

## 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 14, 2015

Phoenix United Properties, LLP  
1302 Highway 28  
Ephrata, WA 98823

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

**RE: Transmittal of Comments – Sun Dog Short Plat (SP-14-00005)**

Dear Mr. Nelson:

Enclosed are the comments received regarding the Sun Dog Short Plat (SP-14-00005) during the comment period:

November 26, 2014  
November 19, 2014  
November 18, 2014  
November 14, 2014

Kittitas County Department of Public Works – Christina Wollman  
Washington State Department of Transportation – Rick Holmstrom  
Washington State Department of Ecology – Gwen Clear  
Kittitas County Department of Public Works – Christina Wollman

Please review all comments and notify me of any questions regarding this matter, I can be reached at (509) 962-7079, or by e-mail at [kaycee.hathaway@co.kittitas.wa.us](mailto:kaycee.hathaway@co.kittitas.wa.us). I will be issuing a decision based in part on the comments received.

Sincerely,

  
Kaycee K Hathaway  
Staff Planner

## Kaycee Hathaway

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**From:** Christina Wollman  
**Sent:** Wednesday, November 26, 2014 11:52 AM  
**To:** Kaycee Hathaway  
**Cc:** Dave Nelson  
**Subject:** Sun Dog Short Plat

Hi Kaycee,

I have requested additional information from the applicant regarding the Sun Dog Short Plat. The issue is that during review of the original Take Five Plat, access to the lots was identified by the surveyor as roads D and H, which are 60' easements. This was acceptable.

Today, if you look at aerial photos it looks like there are building sites and driveways coming off road F, which is only a 40' wide easement. The average lot size in this development is greater than 5 acres and a 60' easement is required.

I just spoke with Dave and he is going to talk with the applicant.

Thanks,

*Christina Wollman, AICP CFM*

Planner III | Floodplain Manager  
Kittitas County Department of Public Works | Flood Control Zone District  
411 N Ruby St, Suite 1 Ellensburg WA 98926 [p] 509.962.7051 | [f] 509.962.7663

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## Kaycee Hathaway

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**From:** Prilucik, Jacob <PrilucJ@wsdot.wa.gov>  
**Sent:** Wednesday, November 19, 2014 1:36 PM  
**To:** Kaycee Hathaway  
**Subject:** RE: Notice of Application: SP-14-00005 Sun Dog  
**Attachments:** 201411191317.pdf

Kaycee,

Our comment letter regarding the above mentioned short plat is attached and a hard copy is in the US mail. Let me know if you have any questions, thanks.

**Jacob Prilucik**

(509) 577-1635 – [priluci@wsdot.wa.gov](mailto:priluci@wsdot.wa.gov)

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

**Sent:** Tuesday, November 04, 2014 10:56 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.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

**Cc:** Doc Hansen; 'Dave Nelson'; Ginger Weiser ([GWeiser@EncompassES.net](mailto:GWeiser@EncompassES.net)); [joe.whalen@unitedrightofway.com](mailto:joe.whalen@unitedrightofway.com)

**Subject:** Notice of Application: SP-14-00005 Sun Dog

[SP-14-00005 Sun Dog Short Plat In County Network](#)

[SP-14-00005 Sun Dog Short Plat Out of County Network](#)

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

**Comment Period ends Wednesday, November 19, 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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**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 19, 2014

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

Attention: Kaycee Hathaway, Planner

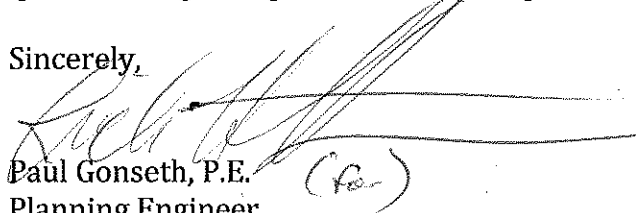
Subject: SP-14-00005 – Sun Dog Short Plat  
SR 821 vicinity, milepost 8.1 Right

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

The subject property is adjacent to State Route 821 (SR 821), a managed access Class 3 facility with a posted speed limit of 45 miles per hour. The property has access via two permitted approaches at mileposts 7.67 right (Burbank Creek Road) and 8.27 right (Roza View Drive). No further improvements to these approaches are required.

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

Sincerely,

  
Paul Gonseth, P.E.  
Planning Engineer

PG: rh/jjp

cc: SR 821, File #2  
Les Turnley, Area 2 Maintenance Superintendent



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

November 14, 2014



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

Re: SP-14-00005

Dear Ms. Hathaway:

Thank you for the opportunity to comment on the short subdivision of approximately 20.76 acres into 4 lots, proposed by Phoenix United Properties, LLP. 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. There was no SEPA checklist submitted and therefore not enough sufficient information to evaluate water availability or the adequacy of water rights.

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

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## Kaycee Hathaway

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**From:** Christina Wollman  
**Sent:** Friday, November 14, 2014 4:18 PM  
**To:** Kaycee Hathaway  
**Subject:** RE: Notice of Application: SP-14-00005 Sun Dog

Hi Kaycee,

I need a transportation concurrency application for this short plat. Do you have it? If not, could you ask Encompass to send one?

Also, I will be unable to provide comments prior to the 19<sup>th</sup>. I'll get them to you the next week.

Thanks,

*Christina Wollman, AICP CFM*

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

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**Cc:** Doc Hansen; 'Dave Nelson'; Ginger Weiser ([GWeiser@EncompassES.net](mailto:GWeiser@EncompassES.net)); [joe.whalen@unitedrightofway.com](mailto:joe.whalen@unitedrightofway.com)  
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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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