

**From:** [Mau, Russell E \(DOH\)](#)  
**To:** [Chace Pedersen](#)  
**Cc:** [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#)  
**Subject:** RE: SP-23-00001 Egan - Notice of Application  
**Date:** Friday, March 17, 2023 6:56:33 AM

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Chace:

The Department of Health (DOH) Office of Drinking Water (ODW) has reviewed and has the following comments:

- For groundwater use for these two projects, in addition to consulting with Kittitas County for local mitigation requirements, the applicant should consult with the Department of Ecology, because the groundwater use for the subdivided property appears to fall under the definition of a “project”. As a “project”, the total groundwater use, for both properties, needs to be evaluated as a singular total.
- Because it is two properties, with an expectation that it would involve single developments on each property, the groundwater use for drinking water would be either “private” or “Group B”, both of which are the administrative responsibility of Kittitas County Health.

If anyone has any questions or concerns, please contact DOH, thanks,

**Russell E. Mau, PhD, PE**

Regional Engineer

Office of Drinking Water

Washington State Department of Health

16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)

509-329-2116 | [www.doh.wa.gov](http://www.doh.wa.gov)

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**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>

**Sent:** Thursday, March 16, 2023 8:39 AM

**To:** Joe Dietzel <[joe.dietzel@co.kittitas.wa.us](mailto:joe.dietzel@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; storch@kitcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; PublicHealth Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; kelee.hodges.pw <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; David Ohl

**From:** [WSDOT Aviation Land Use Inquiries and Application Submittals](#)  
**To:** [Chace Pedersen](#)  
**Subject:** RE: [EXTERNAL] SP-23-00001 Egan - Notice of Application  
**Date:** Friday, March 17, 2023 9:40:39 AM

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M Pedersen,

WSDOT reviewed this application on 03/17/23 and found that there are no land use compatibility or airspace issues in relation to local airports. No comments.

Cheers,

David Ison, PhD | Aviation Planner  
Airport Land Use Compatibility & Emerging Aviation Technologies  
Washington State Department of Transportation  
[isond@wsdot.wa.gov](mailto:isond@wsdot.wa.gov) C: 360-890-5258

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**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Thursday, March 16, 2023 8:39 AM  
**To:** Joe Dietzel <[joe.dietzel@co.kittitas.wa.us](mailto:joe.dietzel@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; storch@kitcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; PublicHealth Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; David Ohl <[david.ohl@co.kittitas.wa.us](mailto:david.ohl@co.kittitas.wa.us)>; Codi Fortier <[codi.fortier@co.kittitas.wa.us](mailto:codi.fortier@co.kittitas.wa.us)>; enviroreview@yakama.com; corrine\_camuso@yakama.com; jessica\_lally@yakama.com; noah\_oliver@yakama.com; casey\_barney@yakama.com; kozj@yakamafish-nsn.gov; Matthews, Jim <[matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov)>; barh@yakamafish-nsn.gov; separegister@ecy.wa.gov; Petropoulos, Terra (ECY) <[tebu461@ECY.WA.GOV](mailto:tebu461@ECY.WA.GOV)>; White, Lori (ECY) <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)>; Anderson, Ryan (ECY) <[rand461@ecy.wa.gov](mailto:rand461@ecy.wa.gov)>; Downes, Scott G (DFW) <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; Nelson, Jennifer L (DFW) <[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)>; Torrey, Elizabeth M (DFW) <[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)>; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[stephanie.mifflin@co.kittitas.wa.us](mailto:stephanie.mifflin@co.kittitas.wa.us)>; Mau, Russell E (DOH) <[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)>; rivers@dnr.wa.gov; YOUNG, BRENDA (DNR) <[brenda.young@dnr.wa.gov](mailto:brenda.young@dnr.wa.gov)>; Warthen, Luke (DNR)



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

## Subdivision Comments

To: Chace Pederson, CDS Planner 1

From: Joe Rainwater, Environmental Health Specialist 2, Kim Shilley, Public Health Technician

Date: 3/17/2023

RE: SP-23-00001 Egan Short Plat

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Thank you for the opportunity to comment on the above-mentioned project regarding water and septic requirements to comply with Kittitas County Public Health Department's Water Resources and Environmental Health requirements.

### Findings

#### On Site Sewage

##### Finding 1

Any on-site septic systems that are to be utilized for wastewater management must adhere to the standards set by both the Washington Administrative Code, and Kittitas County Code. In accordance with KCC 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed. If community drain fields are to be utilized, soil logs must be done in the proposed locations of each(See Conditions A-2).

#### Water

##### Finding 1

Proposed short plat indicates shared wells will be used. If the intention is to utilize a shared well, a signed, notarized, and filed shared well users agreement will also need to be provided before the short plat is finalized. If shared wells are to be utilized, the wells must be drilled a minimum of 50 feet from any proposed property line and a signed, notarized and recorded shared waters users' agreement for each shared well must be submitted to our office prior to final plat approval. The applicant must prove physical availability of water for all new uses of water proposed lots of this project, which can be provided by (See Condition A-1) a well log or 4 hour draw down test as proof of water availability for each new well proposed. All persons who



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are making applications for land use including but not limited to short plats must comply with KCC Chapter 13.35.020.

### **Additional information Required (Prior to Preliminary Plat Approval)**

- List what is needed for preliminary plat approval

### **Additional information Required (Prior to Final Plat Approval)**

#### On-site sewage

A soil log is needed for the proposed lots

#### Water

A signed and recorded shared water user's agreement between proposed lots is needed. Along with a current water right for the proposed lots.

**A-1** 13.35.020(b) requires proof of adequate water supply, which can be submitted through a well log or 4 hour draw down test if an existing well is used and is older than 10 years. If shared wells are used, a signed, notarized, and recorded shared well-users agreement must be submitted. All individual and shared wells must meet the distance requirement of 50 feet from the property line, 50 feet from the septic tank and 100 feet from the drain field as per Kittitas County Critical Areas Ordinance 17A.08.25, and KCC Chapter 13.

**A-2** Soil logs are required for lots. In accordance with KCC 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed prior to final plat approval. Soil logs can be scheduled at <https://www.co.kittitas.wa.us/health/septic-inspection.aspx>. Soil logs are performed in accordance with WAC 246.272A

### **Final Plat Notes**

#### REQUIRED PLAT NOTES

1. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law. ( settlement agreement )

**From:** [Adam Osbekoff](#)  
**To:** [Chace Pedersen](#)  
**Subject:** RE: SP-23-00001 Egan - Notice of Application  
**Date:** Monday, March 20, 2023 1:44:09 PM

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Hello Chace

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE we have no substantive comments to offer at this time. However, please be aware that if the scope of the project or the parameters for defining the APE change we reserve the right to modify our current position.

Thank you.

Adam Osbekoff  
Cultural Resource Compliance Manager  
[adam@snoqualmietribe.us](mailto:adam@snoqualmietribe.us)  
C: 425.753.0388  
9416 384th Ave SE  
PO BOX 969  
Snoqualmie Washington 98065

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**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Thursday, March 16, 2023 8:39 AM  
**To:** Joe Dietzel <[joe.dietzel@co.kittitas.wa.us](mailto:joe.dietzel@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; storch@kitcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; PublicHealth Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; David Ohl

**From:** [Connor Armi](#)  
**To:** [Chace Pedersen](#)  
**Cc:** [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)  
**Subject:** Re: SP-23-00001 Egan - Notice of Application  
**Date:** Monday, March 20, 2023 3:31:34 PM

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Hello Chace,

This consultation is in reference to SP-23-0001 Egan.

The proposed project falls outside the CTCR's traditional territory. We request any undertakings, particularly those involving ground disturbing activities, to have an IDP in place prior to implementation. This undertaking involves division of plats for the purpose of rural residential development. The Tribal Historic Preservation Officer expects to also see the development plans for these individual parcels throughout their various implementations.

If ground disturbing activities are to be conducted, such as the installation of a septic system or the scraping of a driveway, creation of a concrete pad, a cultural resource surface survey and sub-surface testing of the area in and directly around the proposed ground disturbance are recommended as a surface observation will not be an accurate assessment of the existent potential for sub-surface cultural deposits. Please do so prior to ground disturbing activities. These tests should be to the terminal depth of the implementation to ensure the totality of the presence or absence of cultural material.

There are known cultural resources of historic and pre-contact significance nearby and these particular parcels are considered Very High Risk for an inadvertent discovery according to the DAHP predictive model. CCT H/A recommends that during implementation there be an inadvertent discovery plan or (IDP) in place to ensure compliance with all Section 106 and relevant cultural resource laws both federally and to the state of Washington.

Thank you for consulting with the Colville Confederated Tribes History and Archaeology Program.

Sincerely,

**Connor Armi** | **Archaeologist Senior MA, RPA**

**History/Archaeology Program**

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespelem, WA 99155

d: 509-634-2690 | c: 509-631-1131

[connor.armi.hsy@colvilletribes.com](mailto:connor.armi.hsy@colvilletribes.com)

On Thu, Mar 16, 2023 at 4:28 PM Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)> wrote:

Good morning,

**From:** [Randy Kimmerly](#)  
**To:** [Chace Pedersen](#)  
**Subject:** Egan Short Plat (SP-23-00001)  
**Date:** Wednesday, March 29, 2023 12:58:55 PM

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Hello Chace,

I'm writing to express objection to the application for short plat named "Egan Short Plat (SP-23-00001)".

I own parcel 655534, neighboring directly east of the proposed short plat (parcel 452836). Those parcels, along with neighboring parcel 442836, are served by an ingress/egress easement on which is a single-lane gravel road. This road is in a nearly constant state of disrepair due to its current traffic load, is not wide enough to accommodate opposing traffic, and includes a dangerous sharp blind corner that affects traffic to/from all involved parcels. Given that the state of this road is insufficient even for its current usage, increasing its traffic load with an additional parcel is very unwise from a safety standpoint, especially considering hazardous winter conditions and potentially restricted emergency vehicle access.

In addition to safety concerns, the additional traffic will increase wear and tear damage, dust generation, and noise, thereby reducing the value of my property.

Based on this, I strongly object to this proposal and recommend that it be denied.

Thank you,  
-Randy Kimmerly

**From:** [Bill Blanchard](#)  
**To:** [Chace Pedersen](#)  
**Subject:** Comment Re Egan Short Plat (SP-23-0001)  
**Date:** Wednesday, March 29, 2023 4:25:16 PM

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Hello Chace,

I am in strong opposition to Egan Short Plat (SP-23-0001). Sub-division of parcel #452836 will have a detrimental affect to our property, parcel #442836.

Current access to parcel # 452836 is limited to easement X as shown in survey recorded October 10, 1995 in Book 21 of Surveys, pages 113-115 under Auditor's File No. 586066 records of Kittitas County, Washington, Sections 1 and 2 in Township 19 North, Range 15 East, W.M., Kittitas County. The majority of said easement is on our property (parcel #442836).

This easement is currently utilized by parcels 442836, 655534 and 452836. It is the ONLY access to these three parcels and will be the ONLY access to the proposed sub-division. The easement is only composed of dirt and gravel with a hazardous, steep, and sharp blind corner at the southeast corner of our property. The full length of the easement road is already subject to washboard effect, deep potholes, and erosion due to constant wear from current traffic loads. Adding another plat will only increase this load.

Easement X road surface has only ever been 14 feet wide at most over its entire length since it was excavated in 1995. This is due to steep embankments on either side of the lower half, and a runoff ditch along one side and embankment of the opposite side along the upper half. This makes it impossible for vehicles to pass in opposing directions. Especially at the steep, sharp, blind corner (see accompanying photos). Increased traffic will also increase the likelihood of more frequent head-on encounters making travel for all parties affected awkward and difficult. In addition, winter conditions compound these difficulties, including access by emergency vehicles.

The north most section of Easement X is owned by Lonnie and Cindy Hartwig in the parcel north of ours. Their portion of the easement is on approach to our property and will also be affected by the increased noise, dust and wear if the proposal is approved.

If this subdivision is approved, our parcel will be subject to devaluation due to increased traffic and noise through our property via Easement X with subsequent use of the newly formed parcel. The amount of dust and erosion will cause a significant increase in maintenance and repair needs.

According to 12.01.090 of the Kittitas County Code, it is the responsibility of the developer to improve the "roads", in this case our easement, in accordance with KCC 12.10. Without the improvements made, we cannot agree to this subdivision.

Based on these facts, I strongly object to the proposal and recommend that it be denied.

Thank you for your consideration in this matter.

William P. Blanchard



Catherine J. Walton

 [Approach\\_to\\_Corner\\_1.jpg](#)

 [Approach\\_to\\_Corner\\_2.jpg](#)

 [Approach\\_to\\_corner\\_3.jpg](#)

 [Easement\\_X\\_Below\\_Corner\\_Looking\\_Northward.jpg](#)

 [Steep\\_Corner\\_Washboard\\_1.jpg](#)

 [Steep\\_Corner\\_Washboard\\_2.jpg](#)

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Bill Blanchard

**From:** [Bill Blanchard](#)  
**To:** [Chace Pedersen](#)  
**Subject:** Re: Comment Re Egan Short Plat (SP-23-0001)  
**Date:** Wednesday, March 29, 2023 5:57:24 PM

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Hello again, Chace.

If I may, I would like to amend my statement with the following...

An additional detriment to our property, if the proposal is approved, will be the subsequent trenching of utilities through our property to support any building on the proposed new parcel.

Thank you again for your consideration.

Bill Blanchard and Catherine Walton, Parcel 442836.

On Wed, Mar 29, 2023 at 4:29 PM Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)> wrote:

Received.

Thank you,

**Chace Pedersen**

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

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**From:** [sara@krdistrict.org](mailto:sara@krdistrict.org)  
**To:** [Chace Pedersen](#)  
**Subject:** RE: SP-23-00001 Egan - Notice of Application  
**Date:** Thursday, March 30, 2023 1:01:36 PM

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Hi Chace,

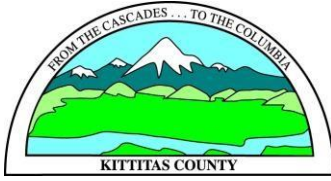
Egan Short Plat falls within the Kittitas Reclamation District and be required to meet the KRD's Subdivision requirements. The landowner can contact KRD at our office for a copy of the KRD's policy and those requirements.

Thanks,

**Sara Vickers**  
**Lands Clerk/RRA Specialist**  
**509-925-6158**  
**[www.kittitasreclamationdistrict.org](http://www.kittitasreclamationdistrict.org)**

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**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Thursday, March 16, 2023 8:39 AM  
**To:** Joe Dietzel <[joe.dietzel@co.kittitas.wa.us](mailto:joe.dietzel@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; [storch@kitcom.org](mailto:storch@kitcom.org); Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; PublicHealthInspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; David Ohl <[david.ohl@co.kittitas.wa.us](mailto:david.ohl@co.kittitas.wa.us)>; Codi Fortier <[codi.fortier@co.kittitas.wa.us](mailto:codi.fortier@co.kittitas.wa.us)>; [enviroreview@yakama.com](mailto:enviroreview@yakama.com); [corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com); [jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com); [noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com); [casey\\_barney@yakama.com](mailto:casey_barney@yakama.com); [kozj@yakamafish-nsn.gov](mailto:kozj@yakamafish-nsn.gov); [matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov); [barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov); [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov); [tebu461@ecy.wa.gov](mailto:tebu461@ecy.wa.gov); [lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV); [FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov); [wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov); ECY RE CRO SEPA Coordinator <[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)>; [rand461@ecy.wa.gov](mailto:rand461@ecy.wa.gov); [Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov); [Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov); [Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov); [sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov); [jorgenja@cwu.edu](mailto:jorgenja@cwu.edu); [nelmsk@cwu.edu](mailto:nelmsk@cwu.edu); Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[stephanie.mifflin@co.kittitas.wa.us](mailto:stephanie.mifflin@co.kittitas.wa.us)>; [russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov); [rivers@dnr.wa.gov](mailto:rivers@dnr.wa.gov); [brenda.young@dnr.wa.gov](mailto:brenda.young@dnr.wa.gov); [luke.warthen@dnr.wa.gov](mailto:luke.warthen@dnr.wa.gov); [SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov); [MARTIN.MAUNEY@dnr.wa.gov](mailto:MARTIN.MAUNEY@dnr.wa.gov); [scott.chambers@dnr.wa.gov](mailto:scott.chambers@dnr.wa.gov); [brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com); [tribune@nkctribune.com](mailto:tribune@nkctribune.com);



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** March 30<sup>th</sup>, 2023  
**SUBJECT:** SP-23-00001 Egan

<b>ACCESS</b>	<ol style="list-style-type: none"><li>1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. Refer to Chapter 12 of the Kittitas County Code for access requirements.</li><li>2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li><li>3. Residential construction on any newly created parcel would require the accessing portion of the joint-use driveway be built to private road standards and be certified by a licensed engineer.</li><li>4. A road variance (RV-22-00008) has been applied for and approved by Kittitas County Dept. of Public Works. Any conditions within the approved variance must be met prior to approval of access permit.</li><li>5. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.</li></ol>
<b>ENGINEERING</b>	<ol style="list-style-type: none"><li>1. Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).</li></ol>

<b>SURVEY</b>	<ol style="list-style-type: none"> <li>1. Preliminary plat does not meet the requirements of WAC:332-130-145 in regard to contour line sources, vertical datum, and contour accuracy.</li> <li>2. The 30x60 driveway easement should be labeled as existing, herein created, or created via separate document. (JT).</li> </ol>
<b>FLOOD</b>	Parcel #452836 is not located in the FEMA mapped special flood hazard area (100-year floodplain).
<b>WATER MITIGATION/ METERING</b>	<p>The following comments outline the requirements for legal availability of water and metering for the proposed short plat:</p> <p>The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through a mitigation certificate.</p> <p>In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:</p> <ol style="list-style-type: none"> <li>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;</li> <li>2. An adequate water right for the proposed new use; or</li> <li>3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</li> </ol> <p>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.</p> <p>Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.</p> <p><b>Final Plat Notes</b></p> <p>The following notes shall be placed on the face of the plat:</p> <p>C-1 "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations."</p> <p>C-2 "The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law."</p>

**From:** [Lonnie Hartwig](#)  
**To:** [Chace Pedersen](#)  
**Subject:** Egan Short Platt Comment  
**Date:** Monday, April 3, 2023 7:52:40 AM

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

March 31,2023

Good morning,

We own parcel 955117 on Iron Mountain Road. The easement road along the east edge of our property serves our property as well as the parcels further up the road. The road is narrow and has been difficult to maintain due to the slope and many years of traffic causing washboarding on most of the hill. The proposed subdivision would obviously increase traffic and dust on the road. Without substantial improvement this increased traffic will further degrade the road.

Furthermore, the road is not wide enough for two vehicles to pass one another. With more traffic, more problems will present themselves and safety will become an even bigger issue. When the snow gets deep the problems only increase due to the road becoming an even narrower track.

Therefore, we object to the granting of this subdivision and want to see it declined.

Sincerely,  
Lonnie Hartwig  
Cindy Hartwig

I sent this on Friday but it didn't go through and was bounced back. I hope you can still consider our statement.