



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 31, 2018

Ron & Sonja Mitchell
1351 Naneum Rd
Ellensburg, WA 98926
Ron.midstateaviation@fairpoint.net

RE: Transmittal of Comments – Mitchell Short Plat (SP-17-00003)

Dear Mr. and Mrs. Mitchell,

Enclosed are the comments received regarding the Brownlee Short Plat (SP-16-00004) during the comment period:

January 8, 2018	Kittitas Valley Fire and Rescue – Joe Seemiller
January 8, 2018	City of Ellensburg Utility – Julie Coppock (No Comment)
January 8, 2018	Dept. of Health Office of Drinking Water – Russell Mau
January 8, 2018	City of Ellensburg CDS – Laura Wilson (No Comment)
January 12, 2018	Kittitas County Department of Public Health– Holly Erdman
January 19, 2018	Department of Ecology – Lori White, Glen Clear
January 23, 2018	Kittitas County Public Works – Justin Turnbull
January 23, 2018	Kittitas County Public Works – Kelly Bacon
January 24, 2018	Department of Fish and Wildlife – Jennifer Nelson

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

Sincerely,

Chelsea Benner
Staff Planner

cc: Chris Cruse

via email

Chelsea Benner

From: Rich Elliott <elliotttr@kvfr.org>
Sent: Monday, January 08, 2018 10:58 AM
To: Chelsea Benner
Cc: Joe Seemiller; Josh Hink; John Sinclair
Subject: RE: SP-17-00003 Mitchell Short Plat, Request for comments

Follow Up Flag: Follow up
Flag Status: Flagged

KVFR has the following comments:

1. Access to all parcels compliant with Appendix D of the current IFC when building permits are issued.
2. Addressing to all structures clearly visible from the road – both directions.
3. WUI code compliance matching IR zone designation for all structures.

From: Chelsea Benner [mailto:chelsea.benner@co.kittitas.wa.us]
Sent: Monday, January 08, 2018 10:29 AM
To: Patti Johnson; Lisa Lawrence; Holly Erdman; Josh Hink; Kelly Bacon; Mark Cook; Candie Leader; Rebecca Stratis; Kelly Bacon; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'Gary.Graff@ecy.wa.gov'; 'Brent.Renfrow@dfw.wa.gov'; 'Scott.Downes@dfw.wa.gov'; 'Jennifer.Nelson@dfw.wa.gov'; 'sepa@dahp.wa.gov'; 'Gretchen.Kaehler@DAHP.wa'; 'russell.mau@doh.wa.gov'; 'ben.serr@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; Rich Elliott; 'krd.keli@fairpoint.net'; Dr. Paul Farris, Ellensburg School District; 'fwalker@eburg.wednet.edu'; Public Works; Community Development; Beth Leader
Subject: SP-17-00003 Mitchell Short Plat, Request for comments

Hello,

CDS is requesting comment from any interested parties regarding the Short Plat application SP-17-00002 Sinclair. Below are informational links for county and outside of county agencies. The comment deadline is January 3, 2018. Thank you.

[Kittitas County Link](#)

[Outside County Link](#)

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

Chelsea Benner

From: Julie Coppock <coppockj@ci.ellensburg.wa.us>
Sent: Monday, January 08, 2018 3:53 PM
To: Chelsea Benner
Subject: RE: SP-17-00003 Mitchell Short Plat, Request for comments

Follow Up Flag: Follow up
Flag Status: Flagged

The City of Ellensburg Electric Utility does not have any comments regarding this Mitchell short plat since the properties are beyond our service territory, outside the City limits and outside the UGA.

Thank you,

Julie Coppock

Light Engineering Specialist | City of Ellensburg
501 N Anderson St | Ellensburg, WA 98926
Office: 509-925-8630 | Fax: 509-925-8662
www.ci.ellensburg.wa.us
coppockj@ci.ellensburg.wa.us

From: Chelsea Benner [mailto:chelsea.benner@co.kittitas.wa.us]
Sent: Monday, January 08, 2018 11:53 AM
To: Patti Johnson; Lisa Lawrence; Holly Erdman; Josh Hink; Kelly Bacon; Mark Cook; Candie Leader; Rebecca Stratis; Kelly Bacon; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'Gary.Graff@ecy.wa.gov'; 'Brent.Renfrow@dfw.wa.gov'; 'Scott.Downes@dfw.wa.gov'; 'Jennifer.Nelson@dfw.wa.gov'; 'sepa@dahp.wa.gov'; 'Gretchen.Kaehler@DAHP.wa'; 'russell.mau@doh.wa.gov'; 'ben.serr@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; Rich Elliott; 'krd.keli@fairpoint.net'; Dr. Paul Farris, Ellensburg School District; 'fwalker@eburg.wednet.edu'; Public Works; Community Development; Beth Leader
Subject: FW: SP-17-00003 Mitchell Short Plat, Request for comments

Hello,
Comments for the Mitchell Short plat are due by January 24th, 2018. I apologize for the confusion.
Thank you,

Chelsea Benner

Planner I
Kittitas County Community Development Services
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(p) 509-962-7506 (f) 509-962-7682
chelsea.benner@co.kittitas.wa.us

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Sent: Monday, January 08, 2018 10:29 AM
To: Patti Johnson; Lisa Lawrence; Holly Erdman; Josh Hink; Kelly Bacon; Mark Cook; Candie Leader; Rebecca Stratis; Kelly Bacon; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'Gary.Graff@ecy.wa.gov';

'Brent.Renfrow@dfw.wa.gov'; 'Scott.Downes@dfw.wa.gov'; 'Jennifer.Nelson@dfw.wa.gov'; 'sepa@dahp.wa.gov';
'Gretchen.Kaehler@DAHP.wa'; 'russell.mau@doh.wa.gov'; 'ben.serr@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov';
'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; RichElliott; 'krd.keli@fairpoint.net'; Dr. Paul Farris, Ellensburg School
District; 'fwalker@eburg.wednet.edu'; 'pubworks@ci.ellensburg.wa.us'; 'comdev@ci.ellensburg.wa.us';
'energyservices@ci.ellensburg.wa.us'

Subject: SP-17-00003 Mitchell Short Plat, Request for comments

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message id: 38eb45916c6dcbdac24bb8719d004a14

Chelsea Benner

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Monday, January 08, 2018 10:46 AM
To: Chelsea Benner
Cc: Holly Erdman; Smits, Brenda M (DOH); Benson, Richard (DOH); Tristen Lamb
Subject: RE: SP-17-00003 Mitchell Short Plat, Request for comments

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Benner:

DOH ODW (Department of Health Office of Drinking Water) has a concern regarding some of the language provided in the application:

“... with individual and/or shared wells ...”

This a single “project” and requires a Group B water system to serve the three parcels, at that time that all three parcels develop and require drinking water.

Thanks,

Russell Mau
Regional Engineer
DOH ODW
509-329-2116

From: Chelsea Benner [mailto:chelsea.benner@co.kittitas.wa.us]
Sent: Monday, January 8, 2018 10:29 AM
To: Patti Johnson <patti.johnson@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Josh Hink <josh.hink@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Mark Cook <mark.cook@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Rebecca Stratis <rebecca.stratis@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; Graff, Gary (ECY) <GAGR461@ECY.WA.GOV>; Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; 'Gretchen.Kaehler@DAHP.wa' <Gretchen.Kaehler@DAHP.wa>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; 'ben.serr@doh.wa.gov' <ben.serr@doh.wa.gov>; Kennedy, Becky (DNR) <Becky.Kennedy@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; RichElliott <elliott@kvfr.org>; 'krd.keli@fairpoint.net' <krd.keli@fairpoint.net>; Dr. Paul Farris, Ellensburg School District <pfarris@eburg.wednet.edu>; 'fwalker@eburg.wednet.edu' <fwalker@eburg.wednet.edu>; 'pubworks@ci.ellensburg.wa.us' <pubworks@ci.ellensburg.wa.us>; 'comdev@ci.ellensburg.wa.us' <comdev@ci.ellensburg.wa.us>; 'energyservices@ci.ellensburg.wa.us' <energyservices@ci.ellensburg.wa.us>
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Chelsea Benner

From: Community Development <comdev@ci.ellensburg.wa.us>
Sent: Monday, January 08, 2018 10:52 AM
To: Chelsea Benner
Subject: RE: SP-17-00003 Mitchell Short Plat, Request for comments

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you Chelsea. City of Ellensburg Community Development does not have any comments.

Laura Wilson
(509)962-7231
wilsonl@ci.ellensburg.wa.us

From: Chelsea Benner [mailto:chelsea.benner@co.kittitas.wa.us]
Sent: Monday, January 8, 2018 10:29 AM
To: Patti Johnson <patti.johnson@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Josh Hink <josh.hink@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Mark Cook <mark.cook@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Rebecca Stratis <rebecca.stratis@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'separegister@ecy.wa.gov' <separegister@ecy.wa.gov>; 'sepaunit@ecy.wa.gov' <sepaunit@ecy.wa.gov>; 'gcle461@ecy.wa.gov' <gcle461@ecy.wa.gov>; 'Gary.Graff@ecy.wa.gov' <Gary.Graff@ecy.wa.gov>; 'Brent.Renfrow@dfw.wa.gov' <Brent.Renfrow@dfw.wa.gov>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; 'Jennifer.Nelson@dfw.wa.gov' <Jennifer.Nelson@dfw.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'Gretchen.Kaehler@DAHP.wa' <Gretchen.Kaehler@DAHP.wa>; 'russell.mau@doh.wa.gov' <russell.mau@doh.wa.gov>; 'ben.serr@doh.wa.gov' <ben.serr@doh.wa.gov>; 'becky.kennedy@dnr.wa.gov' <becky.kennedy@dnr.wa.gov>; 'cindy.preston@dnr.wa.gov' <cindy.preston@dnr.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; Rich Elliott <elliott@kvfr.org>; 'krd.keli@fairpoint.net' <krd.keli@fairpoint.net>; Dr. Paul Farris, Ellensburg School District <pfarris@eburg.wednet.edu>; 'fwalker@eburg.wednet.edu' <fwalker@eburg.wednet.edu>; Public Works <pubworks@ci.ellensburg.wa.us>; Community Development <comdev@ci.ellensburg.wa.us>; Beth Leader <leaderb@ci.ellensburg.wa.us>
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message id: 38eb45916c6dcbdac24bb8719d004a14



Subdivision PH Comments

To: Chelsea Benner

From: Holly Erdman, Environmental Health Specialist

Date: 01/12/2018

RE: Mitchell SP-17-00003

Thank you for the opportunity to comment on the above mentioned short plat regarding water and septic requirements to comply with Kittitas County Public Health requirements. The following items must be addressed *prior to preliminary 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 related to this project include: NA

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](#).



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)

Sincerely,

Holly Erdman

Environmental Health Specialist



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

January 19, 2018

Chelsea Benner
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: SP-17-00003

Dear Ms. Benner:

Thank you for the opportunity to comment on the short subdivision of approximately 123.87 acres into 3 lots, proposed by Cruse and Associates for Basil Sinclair. We have reviewed the application and have the following comments.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

The actual subdividing of the parcel will not result in impacts; however, building on the parcel could produce streams, stream buffer, wetland and wetland buffer impacts. Three unnamed tributary streams, Naneum Creek, and potential wetland habitat exists on and/or adjacent to the parcel.

Naneum Creek is regulated under Kittitas County's Shoreline Master Program and has a rural conservancy environmental designation, which requires a 100' vegetation buffer extending landward of the ordinary high water mark (OHWM). Buffers along the remaining three streams will need to be determined per the stream type, found within Kittitas County Code 17A.07.010. Each stream should be properly typed, OHWM established, and buffer widths determined by a qualified professional prior to any construction activities.

Hydrologic signatures and vegetation shifts are most heavily noted in the SE corner between two of the tributary streams. Additional areas of interest occur scattered around the streams. A formal wetland delineation and rating should be conducted by a qualified professional prior to any construction activities to determine wetland locations, wetland category, and buffer requirements.

Identifying the stream, wetland, and buffer habitats and locations prior to platting can help determine the amount of buildable area present. The information should be provided within a report and submitted to the County and the Department of Ecology for review.



Ms. Benner
January 19, 2018
Page 2

Impacts to shoreland habitats should be avoided and minimized to the greatest extent possible.

In the event impacts to stream, wetland, and/or buffer habitat are unavoidable a mitigation plan would be required.

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

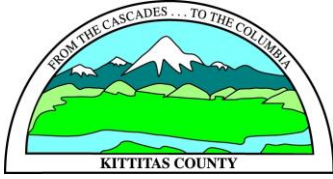
WATER QUALITY

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 **Lloyd Stevens, Jr.** with the Department of Ecology, (509) 574-3991, with questions about this permit.

Sincerely,




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



KITTITAS COUNTY

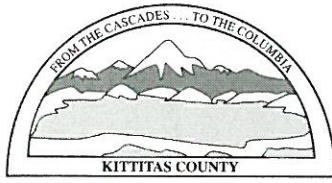
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Justin Turnbull, County Surveyor 
DATE: January 23, 2018
SUBJECT: County Survey Review of Short Plat 17-00003 (Naneum Rd)
(CDS refers to this as 17-00003 Mitchell)

Required Changes

1. No Lot closures provided as part of the submittal, please provide prior to final approval.
2. No Title report included as part of the submittal, please provide prior to final approval.
3. Where elevations or contours are shown, a note stating the vertical datum used is required. If the elevations are assumed, a benchmark (or solid unmistakable feature), with elevation shown shall be noted on the face of the map.



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Kelly Bacon, Engineer Technician I *KB*
DATE: January 23, 2018
SUBJECT: Mitchell Short Plat SP-17-00003 *B*

The following shall be conditions of preliminary approval:

1. Access to Lot 1B: A 30' Joint Access easement for lot 1B and tax parcel 30936 to be shown on the face of the short plat.
2. 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.
3. Plat Notes: Plat notes shall reflect the following:
 - a. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - b. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - d. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation

Page 1 of 2

4. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED

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

Kittitas County Engineer

5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
7. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
8. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
9. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
10. 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 FISH AND WILDLIFE

South Central Region • Ellensburg District Office • 201 N. Pearl St, Ellensburg, WA 98926
Telephone: (509) 962-3421 • Fax: (509) 575-2474

January 24, 2018

Chelsea Benner
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926

RE: WDFW comments on SP-17-00003 Mitchell Short Plat along the Ferguson Branch of Naneum Creek

Dear Ms. Benner,

Thank you for the opportunity to comment on the proposed short plat (SP-17-00003 Mitchell) to divide the existing parcel into three lots. Naneum Creek flows southerly toward the western property boundary and the Ferguson Branch of Naneum Creek flows southerly through proposed lots 1B and 1C. The Washington Department of Fish and Wildlife's (WDFW) primary concern with this proposal is to protect the fish and wildlife habitat and other critical area functions associated with Naneum Creek and the Ferguson Branch.

Naneum Creek and the Ferguson Branch both flow year round and are fish bearing streams. We have included a series of images showing the streams and their relation to the property. Both streams are important for conveying irrigation water deliveries as well as providing miles of fish habitat and flow conveyance during periods of high flow. Natural floodplain processes and meandering streams are not only good for fish and fish habitat, but also reduce velocities and therefore reduce flood impacts during high flow events. The riparian vegetation along Naneum Creek and the Ferguson Branch provide habitat for fish and wildlife and help to stabilize the stream banks, slow and store flood waters, and protect water quality. Maintaining or improving the function of the riparian areas associated with Naneum Creek and the Ferguson Branch will not only improve fish and wildlife habitat, but it will help moderate flooding on this property and downstream properties.

Review of the County's LIDAR data and aerial photos clearly show that the Ferguson Branch is one part of Naneum Creek's broad alluvial fan. Flows from Naneum Creek are distributed across this alluvial fan (and through the Mitchell Property) during all seasons and on this property, Ferguson Branch actually has two channels. The Ferguson Branch can convey the majority of Naneum Creek's flows in this reach, overwhelming Cascade Canal and resulting in Naneum/Ferguson waters spilling into Coleman Creek. The draft flood models associated with the County's Wilson/Naneum/Cherry Watershed Assessment also represent both Ferguson Branch channels as active during the two year (approximate bankfull event) and 100 year flood

events (see attachment). As currently proposed, parcels 1B and especially 1C look to have extremely limited future buildable areas if proper critical area protections are applied for 1) wetlands, 2) geological hazards (alluvial fans, channel migration zones), 3) frequently flooded areas, or 4) fish and wildlife habitat conservation areas (streams, riparian areas).

As part of the short plat process, future building and septic locations should be considered such that these critical areas can be protected and to protect new infrastructure and help ensure public safety. At least four of five critical areas are likely present on the property that do not seem to be represented in the Master File for this proposed short plat.

We believe lot 1C may not have a future building site that will not be at risk of flood damage and that will protect critical area functions associated with the Ferguson Branch. We recommend a reconfiguration of the proposed lots to ensure a non-buildable lot is not created with this process. Please ensure approval of this short plat will provide adequate protection to the Ferguson Branch and the critical areas associated with it into the future.

We appreciate the opportunity to comment and work with the proponents to meet their needs. Please feel free to contact me at (509) 962-3421 or Jennifer.nelson@dfw.wa.gov if you have any questions about these comments.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson". The signature is written in black ink and is positioned above the typed name and title.

Jennifer Nelson
Area Habitat Biologist

VICINITY MAP



NANEUM ROAD SHORT PLAT
PART OF SECTION 33, T. 18 N., R. 19 E., W.M.
KITITAS COUNTY, WASHINGTON



SP-17-



(IN FEET)
1 inch = 200 ft.

LEGEND

-
-
-
-
-

X	X	
X	X	

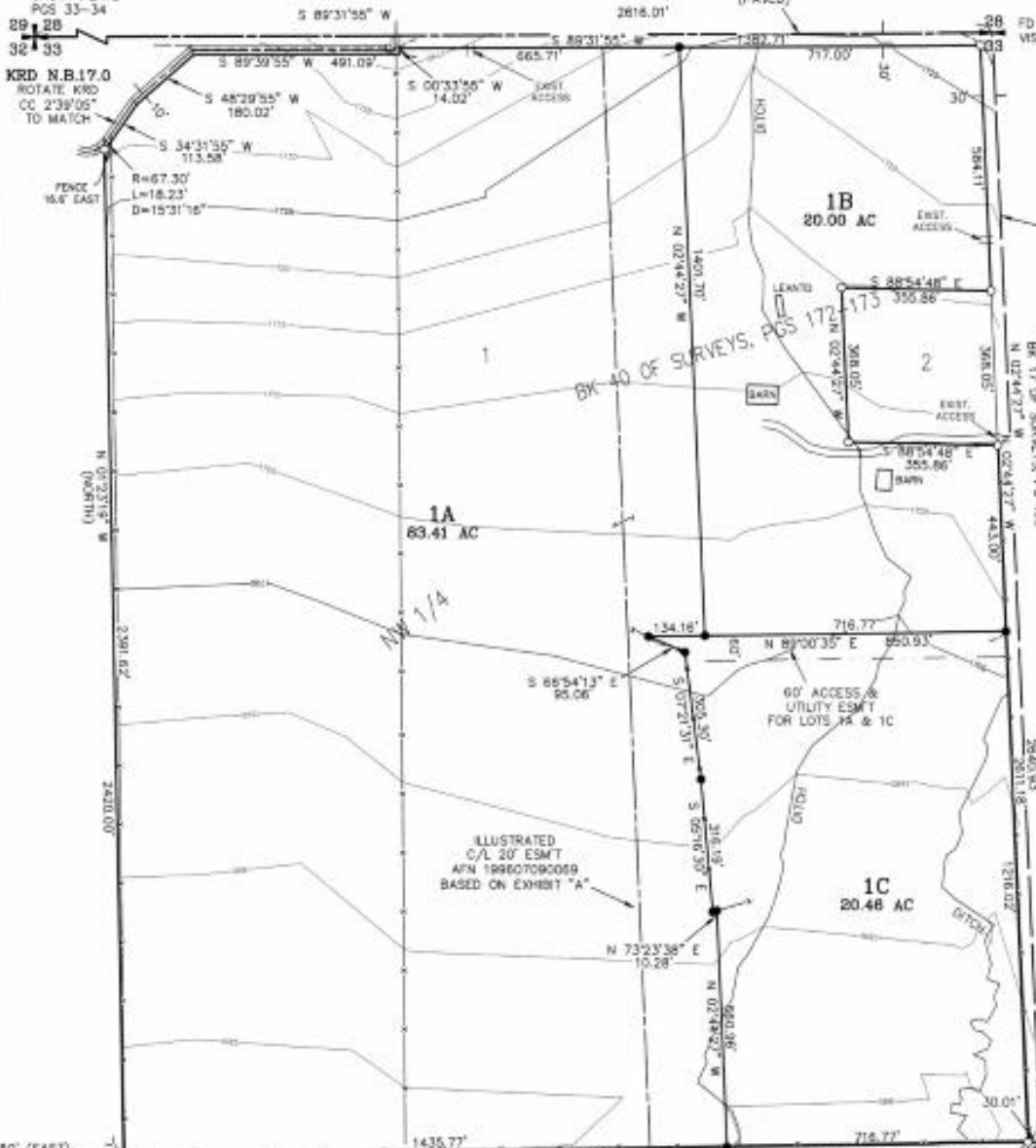
FD 5/8" REBAR
VISITED 10/16
SEE BK C OF
SHORT PLATS
PGS 33-34

KRD N.B.17.0
ROTATE KRD
CC 2'39"05"
TO MATCH

C/L 60' GAME FARM COUNTY ROAD R/W
(PAVED)

FD 1.5" ALUM CAP
VISITED 10/17

C/L 60' NANEUM COUNTY ROAD R/W
(PAVED)



ILLUSTRATED
C/L 20' ESMT
AFN 199607090089
BASED ON EXHIBIT "A"

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2018, at _____ M., in Book L of Short Plat
or page(s) _____ of the request of Cruse & Associates.
RECEIVING NO. _____

JERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map constitutes a true and correct copy of the survey made by me or
under my direction in compliance with the requirements
of the Survey Recording Act of the request of
RON & SONJA MITCHELL in AUGUST of 2017.

Christopher C. Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36515
12/11/2017



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 969
Ellensburg, WA 98926 (509) 962-8242
NANEUM ROAD SHORT PLAT

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____
A.D., 201__

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE PLAT HAS BEEN
EXAMINED AND CONFORMS WITH CURRENT KITITAS
COUNTY CODE CHAPTER 13.
DATED THIS _____ DAY OF _____ A.D., 201__

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE NANEUM ROAD SHORT
PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT
CONFORMS TO THE COMPREHENSIVE PLAN OF THE
KITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 201__

CERTIFICATE OF KITITAS 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.
PARCEL NO. 814934
DATED THIS _____ DAY OF _____ A.D., 201__

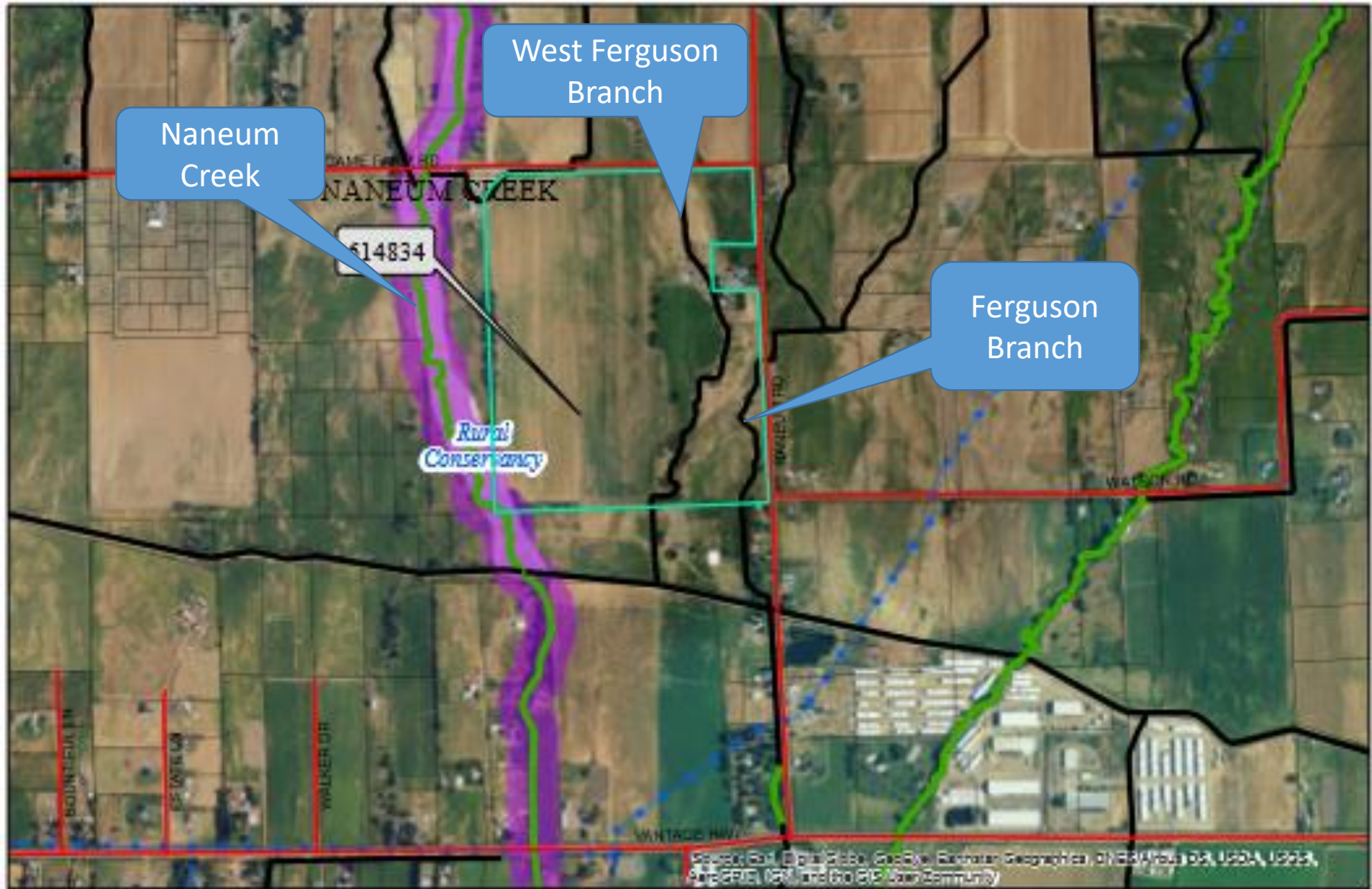
NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: RON & SONJA MITCHELL
ADDRESS: 1351 NANEUM ROAD
ELLENSBURG, WA 98926
PHONE: (509) 962-9057
EXISTING ZONE: AG-20
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
STORM WATER: NO IMPROVEMENTS FOR THIS APP.
NOTH AND TYPE OF ACCESS: COUNTY ROAD R/W
NO. OF SHORT PLATTED LOTS: THREE (3)
SCALE: 1" = 200'

SUBMITTED ON _____
AUTOMATIC APPROVAL DATE _____
RETURNED FOR CAUSE DATE _____

32 495.50' (EAST)
FD 5/8\"/>

N 89°00'35" E 1435.77' 2152.54' 2678.06'

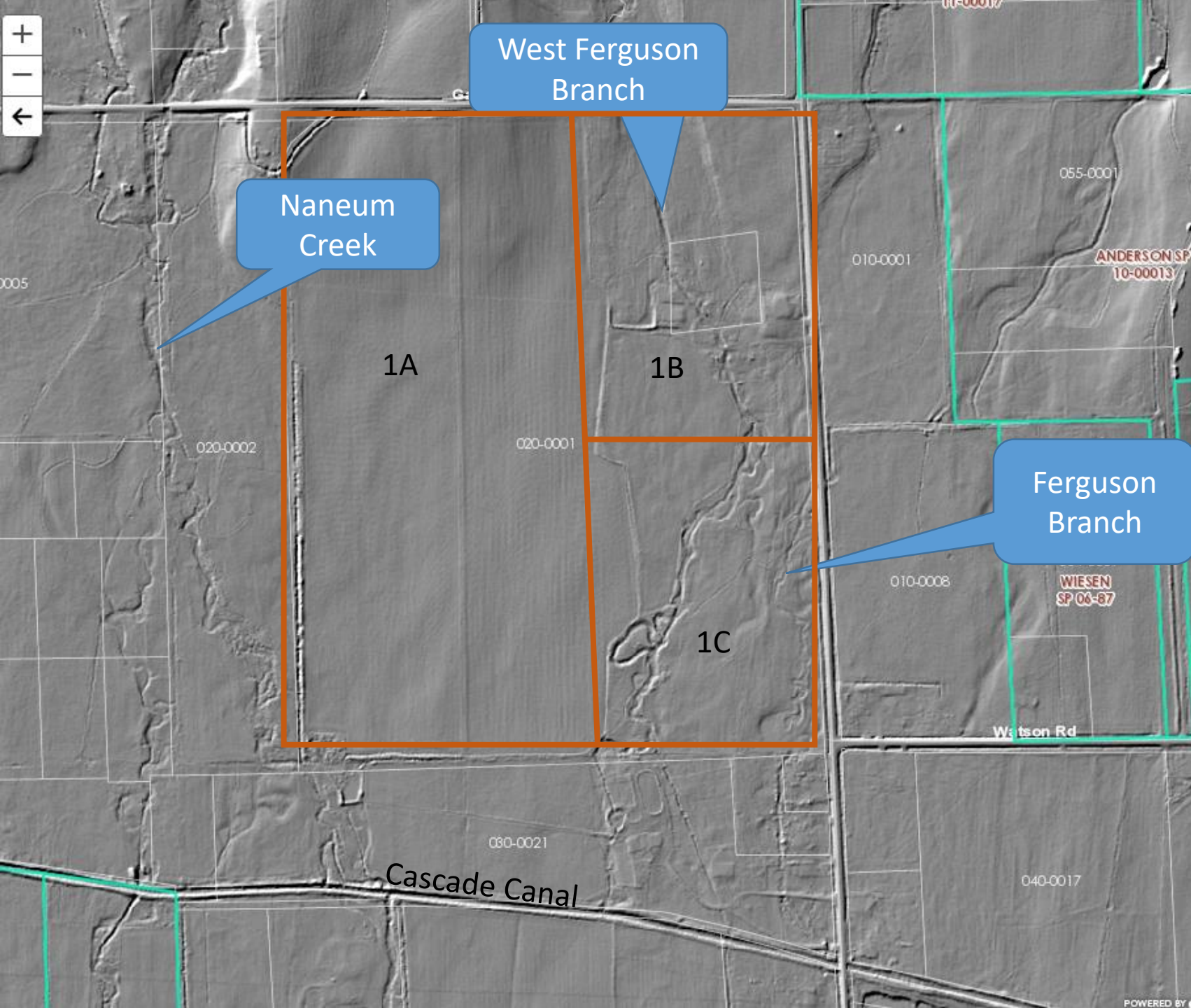
C 1/4 COR - FD CRUSE
ALUM CAP - VISITED 10/16
SEE BK D OF SHORT PLATS,
PGS 94-95



Source: GIS, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

SP-17-00003
Mitchell

Critical Areas



The orange lines on this LIDAR image represent the approximate new lot lines proposed with the Short Plat. The channels of Naneum Creek, West Ferguson Branch, and Ferguson Branch are clearly shown in and around the property. In addition to these natural stream channels, irrigation ditches convey irrigation water along Naneum Road and along Game Farm Road. Each stream channel has at least one intersection with Cascade Canal south of the property.

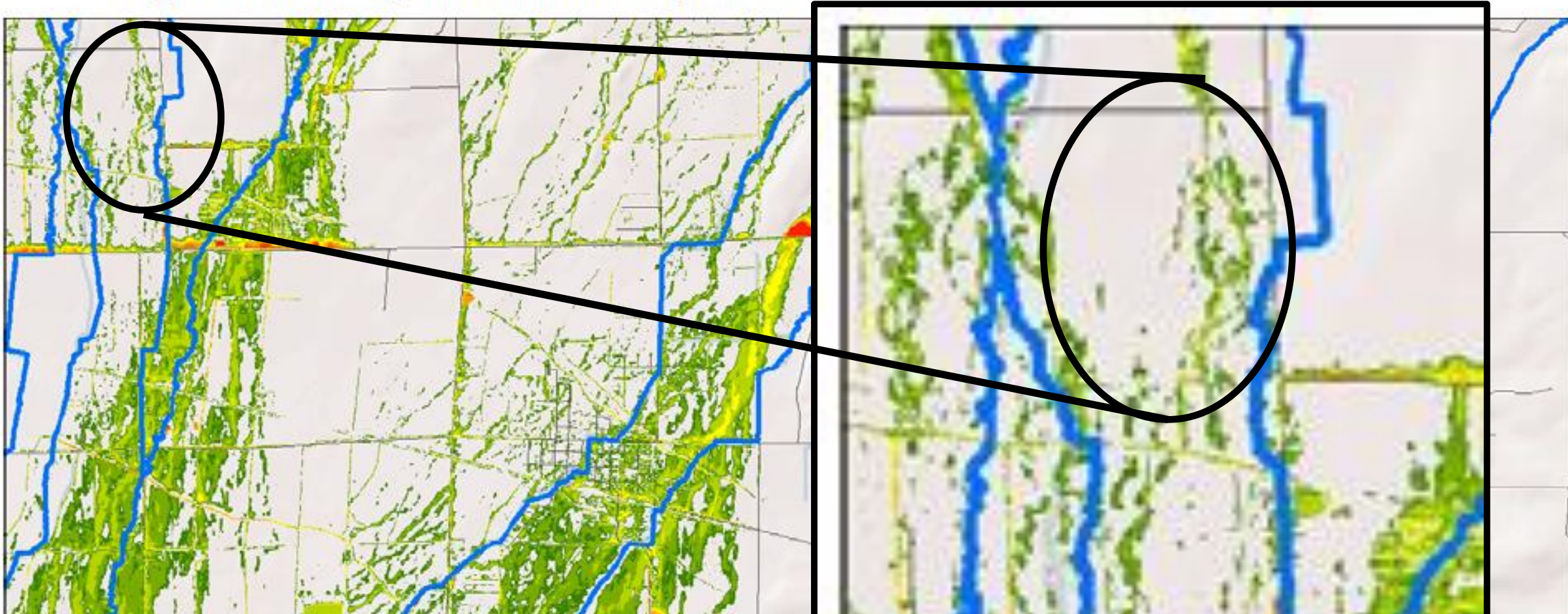


The FEMA floodplain map shown in the Master File maps only a narrow strip along Naneum and Coleman Creeks and is not an accurate representation of the active stream channels that can and do convey flood waters and contribute to overland flows.

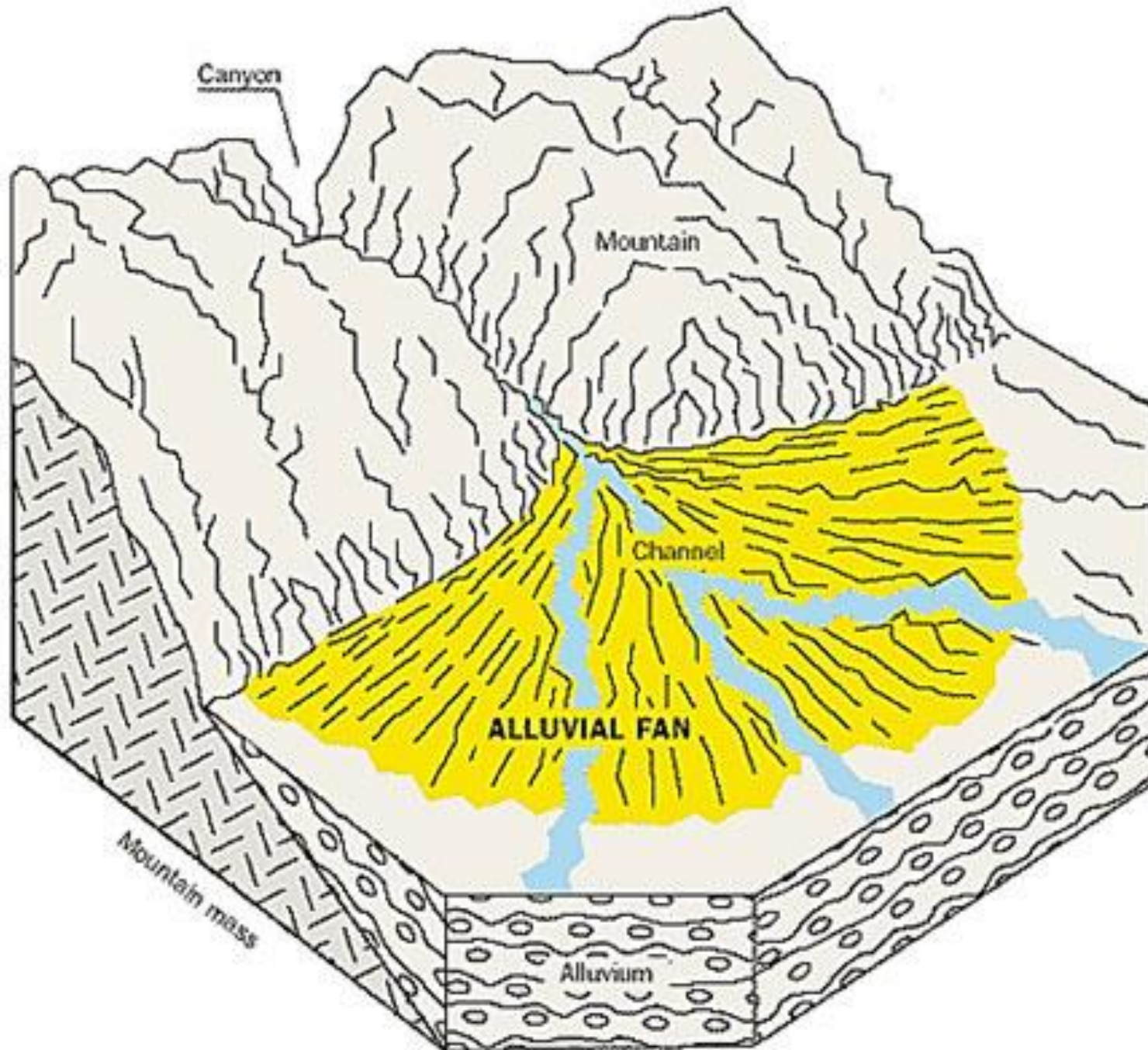
SP-17-00003
Mitchell

Flood

Figure 25d –100-year 2D model output – SE panel

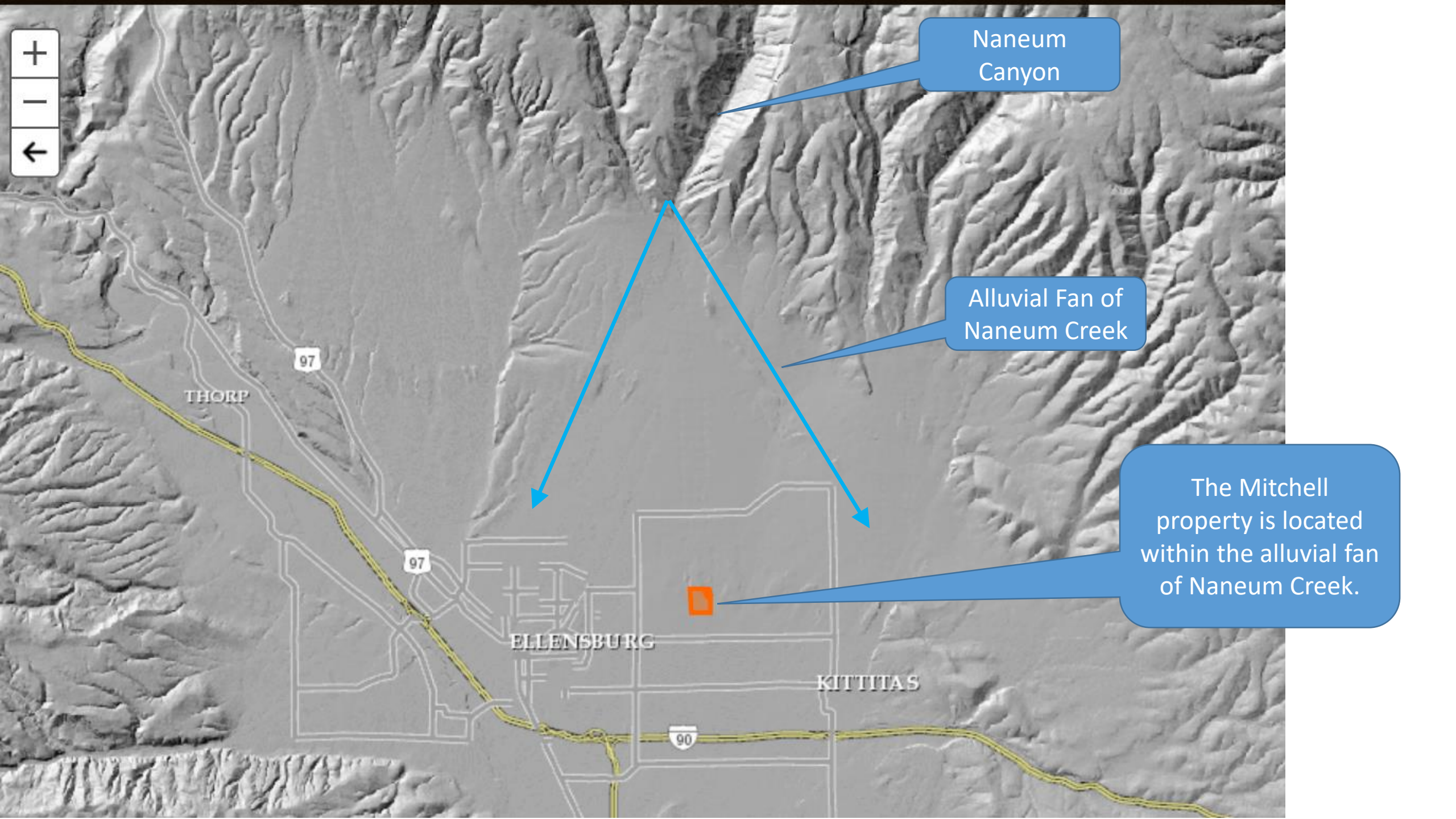


These are the draft 100 year flood maps from the County's recently completed Naneum, Wilson, and Cherry Creek Watershed Assessment. This modeling effort took advantage of the existing LIDAR data and is likely a much more accurate representation of the actual flooding likely to occur on the property associated with Naneum Creek and the two Ferguson Branches. These images more accurately represent recent high flow events near this property and in other portions of the watershed.



This is a generalized view of what an alluvial fan is. As a stream flows out of a canyon and a relatively constrained, single thread channel, it distributes into multiple channels as it spreads not only water, but debris and sediment throughout the alluvial fan.

This concept occurs throughout much of the Kittitas Valley, including the Naneum Watershed as shown in the next image.



Naneum
Canyon

Alluvial Fan of
Naneum Creek

The Mitchell
property is located
within the alluvial fan
of Naneum Creek.



THORP

97

97

ELLENSBURG

KITTITAS

90



This photo was taken during spring high flows in a previous year. The photo was taken from Naneum Road, looking west at the Ferguson Branch culvert entering the Mitchell Property and distributing across the floodplain.



This photo comes from Google Earth at lower flows, later in the spring. Irrigation check dams are visible in Ferguson Branch downstream of the culvert.



This aerial photo was taken in May 2017 and shows both branches of Ferguson Creek flowing through the Mitchell Property.