

Dan Valoff

From: Jeff Watson
Sent: Friday, August 05, 2011 11:38 AM
To: Dan Valoff
Subject: FW: Kraemer Short Plat

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Pearl
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: Keli Bender [mailto:krd.keli@fairpoint.net]
Sent: Friday, August 05, 2011 11:38 AM
To: Jeff Watson
Subject: Kraemer Short Plat

Good morning Jeff;
I am not sure who's project this is, but the Kraemer Short Plat SP-06-125, has met all of the KRD requirements. If you have any questions, please let me know.
keli

--
Keli R. Bender
KR District Clerk/RRA
(509) 925-6158
krd.keli@fairpoint.net
www.krdistrict.org

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: 38eb45916c6dcdbdac24bb8719d004a14

1/22/2010 8:19 AM

Jeff Watson

From: Jeff Watson
Sent: Monday, January 04, 2010 7:56 AM
To: 'Dave Nelson'
Subject: FW: SP-06-00125 Kraemer

One more thing...

JW

From: Keli Bender [mailto:krd.keli@fairpoint.net]
Sent: Monday, January 04, 2010 7:27 AM
To: Jeff Watson
Subject: Re: SP-06-00125 Kraemer

Good morning Jeff;
Mrs. Kraemer was sent the subdivision packet, but has not been in to complete the requirements. If you need additional information, please let me know.
Keli

----- Original Message -----

From: Jeff Watson
To: 'Keli Bender'
Sent: Thursday, December 31, 2009 12:53 PM
Subject: SP-06-00125 Kraemer

SP-06-00125 Kraemer

An oldie... I was finishing this up and didn't see anything from ya'll in the file.

I'll be here...

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
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 RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

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

1/4/2010 7:51 AM

Jeff Watson

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Monday, January 04, 2010 7:27 AM
To: Jeff Watson
Subject: Re: SP-06-00125 Kraemer
Attachments: image001.jpg

Good morning Jeff;
Mrs. Kraemer was sent the subdivision packet, but has not been in to complete the requirements. If you need additional information, please let me know.
Keli

----- Original Message -----

From: Jeff Watson
To: 'Keli Bender'
Sent: Thursday, December 31, 2009 12:53 PM
Subject: SP-06-00125 Kraemer

SP-06-00125 Kraemer

An oldie... I was finishing this up and didn't see anything from ya'll in the file.

I'll be here...

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682

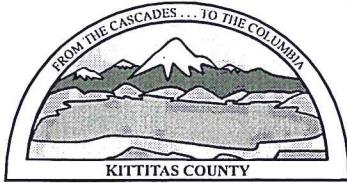


"Building Partnerships-Building Communities"

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 RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

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



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS



MEMORANDUM

TO: Community Development Services
FROM: Christina Wollman, Planner II *cw*
DATE: December 19, 2006
SUBJECT: Kraemer Short Plat

Our department has reviewed the Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, 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. Driveway – Single Access: Individual accesses into Lots B-1 and B-2 from Wilson Creek Road or Brick Mill Road shall meet or exceed the conditions of a single access driveway. See Kittitas County Road Standards, 9/6/05 edition.
 - a. The roadway shall be a minimum of 8' wide with gravel surface.
 - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve.
 - c. The County will not maintain accesses. Any further subdivision or lots to be served by proposed access may result in further access requirements.
2. Access: 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 Wilson Creek Road or Brick Mill Road right of way. Wilson Creek Road and Brick Mill Road are classified as Rural Minor Collectors, and accesses must meet the 300' spacing requirement.

3. KRD Right of Way: Access from Wilson Creek Road appears to cross a KRD right of way. Contact KRD for any additional requirements or permits.
4. Easements: The location and width of all existing and proposed access and utility easements shall be shown with broken lines on the face of the plat. Bearing, distance, and width shall be shown. A description of all easements shall be included.
5. Accesses: All existing and proposed accesses shall be shown on the face of the plat. This includes the current access to the house on Lot B-1, the proposed access to Lot B-2, and any other accesses proposed or existing.
6. Plat Notes: Plat notes shall reflect the following:
 - a. Plat note number 5 shall be removed.
 - b. The second sentence of plat note #4 is incorrect and shall be edited. The second sentence shall read: See Kittitas County Road Standards.
7. 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

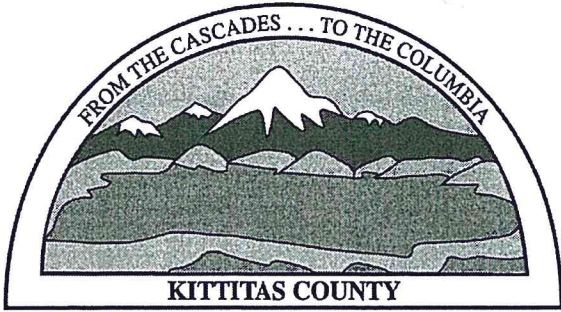
This day of _____, A.D., 20____.

Kittitas County Engineer

8. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
9. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
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 Marshall 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.

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

Page 2 of 2



PUBLIC HEALTH DEPARTMENT

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

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
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

December 6, 2006

Encompass
108 E 2nd St
Cle Elum, WA 98922

RECEIVED
DEC 12 2006
KITITAS COUNTY
CDS

Dear Mr. Nelson,

We have received the proposed Kraemer Short Plat, located in Section 19, Township 18N, Range 19E, off of Wilson Creek Road. We have also received the \$240.00 plat submission fee.

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 your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do 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 "A" PUBLIC WELL** – if you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, the Washington State Department of Health is the regulatory authority for approving Group A systems. Mr. Tom Justus is the Regional Engineer for

Kittitas County. His office is located in Spokane, Washington. His number is: (509) 456-2453. We will require written verification that DOH has approved the system prior to final plat approval. 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.

3. GROUP "B" PUBLIC WELLS – the Kittitas County Environmental Health Department must first perform 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. The well must be drilled and/or located within the subdivision boundaries, all infrastructure completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement.
4. 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 Hydrogeologist.

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 EH Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



Cathy Bambrick
Kittitas County Environmental Health Manager

cc: Community Development Services
Lois M. Kraemer