



## 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"

December 17, 2014

Encompass  
108 E 2<sup>nd</sup> St  
Cle Elum WA 98922

Mr. & Ms. Sullivan  
6100 Canter Ln  
West Linn Oregon 97068-2541

RE: Sullivan Short Plat, SP-14-00003

Dear Encompass,

Enclosed are the comments received regarding the Sullivan Short Plat (SP-14-00003) during the comment period:

September 24, 2014	Department of Ecology – Form Letter
September 24, 2014	Washington State DOT – Form Letter
September 25, 2014	Kittitas County Fire Marshal – Form Letter
October 31, 2014	Washington State DOH – Form Letter
October 31, 2014	Kittitas County Fire Marshal – Form Letter
October 31, 2014	Kittitas County Public Works – Christina Wollman
November 7, 2014	Kittitas County Public Health – Form Letter
November 10, 2014	Washington State DOT – Form Letter
December 5, 2014	Kittitas County Public Works – Form Letter

Please review all comments and notify me of any questions. I will be issuing a decision based in part on the comments received.

Sincerely,

Kaycee K Hathaway  
Staff Planner

cc: Encompass



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

September 24, 2014



Kaycee Hathaway  
Kittitas County Community Development  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: SP-14-00003

Dear Ms. Hathaway:

Thank you for the opportunity to comment on the short subdivision of approximately 0.56 acre into 3 lots, proposed by Terrance Sullivan. We have reviewed the application and have the following comments.

**WATER RESOURCES**

Dividing a piece of property is often the first step in a proposed development. Water availability is essential for development. Ecology encourages the development of public water supply systems, whether publicly or privately owned, to provide water to regional areas and developments. The submitted checklist does not contain sufficient information to evaluate water availability or the adequacy of water rights. Ecology believes water availability should be addressed by the county and the project proponent in the threshold determination for this subdivision.

If you have any questions or would like to respond to these Water Resources comments, please contact **Jacquelyn Metcalfe** at (509) 457-7148.

Sincerely,

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

3523





**Washington State  
Department of Transportation**

Lynn Peterson  
Secretary of Transportation

South Central Region  
2809 Rudkin Road  
Union Gap, WA 98903-1648  
509-577-1600 / FAX: 509-577-1603  
TTY: 1-800-833-6388  
www.wsdot.wa.gov

September 24, 2014

Kittitas County Development Services  
411 N. Ruby Street  
Ellensburg, WA 98926

Attention: Kaycee Hathaway, Staff Planner

Subject: SP-14-00003 – Sullivan Short Plat  
SR 906, milepost 1.03 left

We have reviewed the proposed short plat and have the following comments.

- The subject property is adjacent to State Route 906 (SR 906), a Class 4 managed access highway with a posted speed limit of 35 miles per hour. The subject property is permitted (permit #2725) to have an approach at milepost 0.99 left; however, it appears this approach has been relocated further to the south (milepost 1.03 left). The property owner is required to contact Mark Kaiser of the WSDOT – South Central Region Office at (509) 577-1668 to update the permit.
- Snow storage is an ongoing issue with WSDOT. Any snow accumulated on these properties shall not be moved onto WSDOT rights-of-way. We encourage the proponent and future residents to not underestimate the potential for large volumes of snow and designate a snow storage area on the property.
- Parking will not be permitted within WSDOT rights-of-way.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Rick Holmstrom at (509) 577-1633.

Sincerely,

Paul Gonseth, P.E.  
Planning Engineer

PG: rh/jjp

cc: File #1, SR906  
Terry Kukes, Area 1 Maintenance Superintendent



# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

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

September 25, 2014

Kaycee Hathaway  
Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Sullivan (SP-14-00003)

Dear Ms. Hathaway:

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

- The access/driveways for the properties to be created were not noted on the plans submitted. Any driveway greater than 150' in length shall be 16' in width. Driveways less than 150' shall be no less than 12' in width.
- The addresses shall be posted at the front of the property and easily visible from the road to emergency responders.
- Due to the small nature of these lots, LP-Gas propane tanks will not be allowed for these lots.
- Any new structures or substantial development to existing structures will require a WUI permit.
- All future development must comply with the International Fire Code.

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

Sincerely,

Brenda Larsen  
Fire Marshal

## Kaycee Hathaway

---

**From:** Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>  
**Sent:** Friday, October 31, 2014 9:23 AM  
**To:** Kaycee Hathaway  
**Subject:** RE: Notice of Application: SP-14-00003 Sullivan

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

Ms. Hathaway:

I can understand rationale for “exemptions”; however, for a “subdivision” or other properties that may lead to construction of facilities that may/would require water/sewer, DOH does need to know if the property owner/representative is proposing a private well or connection to an existing or a proposed water system – so we can either make sure the proper agency provides follow through:

- Private well – Kittitas County Health
- Existing water system connection – DOH
- Proposed water system connection – Kittitas County Health or DOH depending on number of total connections

In this case, this subdivision, based on your input, will be served water by:

SNOQUALMIE PASS UTILITY DISTRICT	Act	81048F	KING	NW	A	Comm
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A review of their records show that they are approved for 1053 connections and currently serve 760 connections, so they definitely have capacity to serve additional connections.

However, please note as a counter example, if the Snoqualmie Pass Utility District already was serving their approved connections, then DOH would have to respond that the subdivision canNOT be served by the water system, so the developer owner/representative would need to seek some other approach to provide drinking water.

Thanks,

**Russell E. Mau, Ph.D., P.E.**

Regional Engineer  
Department of Health, Office of Drinking Water  
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

**Desk: 509-329-2116**

**Fax: 509-329-2104**

**[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)**

**Public Health - Always Working for a Safer and Healthier Washington**

Visit our web site at [www.doh.wa.gov/ehp/dw](http://www.doh.wa.gov/ehp/dw)

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**From:** Kaycee Hathaway [mailto:kaycee.hathaway@co.kittitas.wa.us]  
**Sent:** Friday, October 31, 2014 9:13 AM  
**To:** Mau, Russell E (DOH)  
**Subject:** RE: Notice of Application: SP-14-00003 Sullivan

Dr. Mau,

This project is only for a 2 lot subdivision, the original subdivision consisted of 3 lots. This subdivision will be serviced by Snoqualime Pass PUD. As for SEPA Exempt please refer to WAS 197-11-800(6)(a).

If you have any further questions please feel free to contact me.

Kaycee K Hathaway  
Kittitas County  
Community Development Services/ Planner I  
Phone: (509) 962-7079  
Email: [kaycee.hathaway@co.kittitas.wa.us](mailto:kaycee.hathaway@co.kittitas.wa.us)

---

**From:** Mau, Russell E (DOH) [<mailto:Russell.Mau@DOH.WA.GOV>]  
**Sent:** Friday, October 31, 2014 9:06 AM  
**To:** Kaycee Hathaway  
**Cc:** Holly Duncan; Holly Myers  
**Subject:** RE: Notice of Application: SP-14-00003 Sullivan

Ms. Hathaway:

Any reason why no SEPA – what is the future direction for water/sewer for the three parcels?

Thanks,

**Russell E. Mau, Ph.D., P.E.**

Regional Engineer  
Department of Health, Office of Drinking Water  
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216  
**Desk: 509-329-2116**  
**Fax: 509-329-2104**  
[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)

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Visit our web site at [www.doh.wa.gov/ehp/dw](http://www.doh.wa.gov/ehp/dw)

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**From:** Kaycee Hathaway [<mailto:kaycee.hathaway@co.kittitas.wa.us>]

**Sent:** Friday, October 31, 2014 8:57 AM

**To:** Brenda Larsen; Renfrow, Brent D (DFW); Candie M. Leader; Christina Wollman; PRESTON, CINDY (DNR); EGY RE CRO SEPA COORDINATOR; [enviroreview@yakama.com](mailto:enviroreview@yakama.com); Moore, Erin (DOHi); Kaehler, Gretchen (DAHP); Holly Duncan; 'Jan Jorgenson ([jorgenja@cwu.edu](mailto:jorgenja@cwu.edu))'; 'Jessica Lally ([jessica@yakama.com](mailto:jessica@yakama.com))'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick ([johnson@yakama.com](mailto:johnson@yakama.com))'; Julie Kjorsvik; Kim Dawson; HAZLETT, LINDA (DNR); Lisa Iammarino; Lisa Lawrence; Johnston, Mike (DOHi); 'nelmsk@cwu.edu'; Patti Johnson; Mau, Russell E (DOH); Teske, Mark S (DFW); DNR RE AQ LEASING RIVERS; Blackford, Candi (DOHi); 'Thalia Sachtleben ([enviroreview@yakama.com](mailto:enviroreview@yakama.com))'; Sayrs, Brian A (DOH); [tribune@nkctribune.com](mailto:tribune@nkctribune.com); Holly Myers; Allison Kimball ([brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com)); [tribune@nkctribune.com](mailto:tribune@nkctribune.com); J Markell; Johnston, Mike (DOHi); Holmstrom, Rick; Prilucic, Jacob ([PrilucJ@wsdot.wa.gov](mailto:PrilucJ@wsdot.wa.gov)); 'pltenihan@snopass.org'

**Cc:** Doc Hansen

**Subject:** Notice of Application: SP-14-00003 Sullivan

[SP-14-00003 Sullivan Short Plat In County Network](#)

[SP-14-00003 Sullivan Short Plat Out of County Network](#)

**No SEPA Checklist was submitted with this application**

Comment Period ends Monday, November 17, 2014.

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. Agencies outside of the county network may view the related documentation at the by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number or by opening the above link. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

Kaycee K Hathaway  
Kittitas County  
Community Development Services/ Planner I  
Phone: (509) 962-7079  
Email: [kaycee.hathaway@co.kittitas.wa.us](mailto:kaycee.hathaway@co.kittitas.wa.us)

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message id: 38eb45916c6dcbdac24bb8719d004a14

## Kaycee Hathaway

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**From:** Brenda Larsen  
**Sent:** Friday, October 31, 2014 9:02 AM  
**To:** Kaycee Hathaway  
**Subject:** RE: Notice of Application: SP-14-00003 Sullivan  
**Attachments:** Sullivan.doc

Here you go! ☺

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

---

**From:** Kaycee Hathaway  
**Sent:** Friday, October 31, 2014 8:57 AM  
**To:** Brenda Larsen; 'Brent Renfrow ([Brent.Renfrow@dfw.wa.gov](mailto:Brent.Renfrow@dfw.wa.gov))'; Candie M. Leader; Christina Wollman; 'Cindy Preston ([cindy.preston@dnr.wa.gov](mailto: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](mailto:jorgenja@cwu.edu))'; 'Jessica Lally ([jessica@yakama.com](mailto:jessica@yakama.com))'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick ([johnson@yakama.com](mailto:johnson@yakama.com))'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'helmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; Candi Blackford; 'Thalia Sachtleben ([enviroreview@yakama.com](mailto:enviroreview@yakama.com))'; 'Brian.Sayrs@doh.wa.gov'; [tribune@nkctribune.com](mailto:tribune@nkctribune.com); Holly Myers; Allison Kimball ([brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com)); [tribune@nkctribune.com](mailto:tribune@nkctribune.com); J Markell; Mike Johnston; Holmstrom, Rick; Prilucik, Jacob ([PrilucJ@wsdot.wa.gov](mailto:PrilucJ@wsdot.wa.gov)); 'pltlenihan@snopass.org'  
**Cc:** Doc Hansen  
**Subject:** Notice of Application: SP-14-00003 Sullivan

[SP-14-00003 Sullivan Short Plat In County Network](#)

[SP-14-00003 Sullivan Short Plat Out of County Network](#)

No SEPA Checklist was submitted with this application

Comment Period ends Monday, November 17, 2014.

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. Agencies outside of the county network may view the related documentation at the by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number or by opening the above link. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

Kaycee K Hathaway  
Kittitas County  
Community Development Services/ Planner I  
Phone: (509) 962-7079  
Email: [kaycee.hathaway@co.kittitas.wa.us](mailto:kaycee.hathaway@co.kittitas.wa.us)



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# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

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

September 25, 2014

Kaycee Hathaway  
Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Sullivan (SP-14-00003)

Dear Ms. Hathaway:

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

- The access/driveways for the properties to be created were not noted on the plans submitted. Any driveway greater than 150' in length shall be 16' in width. Driveways less than 150' shall be no less than 12' in width.
- The addresses shall be posted at the front of the property and easily visible from the road to emergency responders.
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- All future development must comply with the International Fire Code.

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

Sincerely,

Brenda Larsen  
Fire Marshal

## Kaycee Hathaway

---

**From:** Christina Wollman  
**Sent:** Friday, October 31, 2014 9:04 AM  
**To:** Kaycee Hathaway  
**Cc:** Holmstrom, Rick (HolmstR@wsdot.wa.gov); 'prilucj@wsdot.wa.gov'  
**Subject:** RE: Notice of Application: SP-14-00003 Sullivan

Hi Kaycee,

Please forward me a copy of WSDOT's comments after they are received so I can incorporate them into my conditions of approval.

*Christina Wollman, AICP CFM*

Planner III | Floodplain Manager  
[p] 509.962.7051 | [f] 509.962.7663

---

**From:** Kaycee Hathaway  
**Sent:** Friday, October 31, 2014 8:57 AM  
**To:** Brenda Larsen; 'Brent Renfrow ([Brent.Renfrow@dfw.wa.gov](mailto:Brent.Renfrow@dfw.wa.gov))'; Candie M. Leader; Christina Wollman; 'Cindy Preston ([cindy.preston@dnr.wa.gov](mailto: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](mailto:jorgenja@cwu.edu))'; 'Jessica Lally ([jessica@yakama.com](mailto:jessica@yakama.com))'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick ([johnson@yakama.com](mailto: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'; Candi Blackford; 'Thalia Sachtleben ([enviroreview@yakama.com](mailto:enviroreview@yakama.com))'; 'Brian.Says@doh.wa.gov'; [tribune@nkctribune.com](mailto:tribune@nkctribune.com); Holly Myers; Allison Kimball ([brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com)); [tribune@nkctribune.com](mailto:tribune@nkctribune.com); J Markell; Mike Johnston; Holmstrom, Rick; Prilucik, Jacob ([PrilucJ@wsdot.wa.gov](mailto:PrilucJ@wsdot.wa.gov)); 'pltlenihan@snopass.org'  
**Cc:** Doc Hansen  
**Subject:** Notice of Application: SP-14-00003 Sullivan

[SP-14-00003 Sullivan Short Plat In County Network](#)

[SP-14-00003 Sullivan Short Plat Out of County Network](#)

**No SEPA Checklist was submitted with this application**

**Comment Period ends Monday, November 17, 2014.**

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. Agencies outside of the county network may view the related documentation at the by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number or by opening the above link. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

Kaycee K Hathaway  
Kittitas County

Community Development Services/ Planner I

Phone: (509) 962-7079

Email: [kaycee.hathaway@co.kittitas.wa.us](mailto:kaycee.hathaway@co.kittitas.wa.us)

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## Memo

**To:** Kaycee Hathaway, CDS

**From:** Holly Myers, Environmental Health Supervisor

**Date:** 11/07/14

**RE:** SP-14-00003 Sullivan SP

Please use the following comments for this project:

It is our understanding from application documents that the project intends to use:

- Snoqualmie Pass Utility District for water and sewer services

Therefore; prior to final plat approval, KCPHD requires the applicant provide a signed letter of agreement between the public water system purveyor or official (Snoqualmie PUD group A Water System) and the land developer/owner granting the delivery of potable water for the entire development.

PLAT NOTES:

The final plat note shall include the following statement:

“The approval of this land division does not guarantee there is a legal right to withdraw ground water”



507 N. Nanum Street, St. 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/)



**Washington State  
Department of Transportation**

**Lynn Peterson**  
Secretary of Transportation

South Central Region  
2809 Rudkin Road  
Union Gap, WA 98903-1648  
509-577-1600 / FAX: 509-577-1603  
TTY: 1-800-833-6388  
[www.wsdot.wa.gov](http://www.wsdot.wa.gov)

November 10, 2014

RECEIVED

NOV 13 2014

KITTITAS COUNTY  
GDS

Kittitas County Development Services  
411 N. Ruby Street  
Ellensburg, WA 98926

Attention: Kaycee Hathaway, Planner

Subject: SP-14-00003 – Sullivan Revised Short Plat  
SR 906, milepost 1.03 left

We originally commented on this proposal in our letter dated September 24, 2014. After reviewing the revised plat, our original comments remain valid and we have nothing further.

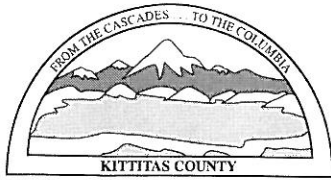
Thank you for the opportunity to review and comment on this proposal. If you have any questions, please contact me at (509) 577-1633.

Sincerely,

Rick Holmstrom  
Access Engineer

RH: jjp

cc: File #1, SR 906  
Terry Kukes, Area 1 Maintenance Superintendent



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Kaycee Hathaway, Community Development Services

FROM: Christina Wollman, Planner III *CW*

DATE: December 5, 2014

SUBJECT: Sullivan Short Plat SP-14-00003

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

1. Access: Access to this property is from SR 906. Comments from WSDOT require the applicant to contact Mark Kaiser to update the existing access permit. The access permit must be approved prior to final approval of the short plat.
2. Access Easement: Current road standards require a minimum 20' width driveway easement. A minimum of 30' is recommended in order to provide snow storage during the winter season.
3. 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.
4. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
5. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
6. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.