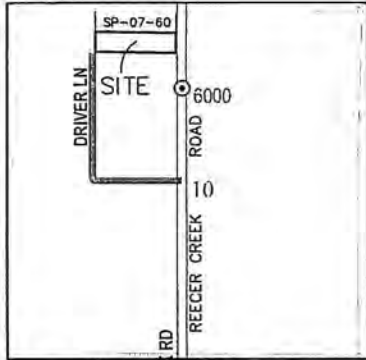
Signature of Land Owner of Record  
(Required for application submittal):

Date:

X



10-08-2012



VICINITY MAP-N.T.S.

# APPROVALS

## KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

\_\_\_\_\_  
KITTITAS COUNTY ENGINEER

## COUNTY PLANNING OFFICIAL

I HEREBY CERTIFY THAT THE "O'KEEFE NO. 2" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

\_\_\_\_\_  
KITTITAS COUNTY PLANNING OFFICIAL

## KITTITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME, BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

\_\_\_\_\_  
KITTITAS COUNTY HEALTH OFFICER

## CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

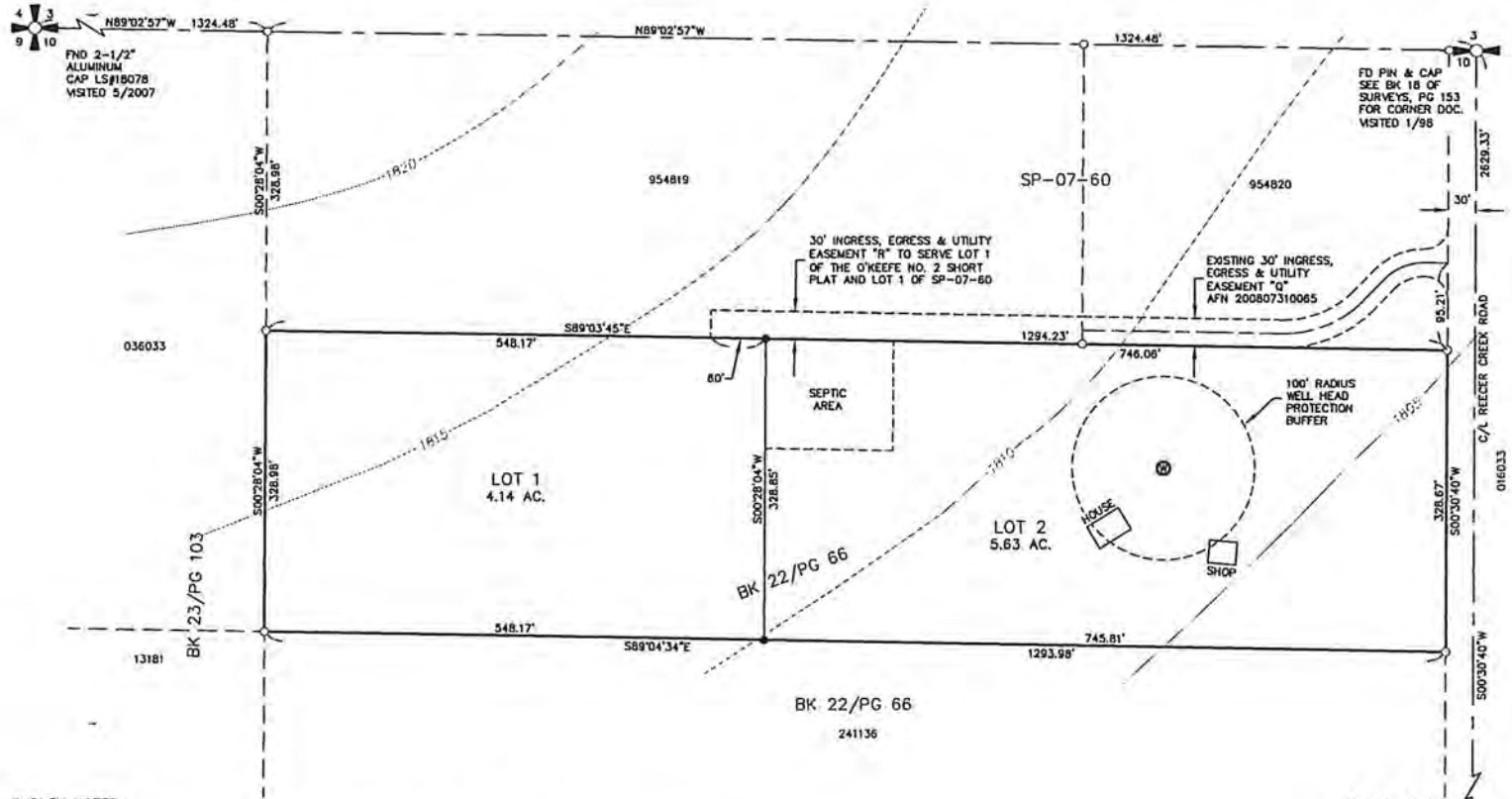
\_\_\_\_\_  
KITTITAS COUNTY TREASURER

ORIGINAL TAX LOT NO. 18-18-10000-0003 (046033)

# O'KEEFE NO. 2 SHORT PLAT

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 10,  
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,  
KITTITAS COUNTY, WASHINGTON

SP-12-XXXX



### SURVEY NOTES:

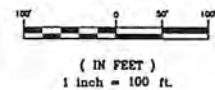
- THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT KITTITAS COUNTY PARCEL NUMBER 046033, MAP NUMBER 18-18-10000-0003, INTO THE CONFIGURATION SHOWN HEREON.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 SERIES TOTAL STATION, THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
- FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:
  - BOOK 22 OF SURVEYS, PAGE 66, AFN: 199608270048
  - BOOK 23 OF SURVEYS, PAGE 103, AFN: 199803160023
  - BOOK J OF SHORT PLATS, PAGES 209-210 AFN: 200807310065
- AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
- THE BASIS OF BEARINGS IS THE SAME AS THE SURVEY RECORDED IN BOOK 22 OF SURVEYS, PAGE 66, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

### LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND REBAR & CAP
- SET 5/8" IRON ROD & CAP LS# 18092
- EXISTING WELL - APPROXIMATE LOCATION

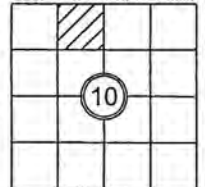


### GRAPHIC SCALE



### INDEX LOCATION

SEC. 10 T. 18N. R. 18E. W.M.



### RECORDER'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_ M.  
IN BOOK \_\_\_\_ OF \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF  
\_\_\_\_\_  
DAVID P. NELSON  
SURVEYOR'S NAME

\_\_\_\_\_  
JERALD V. PETTIT  
County Auditor

\_\_\_\_\_  
Deputy County Auditor

### SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DAVID O'KEEFE  
IN OCT. 2012

\_\_\_\_\_  
DAVID P. NELSON  
CERTIFICATE NO. 18092

\_\_\_\_\_  
DATE

## Encompass

ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
Eastern Washington Division  
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

### O'KEEFE NO. 2 SHORT PLAT

PREPARED FOR  
DAVID O'KEEFE

A PTN. OF THE NE 1/4 OF THE NW 1/4  
SECTION 10, TOWNSHIP 18N., RANGE 18E., W.M.

KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
G. WEISER	10/2012	07067-1	
CHKD BY	SCALE	SHEET	
D. NELSON	1"=100'	1 OF 2	



**O'KEEFE NO. 2 SHORT PLAT**  
 A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 10,  
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON

SP-12-XXXX

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, DAVID J. O'KEEFE, A MARRIED MAN AS HIS SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_

\_\_\_\_\_  
 DAVID J. O'KEEFE

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) s.s.

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT \_\_\_\_\_ SIGNED THE SAME AS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
 RESIDING AT \_\_\_\_\_  
 MY APPOINTMENT EXPIRES \_\_\_\_\_

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR LENDER, AS HEREINAFTER DEFINED, AND LENDER'S SUCCESSORS AND ASSIGNS, LENDER: BANNER BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_

NAME \_\_\_\_\_ NAME \_\_\_\_\_  
 TITLE \_\_\_\_\_ TITLE \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF TEXAS )  
 COUNTY OF \_\_\_\_\_ ) s.s.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_

TO ME KNOWN TO BE THE \_\_\_\_\_ SECRETARY, RESPECTIVELY, OF \_\_\_\_\_ THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT \_\_\_\_\_ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.  
 WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
 WASHINGTON, RESIDING AT \_\_\_\_\_  
 MY APPOINTMENT EXPIRES \_\_\_\_\_

**OWNER:**

DAVID J. O'KEEFE  
 PO BOX 1063  
 KITTITAS WA 98934

PARCEL NO.: 18-18-10000-0003  
 MAP NO.: 046033  
 ACREAGE: 10.00 ASSESSOR 9.77 SURVEYOR  
 2 LOTS  
 WATER SOURCE: INDIVIDUAL WELLS  
 SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD  
 ZONE: AD-20

EXISTING LEGAL DESCRIPTION:

THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; EXCEPT THE RIGHT OF WAY FOR REECER CREEK COUNTY ROAD (REECER ROAD), ALONG THE EASTERLY BOUNDARY THEREOF.

NOTES:

1. 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 GROUNDWATER EXEMPTION (RCW 90.44.050) FOR THIS SHORT PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
2. 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.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. METERING SHALL 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.
9. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
10. 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.

**ADJACENT PROPERTY OWNERS:**

036033  
 JEFFERY COMELLA ETUX  
 PO BOX 521  
 ELLENSBURG WA 98926

13181  
 MATT MYERS ETUX  
 851 DRIVER LANE  
 ELLENSBURG WA 98926

954819  
 954820  
 DAVID O'KEEFE  
 PO BOX 1063  
 KITTITAS WA 98934

241136  
 GLORIA J SHARP  
 7731 REECER CREEK ROAD  
 ELLENSBURG WA 98926

018033  
 REECER CREEK RANCH PROPERTIES LLC  
 1691 MIDVALE RD  
 SUNNYSIDE WA 98944

**NOTE:**

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

**Call Before You Dig**  
 1-800-553-4344



RECORDER'S CERTIFICATE \_\_\_\_\_  
 FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_ M.  
 IN BOOK \_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF  
 \_\_\_\_\_  
 DAVID P. NELSON  
 SURVEYOR'S NAME  
 \_\_\_\_\_  
 JERALD V. PETTIT  
 County Auditor  
 \_\_\_\_\_  
 Deputy County Auditor

SURVEYOR'S CERTIFICATE  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DAVID O'KEEFE.  
 IN OCT. 2012  
 \_\_\_\_\_  
 DAVID P. NELSON  
 DATE  
 CERTIFICATE NO. 18092

**Encompass**   
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

Eastern Washington Division  
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7410

<b>O'KEEFE NO. 2 SHORT PLAT</b>		
PREPARED FOR DAVID O'KEEFE		
A PTN. OF THE NE 1/4 OF THE NW 1/4 SECTION 10, TOWNSHIP 18N., RANGE 18E., W.M.		
KITTITAS COUNTY	WASHINGTON	
OWN BY	DATE	JOB NO.
G. WEISER	10/2012	07067-1
CHKD BY	SCALE	SHEET
D. NELSON	N/A	2 OF 2



*Corrected copy*

WATER WELL REPORT

Start Card No. W085527

Unique Well I.D. # ACE050

Water Right Permit No.

STATE OF WASHINGTON

(1) OWNER: Name REILLEY, J.P. Address P.O. BOX 1265 ELLENBURG, WA 98926-1265

(2) LOCATION OF WELL: County KITTITAS NE 1/4 NE 1/4 Sec 10 T 18 N., R 18 WM

(2a) STREET ADDRESS OF WELL (or nearest address),

(3) PROPOSED USE: DOMESTIC (10) WELL LOG

(4) TYPE OF WORK: Owner's Number of well (If more than one) Method: ROTARY  
 NEW WELL

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change in formation.

(5) DIMENSIONS: Diameter of well 6 inches  
 Drilled 180 ft. Depth of completed well 180 ft.

(6) CONSTRUCTION DETAILS:  
 Casing installed: 5" Dia. from 0 to 2 ft. to 178 ft. STEEL CASING  
 Dia. from ft. to ft.  
 Dia. from ft. to ft.

MATERIAL	FROM	TO
BOULDERS AND COBBLES	0	6
SAND AND CLAY	6	12
BROWN CLAY	12	44
BOULDERS AND BASALT	44	52
BROWN CLAY	52	54
BASALT BOULDERS GRAVEL	54	58
BASALT AND SAND	58	88
SANDY CLAY	88	97
BASALT AND GRAVEL	97	133
BROWN CLAY	133	149
BASALT BOULDERS WITH WATER	149	155
BROWN CLAY	155	165
BASALT GRAVEL WITH WATER	165	180

Perforations: NO  
 Type of perforator used  
 SIZE of perforations in. by in.  
 perforations from ft. to ft.  
 perforations from ft. to ft.  
 perforations from ft. to ft.

Screens: NO  
 Manufacturer's Name  
 Type Model No.  
 Diam. slot size from ft. to ft.  
 Diam. slot size from ft. to ft.

Gravel packed: NO  
 Gravel placed from ft. to ft. Size of gravel

Surface seal: YES To what depth? 18 ft.  
 Material used in seal BENTONITE  
 Did any strata contain unusable water? NO  
 Type of water? Depth of strata ft.  
 Method of sealing strata off OVERBORE

(7) PUMP: Manufacturer's Name Type H.P.

(8) WATER LEVELS: Land-surface elevation above mean sea level ... ft.  
 Static level 57 ft. below top of well Date 08/22/96  
 Artesian Pressure lbs. per square inch Date  
 Artesian water controlled by

Work started 08/22/96 Completed 08/22/96



(9) WELL TESTS: Drawdown is amount water level is lowered below static level.  
 Was a pump test made? NO If yes, by whom?  
 Yield: gal./min with ft. drawdown after hrs.

WELL CONSTRUCTOR CERTIFICATION:  
 I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

Recovery data  
 Time Water Level Time Water Level Time Water Level

NAME PONDEROSA DRILLING  
 (Person, firm, or corporation) (Type or print)

Date of test / /  
 Bailer test gal./min. ft. drawdown after hrs.  
 Air test 25 gal./min. w/ stem set at 160 ft. for 1 hrs.  
 Artesian flow g.p.m. Date  
 Temperature of water Was a chemical analysis made? NO

ADDRESS 8 6010 BROADWAY  
 [SIGNED] *Judy Carpenter* License No. 1900  
 Contractor's  
 Registration No. PO-WD-EI\*248JE Date 08/29/96



## **O'KEEFE NO. 2 SHORT PLAT PROJECT OVERVIEW**

### **OVERVIEW:**

The purpose of this application is to create two lots consisting of 4.14 acres and 5.63 acres from an existing 9.77 acre parcel. The subject property is located within the AG-20 Zone of Kittitas County.

### **UTILITIES:**

The project's proposed sewer shall be individual septic tank and drain field and proposed water supply will be individual wells.

### **TRANSPORTATION:**

Access to county roads via private access easements.

### **COMMENTS:**

Attached are copies of the proposed Short Plat for your review and comment.

**PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS SHORT PLAT APPLICATION.**



# CHICAGO TITLE INSURANCE COMPANY

Policy No. WA2011-46-0116816-2012.72156-87142705

OCT 6 2012

## GUARANTEE

07047-1

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: 09/27/2012

WA2011 0116816  
AmeriTitle  
503 North Pearl St  
Ellensburg, WA 98926  
Tel: (509) 925-1477  
Fax: (509) 962-8325

CHICAGO TITLE INSURANCE COMPANY

By:



*[Signature]*  
ATTEST President

*[Signature]* Secretary

*[Signature: Maureen Wyatt]*  
Authorized Signatory

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

SUBDIVISION GUARANTEE

Office File Number : 0116816  
Guarantee Number : WA2011-46-0116816-2012.72156-87142705  
Dated : September 27, 2012, at 8:00 a.m.  
Liability Amount : \$ 1,000.00  
Premium : \$ 250.00  
Tax : \$ 20.00

Your Reference : O'KEEFE

Name of Assured: ENCOMPASS ENGINEERING & SURVEYING

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

**The South Half of the North Half of the Northeast Quarter of the Northwest Quarter of Section 10, Township 18 North, Range 18 East, W.M., County of Kittitas, State of Washington; EXCEPT the right of way for Reecer Creek County Road (Reecer Road) along the Easterly boundary thereof.**

Title to said real property is vested in:

**DAVID J. O'KEEFE, A MARRIED MAN AS HIS SEPARATE ESTATE**

END OF SCHEDULE A



(SCHEDULE B)

File No. 0116816

Guarantee Number: WA2011-46-0116816-2012.72030-87142705

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. General taxes and assessments for the second half of the year 2012, which become delinquent after October 31, 2012, if not paid.  
Amount : \$650.58  
Tax No. : 18-18-10000-0003 (046033)

NOTE: First half 2012 taxes and assessments have been paid in the amount of \$650.58.  
General taxes and assessments for the full year: \$1,301.16.

Note: Tax payments can be mailed to the following address:  
Kittitas County Treasurer  
205 West 5<sup>th</sup> Avenue, Room 102  
Ellensburg, WA 98926  
Phone (509) 962-7535

2. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

3. Amendatory Contract, governing reclamation and irrigation matters:  
Parties : The United States of America and the Kittitas Reclamation District  
Dated : January 20, 1949  
Recorded : May 25, 1949, in Volume 82 of Deeds, page 69  
Auditor's File No. : 208267  
Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.

4. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington.  
(Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)

5. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on November 1, 1996, under Kittitas County Auditor's File No. 199611010041.  
For : Public Utility District No. 1 of Kittitas County, and to its successors or assigns  
Affects : The North half of the South half of the Northeast Quarter of the Northwest Quarter of said Section 10-- It appears that said legal description is in error and the intent was to encumber the premises described herein, as the signatory thereto, J.P. Reilley, holds no interest in the premises described in said document.

(SCHEDULE B)

File No. 0116816

Guarantee Number: WA2011-46-0116816-2012.72030-87142705

6. Agreement for Purchase of Power, and the terms and conditions thereof, executed by and between the parties herein named;
- Between : Public Utility District No. 1, and Mr. J.P. Reilley;  
Dated : September 19, 1996  
Recorded : March 18, 1997  
Auditor's File No. : 199703180017  
Affects : "His property located at 7761 Reecer Creek Road...  
Tax Parcel #18181000021  
The North half of the South half of the Northeast Quarter of the Northwest Quarter..." of said Section 10-- it appears that said legal description is in error and the intent was to encumber the premises described herein, as the signatory thereto, J. P. Reilley, holds no interest in the premises described in said document, and the address referenced on said document corresponds with the premises described herein.
7. DEED OF TRUST, and the terms and conditions thereof:
- Grantor : David J. O'Keefe, a married man as his separate estate  
Trustee : AmeriTitle  
Beneficiary : Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Lender, as hereinafter defined, and Lender's successors and assigns.  
Lender: Banner Bank  
Amount : \$108,000.00, plus interest  
Dated : July 2, 2007  
Recorded : July 9, 2007  
Auditor's File No. : 200707090060

END OF EXCEPTIONS

Notes:

1. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
2. We note the title to the following manufactured home located on said premises has been eliminated, as disclosed by Manufactured Home Application for Title Elimination:
- Recorded : December 24, 1996  
Auditor's File No. : 199612240010  
Manufactured Home : 1997, Northwest Limited, 40' x 27', VIN No. GWOR23N17076

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

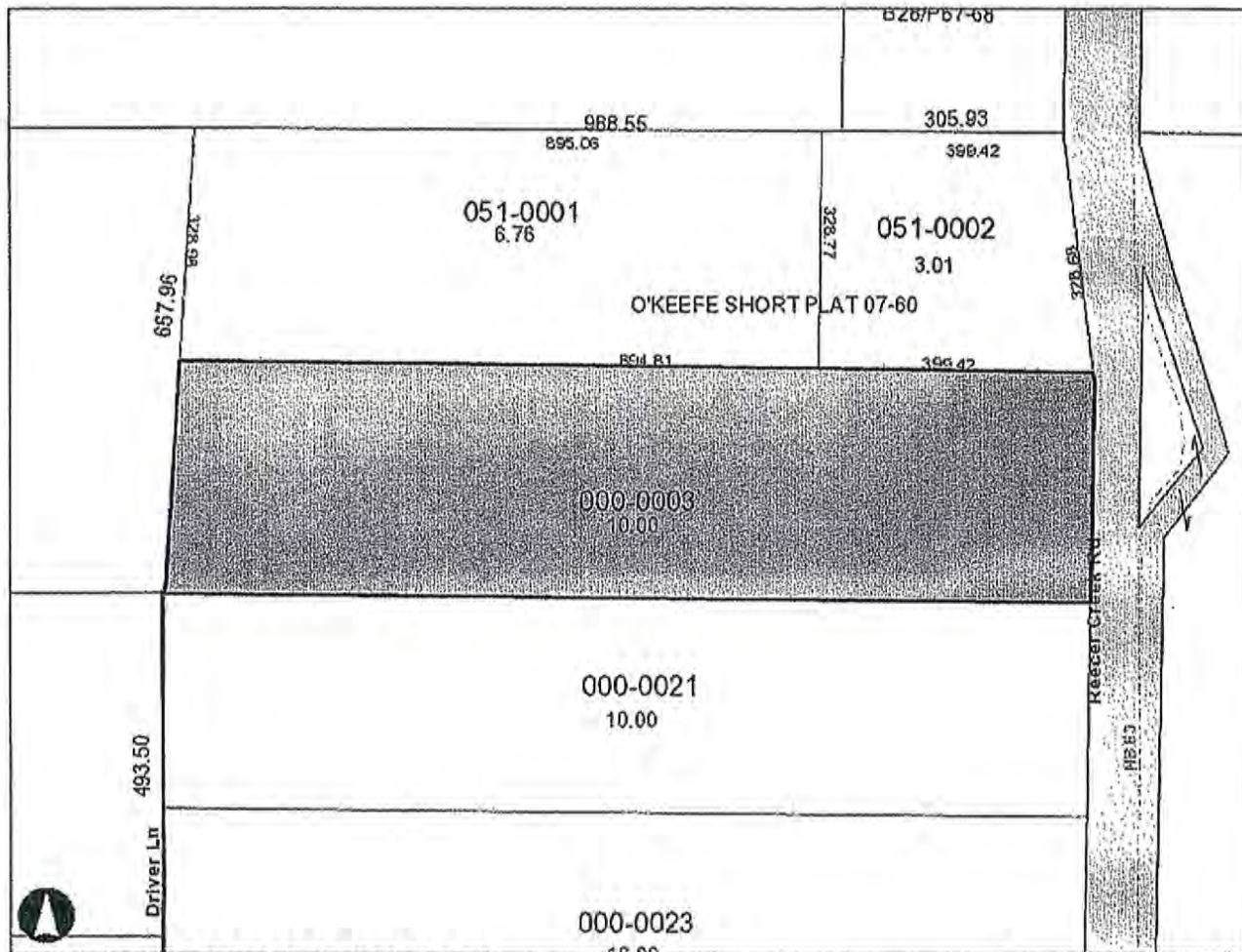
END OF GUARANTEE

MW/lmw

1 cc: Encompass: Ginger  
gweiser@encompasses.net



7761 Reecer Creek



Map Center: Township:18 Range:18 Section:10

**Kittitas County Disclaimer**

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.





In Response to the Gramm – Leach – Bliley Act Effective 7/1/2001

## **PRIVACY POLICY**

### **We Are Committed to Safeguarding Customer Information**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

### **Applicability**

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use the information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

### **Types of Information**

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

### **Use of Information**

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies may include financial service providers, exchange companies, other title insurance companies, escrow collection companies, foreclosure companies, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

### **Former Customers**

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

### **Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



Effective Date: 5/1/2008

**Fidelity National Financial, Inc  
Privacy Statement**

Fidelity National Financial, Inc and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

**Personal Information Collected**

We may collect Personal Information about you from the following sources:

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

**Disclosure of Personal Information**

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

Effective Date: 5/1/2008

Disclosure to Affiliated Companies – We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties – We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

#### **Confidentiality and Security of Personal Information**

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

#### **Access to Personal Information/**

#### **Requests for Correction, Amendment, or Deletion of Personal Information**

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer  
Fidelity National Financial, Inc  
601 Riverside Avenue  
Jacksonville, FL 32204

#### **Changes to this Privacy Statement**

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

# 07067-1 PARENT

---

Point # 1						10000.000	10000.000
S	89	3	45	E		1294.230	
Point # 2						9978.824	11294.057
S	0	30	40	W		328.670	
Point # 3						9650.167	11291.125
N	89	4	34	W		1293.980	
Point # 4						9671.032	9997.313
N	0	28	4	E		328.980	
Point # 5						10000.001	9999.999

---

AREA = 425,521.18 sf (9.7686 acres)

LENGTH = 3245.86

NORTHING ERROR = +0.001

EASTING ERROR = -0.001

LINEAR ERROR = N 57 53 11 W 0.001



# 07067-1 LOT 1

---

Point # 1					10000.000	10000.000
S	89	3	45	E	548.170	
<hr/>						
Point # 2					9991.031	10548.097
S	0	28	4	W	328.850	
<hr/>						
Point # 3					9662.192	10545.412
N	89	4	34	W	548.170	
<hr/>						
Point # 4					9671.031	9997.313
N	0	28	4	E	328.980	
<hr/>						
Point # 5					10000.000	9999.999

---

AREA = 180,295.68 sf (4.1390 acres)

LENGTH = 1754.17

NORTHING ERROR = +0.000                      EASTING ERROR = -0.001

LINEAR ERROR =    S 78 44 45 W            0.001

## 07067-1 LOT 2

Point # 1						10000.000		10000.000
	S	89	3	45	E		746.060	
Point # 2						9987.793		10745.960
	S	0	30	40	W		328.670	
Point # 3						9659.136		10743.028
	N	89	4	34	W		745.810	
Point # 4						9671.162		9997.315
	N	0	28	4	E		328.850	
Point # 5						10000.001		10000.000

AREA = 245,225.97 sf (5.6296 acres)

LENGTH = 2149.39

NORTHING ERROR = +0.001

EASTING ERROR = +0.000

LINEAR ERROR = N 0 34 44 W 0.001

# Letter of Transmittal



Together with  
Baima & Holmberg

**Western Washington Division**  
165 NE Juniper St., Suite 201, Issaquah, WA 98027  
Tel (425) 392-0250 Fax (425) 391-3055

**Eastern Washington Division**  
108 East 2<sup>nd</sup> Street, Cle Elum, WA 98922  
Tel (509) 674-7433 Fax (509) 674-7419

**To:** KITTITAS COUNTY CDS  
ELLENSBURG, WA 98926

**Date:** 10-25-12

**Job No.** 07067-1

**Attn:** JEFF WATSON

**Re:** O'KEEFE NO. 2 SHORT PLAT (PRELIMINARY)

**WE ARE SENDING YOU**     Attached     Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
5		2	COPIES WITH CONTOURS
			COUNTY FEES
*3			OVERVIEW LETTER - *1 FOR CDS, 1 FOR PUBLIC WORKS & 1 FOR HEALTH
1			APPLICATION & PUBLIC DISCLOSURE STATEMENT
1			8 ½ X 11 MAP
1			SUBDIVISION GUARANTEE & LOT CLOSURES
1			WELL LOG

**THESE ARE TRANSMITTED as checked below:**

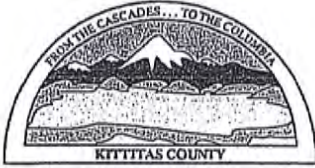
- For approval                       Approved as submitted                       Resubmit \_\_\_ copies for approval                       For signature
- For your use                       Approved as noted                       Submit \_\_\_ copies for distribution
- As requested                       Returned for corrections                       Return \_\_\_ corrected prints
- For review and comment \_\_\_\_\_
- FOR BIDS DUE \_\_\_\_\_                       PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Signature:  Title: ENGR. & SURV. TECH.

Copy to: File





# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## PUBLIC DISCLOSURE REQUEST FORM

All records maintained by state and local agencies are available for public inspection unless they are specifically exempted by law. You are entitled to access to public records, under reasonable conditions, and to copies of those records upon paying the costs of making the copy. In most cases, you do not have to explain why you want the records. An agency may require information necessary to establish if disclosure would violate certain provisions of law.

Name	Encompass Engineering & Surveying			
	First	Last	MI	
Address	108 East 2nd Street	Cle Elum	WA	98922
	Street or P.O. Box	City	State	Zip Code
Phone Number	(509) 674-7433			

You should make your request as specific as possible; it helps the agency to identify specific records you wish to inspect.

I am requesting public disclosure of

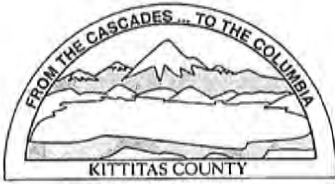
All past and future County correspondence related to this project that is normally sent to the applicant.  
PLEASE EMAIL ALL DOCUMENTS TO [information@encompasses.net](mailto:information@encompasses.net) AS WELL AS HARD COPIES TO ADDRESS ABOVE.

Job# 07067-1 O'Keefe

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.:** 00015815

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 026276

**Date:** 10/26/2012

**Applicant:** O'KEEFE, DAVID

**Type:** check # 2999

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-12-00006	CDS FEE FOR SHORT PLAT	720.00
SP-12-00006	EH SHORT PLAT FEE	430.00
SP-12-00006	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-12-00006	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,500.00