

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

Project: Cabin Mountain Tree Farm Tracts Large Lot (LL-08-00006) and Cabin Mountain Tracts Large Lot (LL-08-00007)

Description: Adjacent Large Lot subdivision applications, one is to subdivide approximately 154.32 acres into 7 lots and the other is to subdivide approximately 160.56 acres into 8 lots. Both properties are zoned Forest & Range.

Proponent: Lodge Creek Land Company LLC, Landowner
PO Box 497
Easton, WA 98925

Location: The projects are located east of the Town of Easton, east of Interstate-90 and south of Burlington Northern-Santa Fe Railroad tracks on Cabin Mountain Road, Easton, WA 98925, and located in a portion of Section 08, T20N, R13E, WM, in Kittitas County. Assessor's map numbers 20-13-08000-0001 and 20-13-08000-0022.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

I. Transportation

- A. The applicant shall be responsible for meeting all conditions and requirements set forth by the Department of Public Works, as listed in the attached memorandum.
- B. Addresses of all new residences shall be clearly visible from both directions at the County road.
- C. The applicant shall provide a safe location and passageway for a school bus stop. The local school district shall be consulted regarding the location.
- D. Mail routes and/or boxes shall be approved by the local postmaster. Mailbox locations shall not create sight obstructions.

II. Water

- A. Activities such as road widening, stump pulling and clearing, grading, fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

- B. Stormwater and surface runoff generated from this project shall be retained and treated onsite.
- C. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
- D. The two projects combined propose 15 lots. The applicant shall eliminate one of the lots prior to submittal of final mylars so that the project does not exceed 14 lots and therefore the project will meet the minimum domestic well requirement of 350 gallons per day (per lot) achieved from their single exemption of 5,000 gallons per day for the entire project (5,000 gpd/ 14 lots = 357 gpl).
- E. The Cabin Mountain Tree Farm Tracts Large Lot (LL-08-00006) and Cabin Mountain Tracts Large Lot (LL-08-00007) shall be considered as one project and therefore shall be limited to one groundwater withdrawal exemption for all 14 lots combined. Each lot shall not exceed 350 gallons per day and, the cumulative groundwater withdrawal of all 14 lots combined shall not exceed the 5,000 gallon per day exemption limit set forth by the Department of Ecology and no more than 1/2 acre of lawn and garden shall be irrigated from this groundwater withdrawal.
- F. To comply with the 5,000 gallon per day limit, metering shall be required on all wells for these projects. An approved measuring device shall be installed and maintained for the source(s) in accordance with the rule "Requirements for Measuring and Reporting Water Use", WAC Chapter 173-173 and as prescribed by Kittitas County.
- G. Water use data from the source(s) shall be recorded at a prescribed interval and submitted to the Department of Ecology by January 31st of each calendar year.
- H. Washington Administrative Code (WAC) 173-150 provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If the water supply in your area becomes limited your use could be curtailed by those with senior water rights.

III. Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

IV. Noise

- A. Construction activities shall comply with KCC 9.45 (Noise). Development and construction practices for this project shall only occur between the hours of 7:00 am to 7:00 pm to minimize the effect of construction noise.

V. Public Safety

- A. The subject property is outside a fire district and therefore shall adhere to all requirements of the 2006 International Wild land Urban Interface Code.
- B. A site visit shall be required prior to application for building permit to provide requirements of construction and defensible space, as defined in the 2006 IWUIC.

VI. Land Use

- A. The subject properties are currently under a Forest Practice Moratorium and shall not be converted to an active use incompatible with timber growing within six years after the approval date which was June 20, 2007.
- B. Final approval shall not be granted until the six year moratorium has expired, unless a process is created to enable the applicant/landowner to lift the moratorium prematurely, during which time the applicant/landowner shall be eligible to go through the applicable process.

VII. SEPA Review

- A. Any future subdivision of land or land use action on the subject properties shall require further SEPA review.

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced within 10 working days (on or before 5:00 PM, Thursday, October 2, 2008).

Responsible Official: 
Trudie Pettit

Title: Staff Planner

Address: Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: September 18, 2008

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of County Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, October 2, 2008. Aggrieved parties are encouraged to contact the Kittitas County Board of County Commissioners at (509) 962-7508 for more information on the appeal process.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490



August 15, 2008

Trudie Petit
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg WA 98926-6300

Dear Ms. Petit:

Thank you for the opportunity to provide additional comments on Cabin Mountain Tree Farm Tracts Large Lot, LL-08-06, located on Parcel No. 2013080000001, and Cabin Mountain Tracts Large Lot, LL-08-07, located on Parcel No. 2013080000022, proposed by Lodge Creek Land Company, LLC. We have met with and discussed these projects with the project proponent and have the following revised comments.

The two large lot subdivisions (in combination) propose 15 lots. The project proponent must eliminate one of the 15 proposed lots so that the project will not exceed 14 lots. It is assumed that each lot will not exceed 350 gallons per day (gpd) of domestic use. Therefore, total use for the 14 lots will not exceed the groundwater exemption of 5,000 gpd.

To comply with the 5,000 gpd limit, Ecology will require metering the wells for this development. An approved measuring device will need to be installed and maintained for the source(s) in accordance with the rule "Requirements for Measuring and Reporting Water Use", Chapter 173-173 WAC (<http://apps.leg.wa.gov/WAC/default.aspx?cite=173-173>). Water use data from the source well will need to be recorded at a prescribed interval and submitted to Ecology by January 31st of each calendar year.

These comments are valid unless a future rule is established by the Department of Ecology addressing a different circumstance.

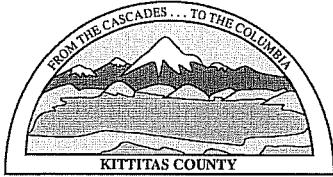
If you have questions, please contact me at bzim461@ecy.wa.gov or 509-454-7647.

Sincerely,

Breean Zimmerman
Water Resources Program
Central Regional Office

BZ:hd/080801





KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Trudie Pettit, Community Development Services
FROM: Randy Carbary, Planner II *RC*
DATE: May 7, 2008
SUBJECT: Cabin Mountain Tracts Large Lot Subdivision LL-08-00007

RECEIVED
JUN 05 2008
KITTTITAS COUNTY
CDS

Our department has reviewed the short plat application and has the following comments:

- “Conditional Preliminary Approval”** is recommended based on the information provided. See below for conditions of preliminary approval.
- “Additional Information Requested”. Prior to continuing the approval process for the submitted development, additional information is requested for analysis.
-

The following shall be conditions of preliminary approval:

1. Cul-de-Sac: No cul-de-sac or turn around area is identified on the Large Lot Subdivision application. A cul-de-sac turn-around having an outside right-of-way 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 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.

The location of the cul-de-sac or turn around area shall be depicted on the face of the Large Lot Subdivision application, prior to final approval of the Large Lot Subdivision., regardless of its location.

2. 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.
3. Private Road Improvements: Access to lots A thru H shall be via the 60' Access and Utility Easement as depicted on the face of the plat. Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.

- a. Access easements shall be a minimum of 60' 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. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - 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 of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
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. 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.
 7. 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.
 8. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
 9. 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.
 10. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the

mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

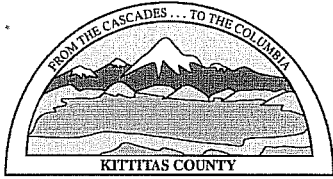
12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"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."

Please let me know if you have any questions or need further information.



KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Trudie Pettit, Community Development Services
FROM: Randy Carbary, Planner II *RC*
DATE: May 30, 2008
SUBJECT: Cabin Mountain Tree Farm Tracts Large Lot Subdivision LL-08-00006

RECEIVED
JUN 05 2008
KITITAS COUNTY
CDS

Our department has reviewed the short plat application and has the following comments:

- “Conditional Preliminary Approval”** is recommended based on the information provided. See below for conditions of preliminary approval.
- “Additional Information Requested”. Prior to continuing the approval process for the submitted development, additional information is requested for analysis.
-

The following shall be conditions of preliminary approval:

1. Access to Lot A Joint-Use Driveway: Access to lot A is not clearly depicted on the application. Access to lot A shall be via a joint-use access and shall serve no more than two tax parcels. Per 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.

2. Cul-de-Sac: No cul-de-sac or turn around area is identified on the Large Lot Subdivision application. A cul-de-sac turn-around having an outside right-of-way 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 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.

The location of the cul-de-sac or turn around area shall be depicted on the face of the Large Lot Subdivision application, prior to final approval of the Large Lot Subdivision., regardless of its location.

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.
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 - a. Access easements shall be a minimum of 60' 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. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - 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 of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
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.

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Chapter 12 – PRIVATE ROADS

12.12.010 General

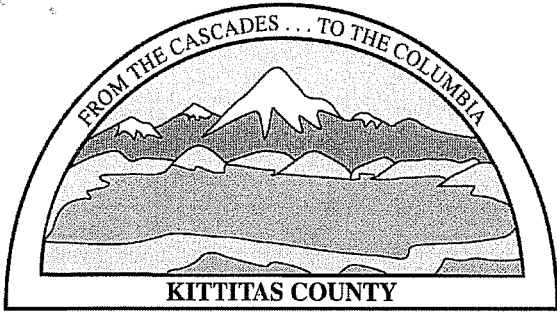
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3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and

7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"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."

Please let me know if you have any questions or need further information.



PUBLIC HEALTH DEPARTMENT

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

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 2
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 N. Ruby Street, Ste. 3
Ellensburg, WA 98926
Phone: (509) 962-7698
Fax: (509) 962-7052

April 16, 2008

Lodge Creek Land Co LLC
PO Box 497
Easton, WA 98925

Dear Sir,

We have received the proposed Cabin Mountain Tree Farm Tracts Large Lot Subdivision, located in Section 8, Township 20N, Range 13E, located near Monahan Rd. We have also received the \$380.00 plat submission fee (receipt #00000543).

For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272-20501 and 246-272-09501 for septic and well setbacks. For sewage disposal you have two options:

1. **PUBLIC UTILITY SEWER**

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2. **ON SITE SEWAGE**

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies. Proof of potable water supply can be demonstrated four ways:

1. **PUBLIC UTILITY WATER SUPPLY APPLICANTS** – shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
2. **GROUP WATER SYSTEMS:** All Group Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. There is only one (1) SMA in Kittitas County. Their contact information is as follows:

Evergreen Valley Utilities
P.O Box 394
301 W. 1st
Cle Elum, WA 98922
(509) 674-9642

RECEIVED

APR 16 2008

Kittitas County
CDS

- A. **GROUP "A" PUBLIC WELL** – if you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, Washington State Department of Health (DOH) is the

regulatory authority for approving Group A systems. We require written verification that DOH has approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

- B. GROUP "B" PUBLIC WELLS –Washington State Department of Health and Kittitas County Public Health Department share the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results.

****All Group B applications with 3-9 connections** should be submitted to Kittitas County Public Health Department.; all Group B applications **10-14 connections** should be submitted to Washington State Department of Health at the addresses provided below.

Kittitas County Public Health Department
Environmental Health Division
411 N. Ruby Street, Suite 3
Ellensburg, WA 98926
(509) 962-7698

Washington State Department of Health
1500 W. 4th, Suite 305
Spokane, WA 99204
(509) 456-2453
ATTN: Tom Justus, Regional Engineer

After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

3. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydro geologist. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

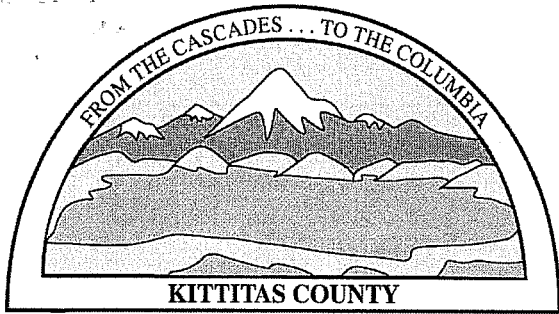
"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."

Once we have received and reviewed complete information, we will notify Community Development Services through our Environmental Health Checklist that you have satisfactorily addressed health department requirements.

Sincerely,

Holly Myers, Environmental Health Director
Kittitas County Public Health Department

cc: Community Development Services
Encompass Engineering



PUBLIC HEALTH DEPARTMENT

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

Administration
Community Health Services
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April 16, 2008

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Dear Sir,

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For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272-20501 and 246-272-09501 for septic and well setbacks. For sewage disposal you have two options:

1. PUBLIC UTILITY SEWER

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2. ON SITE SEWAGE

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies. Proof of potable water supply can be demonstrated four ways:

1. PUBLIC UTILITY WATER SUPPLY APPLICANTS – shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
2. GROUP WATER SYSTEMS: All Group Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. There is only one (1) SMA in Kittitas County. Their contact information is as follows:

Evergreen Valley Utilities
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(509) 674-9642

RECEIVED

APR 16 2008

Kittitas County
CDS

- A. GROUP "A" PUBLIC WELL – if you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, Washington State Department of Health (DOH) is the

regulatory authority for approving Group A systems. We require written verification that DOH has approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

- B. GROUP "B" PUBLIC WELLS –Washington State Department of Health and Kittitas County Public Health Department share the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results.

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ATTN: Tom Justus, Regional Engineer

After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

3. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydro geologist. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."

Once we have received and reviewed complete information, we will notify Community Development Services through our Environmental Health Checklist that you have satisfactorily addressed health department requirements.

Sincerely,

Holly Myers, Environmental Health Director
Kittitas County Public Health Department

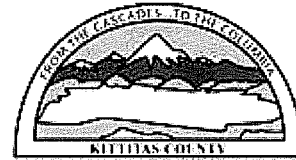
cc: Community Development Services
Encompass Engineering

Trudie Pettit

From: Mandy Weed on behalf of CDS User
Sent: Monday, May 19, 2008 10:51 AM
To: Trudie Pettit
Subject: FW:

Mandy Weed
Administrative Assistant II

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
mandy.weed@co.kittitas.wa.us
P: 509.962.7047
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under Chapter 42.56 RCW and is subject to archiving and review by someone other than the recipient.

From: Cannon, Heather (DOH) [<mailto:Heather.Cannon@DOH.WA.GOV>]
Sent: Monday, May 19, 2008 10:45 AM
To: CDS User
Cc: Mortensen, Carol S. (ECY)
Subject:

Hi Trudie-

Please consider these comments for LL-08-06 and LL-08-07:

This project appears to be a new 15-lot subdivision proposing individual wells on each lot to serve water.

If the proposal changes and one or more public water systems are proposed to supply some or all of the 15 lots, then the applicant must gain Department of Health approval of these systems(s) before construction begins. Water systems proposed to serve 15 or more residential connections, or 25 or more residents, must comply with the planning and engineering requirements of Chapter 246-290 WAC before construction begins.

If the proposal involves one or more public water systems, Department of Health will coordinate with the Department of Ecology on water rights.

Heather Cannon
Regional Planner
Office of Drinking Water
DOH / Division of Environmental Health

1500 W 4th AVE, STE #305
Spokane, WA 99201
Phone: (509) 456-5067

Public Health - Always Working for a Safer and Healthier Washington



RECEIVED

MAY 28 2008

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

KITTITAS COUNTY
CDS

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

May 27, 2008

Trudie Pettit
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Dear Ms. Pettit:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Cabin Mountain Tracts – divide approximately 160.56 acres into 8 lots and Cabin Mountain Tree Tracts – divide 154.32 acres into 7 lots, proposed by Lodge Creek Land Company LLC [LL 08-06, LL 08-07]. We have reviewed the documents and have the following comments.

Water Resources

This project requires a water right. Lots proposed on both parcels, in combination, equal 15 lots. The checklist states there is the potential for a full build out of up to 20 single family residences.

Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology.

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.

The Attorney General's Opinion, (AGO 1997 No. 6) regarding the status of exempt ground water withdrawals, states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic use exceeds 5,000 gallons per day or if a total of more than .5 acre of lawn and garden are irrigated.



The Attorney General's opinion suggests that caution should be used in finding developments to be exempt from needing a water right permit if the possibility exists that the development of the project will result in the ultimate withdrawal of water in excess of 5,000 gallons per day or the irrigation of more than .5 acre of lawn and garden.

According to property information from Kittitas County obtained on May 27, 2008, many of the surrounding parcels are owned by Lodge Creek Land Company, LLC and/or Monahan. Take note that if these properties are anticipated for development there is the potential they too will need a water right or will possibly be considered as part of the current proposal.

The Department of Ecology encourages the development of public water supply systems, whether publicly or privately owned, to provide water to regional areas and developments.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

Water Quality

Project Greater-Than 1 Acre with Potential to Discharge Off-Site

An NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with more than one acre of disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

The permit requires that Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading or construction. More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> .

Forest conversion and rezoning applications are typically the first step for a proposed development in forested areas. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements **may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction.** This permit requires submitting an application, the preparation of a Stormwater Pollution Prevention Plan and a 38 day public notice process.

Ms. Pettit
May 27, 2008
Page 3 of 3

If you have any questions concerning the Water Quality comments, please contact Bryan Neet at (509) 575-2808.

Sincerely,

A handwritten signature in cursive script that reads "Gwen Clear".

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



Department of Energy

Bonneville Power Administration
Spokane Regional Office
2410 East Hawthorne Road
Mead, WA 99021

May 27, 2008

In reply refer to: TERR/Bell-1

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MAY 29 2008

KITTITAS COUNTY
CDS

Kittitas County Community Development Services
Attn: Trudie Pettit
411 N Ruby St, Suite 2
Ellensburg, WA 98926

RE: LL-08-06 & LL-08-07, Cabin Mountain

Dear Ms. Pettit:

The Bonneville Power Administration (BPA) has had the opportunity to review the above application. A check of our records indicates that this proposal will not impact our transmission line corridor in that location so BPA has no objections to the approval of this request.

Thank you for the opportunity to review this application.

Sincerely,

A handwritten signature in black ink that reads "Lesli Olson". The signature is written in a cursive style.

Lesli Olson
BPA Field Realty Technician



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

June 3, 2008

Trudie Pettit, Staff Planner
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA. 98926

RECEIVED
JUN 03 2008
KITTITAS COUNTY
CDS

RE: Cabin Mountain Tree Farm Tracts Large Lot, LL-08-06
Cabin Mountain Tracts large Lot, LL-08-07

Dear Ms. Pettit,

Thank you for the opportunity to comment on the above referenced projects. I recommend that a Group A public water system be created to serve the 15 proposed lots. Based on the Revised Code of Washington (RCW) 90.44.050 a water right is required for public systems exceeding 14 connections.

A well site inspection must be performed to approve the site where the well is to be located. The water system must be approved by the Washington State Department of Health in Spokane prior to final plat approval.

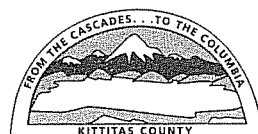
The file indicates soil log information is needed on each lot.

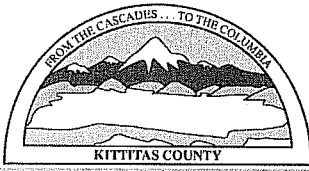
If you need any further information, please feel free to contact me. Thank you for your time.

Sincerely,

A handwritten signature in cursive script that reads "Holly Duncan".

Holly Duncan
Environmental Health Specialist





KITTITAS 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

MEMO

RECEIVED
MAY 30 2008
Kittitas County
CDS

To: Trudie Pettit, Staff Planner
From: Michelle Geiger, Plans Examiner Kittitas County Community Development Services
Date: May 30, 2008
Re: Cabin Mountain Tree Farm Tracts Large Lot, LL-08-06 & Cabin Mountain Tracts Large Lot, LL-08-07

The property listed is outside of a fire district and therefore falls under the requirements of the 2006 International Wild-land Urban Interface Code. Section 603.2 Fuel Modification, requires that defensible space be provided for any and all structures to be placed and or built. The minimum defensible space required is 30' with a range extending to 150' based on site analysis of the property's specific fire hazard severity, as defined in the 2006 IWUIC. A site visit would be required in order to provide actual requirements of construction and defensible space prior to application for building permit.