

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"

November 1, 2012

Craig P. Schnebly
2570 Schnebly Road
Ellensburg WA 98926

RE: Transmittal of Comments – Schnebly Segregation (SG-12-00005)

Dear Mr. Schnebly,

Enclosed are the comments received regarding the Schnebly Segregation (SG-12-00005) during the comment period:

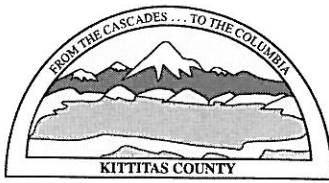
August 21, 2012	Kittitas County Department of Public Works – Christina Wollman
August 14, 2012	Kittitas Reclamation District – Keli Bender
August 13, 2012	Kittitas County Fire Marshal – Brenda Larsen
August 13, 2012	Kittitas Valley Fire and Rescue – Rich Elliott

Please review all comments and notify me of any questions. A decision will be issued based on the comments received.

Sincerely,

Jeff Watson
Staff Planner

cc via email to: balloonban@fairpoint.net



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: August 21, 2012
SUBJECT: Schnebly Intervening Ownership SG-12-00005

Our department has reviewed the Request for Parcel Segregation Application and finds that it meets current Kittitas County Road Standards.

Our department recommends Final Approval with the following conditions:

- a. An approved Access Permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the County Road Right of Way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.

Jeff Watson

From: Keli Bender <krd.keli@fairpoint.net>
Sent: Tuesday, August 14, 2012 10:54 AM
To: Jeff Watson; Dan Valoff
Subject: Re: SG-12-00005 Schnebly Notice of Application

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Jeff;

The KRD requirements will not need to be met on the Schnebly application. All the lands North of the KRD canal is not within our District boundaries. Let me know if you need something further.
Keli

On 8/13/2012 10:26 AM, Jeff Watson wrote:

[SG-12-00005 Schnebly](#)

No SEPA Checklist was required with this application

Kittitas County has received the above referenced land use application; see attached. Agencies within the county network may review the application master file via the above link or through EDEN. Agencies outside of the county network please use the attachment; subsequent documentation may be viewed by following this link:

<http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number.

Comments within the body of an email are encouraged, but may be submitted as attachments to:

jeff.watson@co.kittitas.wa.us

or via US Mail to:

Jeff Watson
411 North Ruby Suite 2
Ellensburg WA 98926

For questions or comments regarding process or documentation please contact:

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

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

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

Jeff Watson

From: Brenda Larsen
Sent: Monday, August 13, 2012 11:44 AM
To: Jeff Watson; Dan Valoff; Bill Steele; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSEPACCOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; James Rivard; Allison Kimball (brooksideconsulting@gmail.com); Jan Ollivier
Cc: Doc Hansen; RichElliott; Dr. Paul Farris, Ellensburg School District; Keli Bender (krd.keli@fairpoint.net); Chris Cruse (cruseandassoc@kvalley.com)
Subject: RE: SG-12-00005 Schnebly Notice of Application
Attachments: Schnebly.doc

August 13, 2012

Jeff Watson
Public Works Department
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Schnebly (SG-12-00005)

Dear Mr. Watson:

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

- Ensure that the segregation does not infringe upon existing structures, to include propane tanks, etc.
- Creation of any additional roads or access must comply with the International Fire Code.
- If access to the property is across the canal, any new bridge shall be permitted through this office and shall be constructed to meet the minimum requirements of 75,000 lbs live load. An existing bridge shall be certified by an engineer that it meets those requirements.
- 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

Brenda Larsen
Kittitas County Fire Marshal
509-962-7000

From: Jeff Watson
Sent: Monday, August 13, 2012 10:27 AM
To: Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'helmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; J Markell; Mike Johnston; Jan Ollivier
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Subject: SG-12-00005 Schnebly Notice of Application

[SG-12-00005 Schnebly](#)

No SEPA Checklist was required with this application

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

Jeff Watson

From: Rich Elliott <elliotttr@kvfr.org>
Sent: Monday, August 13, 2012 10:39 AM
To: Jeff Watson; Dan Valoff
Cc: Brenda Larsen; Joe Seemiller; John Sinclair; Bill Steele
Subject: RE: SG-12-00005 Schnebly Notice of Application

Jeff – I have reviewed the Schnebly Intervening Ownership application to divide property at 1063 Lester Road into two tax parcels. At this point, creating two tax parcels does not impact KVFR. However, if the property is developed, the following fire code issues will need to be addressed:

1. Access will need to be compliant with the current IFC Appendix D.
2. Access to fire suppression water will need to be addressed that matches the proposed development.
3. Addressing will need to be visible from both directions of travel for both parcels.
4. It is recommended that, if structures are to be built, fire alarm and sprinkler systems be considered to mitigate extended response times for fire suppression resources.

Thank you for your time and consideration in this matter.

From: Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]
Sent: Monday, August 13, 2012 10:27 AM
To: Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'helmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; J Markell; Mike Johnston; Jan Ollivier
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