

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"

April 5, 2016

Encompass Engineering
407 Swiftwater Blvd
Cle Elum, WA 98922

RE: Nelson Agriculture Short Plat, SP-15-00010

Dear Applicant,

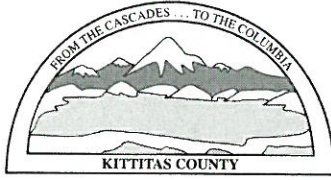
Enclosed are the comments received regarding the Nelson Agriculture Short Plat (SP-15-00010):

March 21, 2016	Kittitas County Department of Public Works – Kelly Bacon
March 18, 2016	Washington State Department of Ecology – Gwen Clear
March 17, 2016	Kittitas County Department of Public Health – Holly Myers
March 15, 2016	Kittitas Reclamation District – Keli Bender
March 7, 2016	Kittitas County Fire Marshal – Brenda Larsen
March 4, 2016	Kittitas Valley Fire and Rescue – Rich Elliot

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

Sincerely,

Kaycee Hathaway
Staff Planner



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Kelly Bacon, Engineer Technician I *KB*

DATE: March 21, 2016

SUBJECT: JN Agricultural Short Plat SP-15-00010

The following shall be conditions of preliminary approval:

1. Transportation Concurrency Application: Needs to be submitted to Public Works.
2. Neighboring Property Access: Easements for access across lot 2, for parcels 047736, 334434 and 344434, need to be documented on the face of the short plat.
3. 100 year floodplain: 100 year floodplain located on westerly portion of lot 2, needs to be shown on the face of the short plat.
4. Driveways: A driveway shall serve no more than two tax parcels. See Kittitas County Road Standards, 12/15/15 edition.
 - a. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
 - b. Maximum grade shall be 15%.
 - c. Crushed surface depth per WSDOT standards.
 - d. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements.
5. Plat Notes: Plat notes shall reflect the following:
 - a. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - b. An approved access permit will be required from the Department of PublicWorks prior to creating any new driveway access or performing work within the county road right-of-way.

- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - d. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation
6. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED
This ____ day of ____, A.D., 20__.

Kittitas County Engineer

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
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

March 18, 2016

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

Re: SP-15-00010

Dear Ms. Hathaway:

Thank you for the opportunity to comment on the short subdivision of approximately 59.7 acres into 3 lots, proposed by Joan Nelson. We have reviewed the application and have the following comments.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

It appears as though the 6.38 acre lot (not part of this subdivision?) on the west side of Wilson Creek Road may consist entirely of a riparian wetland area or its buffer. Lots which are unbuildable should not be created, unless they are purposefully set aside as open space and designated as unbuildable. The creation of new fields or agricultural activities within wetlands may trigger state and federal permit requirements before activities are begun.

If development will be proposed for lot 2, a wetland delineation should be completed to assure that placement of new building envelopes and new access roads will not occur within critical areas or their buffers. Lots should be designed which do not require intrusion into wetland areas or their required buffers zones for access or infrastructure (wells and utilities, etc.) and buildings. The National Wetland inventory maps may not show the full extent of wetlands or their exact location.

Waterways which drain or carry irrigation waters which were constructed within hydric soils (wetlands) may also be of concern to state and federal authorities and work within them may require permits. This parcel and adjacent parcels has been so altered by ditching that it is not clear where floodwaters flow or where the main Wilson Creek channel is located.

It appears that the wrong critical areas checklist may have been posted in the file for this project on the County website

Below is a map with some potential wetland areas (outlined in yellow) and streams (shown with a blue line) that are not identified on the NWI maps. There may be other areas of concern on site as well. For instance, there is a linear area in lot 2 through which flood flows may travel which could meet the requirements to be designated a stream or wetland. Any impacts to wetlands should be mitigated.



Ms. Hathaway
March 18, 2016
Page 2

If you have any questions or would like to respond to these Shorelands/Environmental Assistance comments, please contact **Catherine Reed** at (509) 575-2616 or email at catherine.reed@ecy.wa.gov .

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

5239





Subdivision PH Comments

To: Kaycee Hathaway

From: Holly Myers, Environmental Health Supervisor

Date: 03/17/2016

RE: SP-15-00010 Nelson Agriculture

Thank you for the opportunity to comment on the above mentioned project regarding compliance with Kittitas County Public Health requirements. The following items must be addressed *prior to final plat approval*: Proof of water adequacy includes a well log or 4 hour draw down test and a mitigation certificate for each proposed lot. Site evaluations for Onsite Septic Systems must be completed at the frequency of one soil log per lot. (KCC 13.04.090 (1(f))).

Specific Conditions:

The current drawings do not include existing wells properly marked with clear setback measurements from structures, septic system components and boundary lines.

Unless every lot has existing septic and domestic water put to use at present, a soil log must be scheduled and completed for each lot and proof of water mitigation must be provided for lot.

CODE REFERENCE:

WATER

All persons who are making applications for land use including, but not limited to, short plats must comply with KCC Chapter 13.35.027 per KCC Chapter 13.35.020 Adequate Water Supply Determination.

Chapter 13.35.027

1. All new uses of ground water shall require either:
 - 1) A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
 - 2) An adequate water right for the proposed new use; or

- 3) A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. No new use to which this chapter is applicable shall be approved without one of these required submissions.
2. All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in [WAC 173-539A-030](#) and otherwise demonstrate how the proposed new use will not violate [RCW 90.44.050](#) as currently existing or hereafter amended.
3. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under [Title 18 KCC](#).

WELL LOCATION

All wells must meet the distance requirement of 50 feet from the property line, 50 feet from the septic tank and 100 feet from the drain field as per **Kittitas County Critical Areas Ordinance 17A.08.25, and KCC Chapter 13**. If existing wells do not meet the setback requirement from property lines, the two adjoining parcels nearest the well must enter into a legal, shared well-users agreement.

ON SITE SEWAGE

KCC 16.20.030 Existing conditions – (7) Except for administrative segregations, one soil log shall be performed and information recorded for each lot within the proposed subdivision. Soil logs shall be in accordance with WAC 246.272A.

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 final plat approval.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, it is recommended that soil logs be conducted early in the plat planning process.

REQUIRED PLAT SIGNATURE BLOCK

16.24.210 Certificate of county health officer.

A note on any approved plat shall contain the following note: **I hereby certify that the plat has been examined and conforms with current Kittitas County Code Chapter 13.**

Dated this day of , A.D., 20 .
Kittitas County Health Officer

(Ord. 2014-015, 2014; Ord. 2005-31, 2005)

REQUIRED PLAT NOTES

16.12.020 Unless otherwise specified, information required below may be placed on either sheet one or subsequent sheets or on all sheets as necessary. (9) A statement regarding the contemplated sewage disposal, potable water supply, and drainage improvements for the proposed subdivision.

Additional required plat notes:

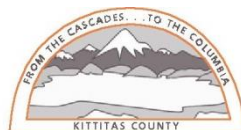
Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.

All new uses of water must comply with Kittitas County Code Chapter 13.35.027.

Sincerely,



Holly Myers, Environmental Health Supervisor



507 N. Nanum St. Suite. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

www.co.kittitas.wa.us/health/

Kaycee Hathaway

From: Keli Bender <krd.keli@fairpoint.net>
Sent: Tuesday, March 15, 2016 8:53 AM
To: Kaycee Hathaway
Subject: Re: SP-15-00010 Nelson: Notice of Application

Follow Up Flag: Follow up
Flag Status: Flagged

On 3/4/2016 10:24 AM, Kaycee Hathaway wrote:

NOTICE OF

APPLICATION

Nelson Agriculture
(SP-15-00010)

Notice of Application: March 4, 2016
Application Received: December 31, 2015
Application Complete: February 22, 2016
Publication Date: March 4, 2016

Project Name (File Number): SP-15-00010 Nelson Agriculture
Applicant: Joan Nelson, landowner

Location: located north of the City of Ellensburg at 2546 Robbins Road, in a portion of Section 17, T18N, R19E, WM in Kittitas County, bearing Assessor's map number 18-19-17000-0012.

Proposal: Joan Nelson, landowner, has submitted a preliminary agriculture short plat application to subdivide approximately 59.7 acres into 3 lots; Lot 1 6.0 acres, Lot 44.11 acres, Lot 3 8.92 acres. 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 Monday, March 21, 2016. 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 \$780.

Designated Permit Coordinator (staff contact): Kaycee K Hathaway, Staff Planner: (509) 962-7506; email at kaycee.hathaway@co.kittitas.wa.us

Kaycee K Hathaway

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

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

Good morning,
KRD General Guidelines will need to be met prior to approval of this project. Let me know if you need anything further.
Keli Bender



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

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

March 7, 2016

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

Re: Nelson (SP-15-00010)

Dear:

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

- The driveway(s) for any new lot must comply with Kittitas County Code, i.e. any driveway greater in length than 150' shall be no less than 16 feet in width.
- The addresses shall be posted at the front of the property and easily visible from the road to emergency responders.
- Any new structures or substantial development to existing structures will require compliance with the Wildland Urban Interface Code.
- 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: Rich Elliott <elliotttr@kvfr.org>
Sent: Friday, March 04, 2016 11:12 AM
To: Kaycee Hathaway
Subject: FW: SP-15-00010 Nelson: Notice of Application

Follow Up Flag: Follow up
Flag Status: Flagged

Appendix D - sorry

From: Rich Elliott
Sent: Friday, March 04, 2016 11:00 AM
To: 'Kaycee Hathaway'
Cc: seemillerj@kvfr.org; sinclairj@kvfr.org; Brenda Larsen; 'Josh Hink'
Subject: RE: SP-15-00010 Nelson: Notice of Application

KVFR has the following feedback on the proposed short plat:

1. When/if building permits are issued, all access should comply with Appendix of the current fire code.
2. Address(es) to all buildings should be visible from both directions of travel on Robbins Road.
3. This property is located fairly close to an infrequently used volunteer fire station and an extended distance from staffed stations. Future occupants would benefit from fire sprinkler installation.

From: Kaycee Hathaway [<mailto:kaycee.hathaway@co.kittitas.wa.us>]
Sent: Friday, March 04, 2016 10:24 AM
To: Brenda Larsen; Josh Hink; Kim Dawson; Lisa Iammarino; Holly Myers; Kelly Bacon; Candie M. Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'gcle461@ecy.wa.gov'; 'craj461@ecy.wa.gov'; 'Brent.Renfrow@dfw.wa.gov'; 'Scott.Downes@dfw.wa.gov'; 'Jennifer.Nelson@dfw.wa.gov'; 'jorgenja@cwu.edu'; 'nelmsk@cwu.edu'; Michael Flory; Lou Whitford; Amber Green; Steph Mifflin; 'russell.mau@doh.wa.gov'; 'ben.serr@doh.wa.gov'; Rich Elliott; krd.keli@fairpoint.net
Cc: 'davepeterson@betterproperties.com'; Marc Kirkpatrick; Ginger Weiser (GWeiser@EncompassES.net); Doc Hansen
Subject: SP-15-00010 Nelson: Notice of Application

NOTICE OF

APPLICATION

Nelson Agriculture
(SP-15-00010)

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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

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.

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