

KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: June 2, 2010

SUBJECT: Blue Sky Short Plat SP-10-00003

The following shall be conditions of preliminary approval:

1. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05. The following conditions apply and must be completed prior to the issuance of a building permit for any of the residence within this plat. A Performance Bond or acceptable financial guarantee may be used, in lieu of the required improvements, per the conditions outlined in the current Kittitas County Road Standards.
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. Variance: All conditions of Road Variance 09-10 shall be met, including the construction of a paved apron, 22' wide gravel road, and all other road standards requirements.
4. Private Road Improvements: Access from Airport Road to the cul-de-sac shall be constructed to meet or exceed the requirements of a High-Density Private Road that serves 3-14 tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 40' 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. Surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade 8% flat, 12% rolling or mountainous.
 - 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 with a county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road.
5. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way or 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.
 6. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
 7. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
 8. 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.
 9. 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.
 10. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
 11. 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.

ROAD STANDARDS VARIANCE REQUEST

SHALLBETTER ROAD VARIANCE 09-10

Findings of Fact:

The applicant owns property that is accessed by a 30' easement off Airport Road (Cle Elum). The easement currently serves as access to two parcels. The applicant wants to short plat her parcel, which will increase the number of lots served to 3 and enact road standards. Roads standards will require the access to be constructed within a 40' easement and be 22' in width with a paved apron onto the County road.

The applicant requests a variance from the minimum easement size, paved apron requirement, and the private road requirements. She requests to be able to construct the road within the 30' easement and improve the road to joint-use driveway standards, which is a 12' wide gravel road.

Approval

Conditional Approval

Denial

Conditions of Approval:

The use of the 30' easement is approved. All other requests of this variance are denied.



Public Works Director

12-21-09

Date



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

April 29th 2010

Jeff Watson, Staff Planner
Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Blue Sky Short Plat SP-10-00003

Dear Mr. Watson,

Thank you for the opportunity to comment on the Blue Sky Short Plat, SP-10-00003.

Water Metering Statement:

If the residential well connections serving the proposed lots are to be located in Upper Kittitas County (as defined in 173-539A WAC) each residential well connection shall be required to have meters installed. Metering results shall be recorded in a manner consistent with Kittitas County and the State of Washington, Department of Ecology requirements. This requirement to meter only applies if you rely upon the RCW 90.44.050 exemption from permitting through ecology and the proposed project lies within in Upper Kittitas County (as defined in 173-539A WAC).

Plat Note Statement:

The final plat notes shall include the following two statements:

"The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. 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. "

AND in Upper Kittitas County Only (as defined in 173-539A WAC):

"Metering will be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements."

Water Availability Statement:

The Public Health Department's recommendation shall state that final approval be conditioned upon the developer/owner of the plat providing proof of water availability. Water availability can be provided through several different ways depending on the source of water proposed.

**Kittitas County
Public Health Department**
507 N. Nanum Street, Suite 102
Ellensburg, WA 98926
T: 509.962.7515
F:509.962.7581



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

**Environmental
Health Services**
507 N. Nanum Street, Suite 102
Ellensburg, WA 98926
T: 509.962.7515
F:509.962.7581

If application states that residences will utilize Individual Wells:

For preliminary plat approval, the number of wells and which parcels will be served by each well must be identified by the applicant. If individual wells are proposed for the parcels and there is an existing well located on the plat, a well log from the State of Washington, Department of Ecology (Ecology) and a recent passing bacteriological and nitrate test will meet the water availability requirement.

If there is not currently an existing well located on the plat, the applicant must demonstrate evidence of the water supply type that they intend on making available to the proposed lots and that adequacy will be achieved. This requirement can be achieved by submitting a hydrogeological report prepared by a licensed Professional Engineer or Hydrogeologist or by conducting a well survey of proximate wells. Such a survey shall include current information regarding capacity and a recent passing bacteriological and nitrate tests from proximate wells.

In either case, current information that identifies or estimates anticipated capacity of the existing or planned wells must demonstrate that the wells will provide sufficient water to the number of residences that may be connected to them.

Final approval will be conditioned upon the conditions of preliminary approval, and all wells must be drilled, flow capacity known (minimum of a 4 hour pump test), water storage mitigations resolved, water budget neutrality mitigations resolved if applicable, and bacteriological and nitrate tests must be performed and satisfactory to be used for domestic use. Final mylars must have well head protection zone(s) established before final approval can be recommended.

If application states that residences will utilize a Public Water System:

For preliminary approval, if a public water system is proposed for the plat, the future or current location of the well(s) must be identified on the plat map and the applicant must demonstrate that adequacy will be achieved. This requirement can be achieved by submitting a hydrogeological report prepared by a licensed Professional Engineer or Hydrogeologist or by conducting a well survey of proximate wells. Such a survey must include current information regarding capacity and a recent passing bacteriological and nitrate tests from proximate wells. If there is an existing well, a well log from Ecology and a recent passing bacteriological and nitrate test will meet the water availability requirement.

For final approval, the public water system application shall be submitted, reviewed and approved by Kittitas County Public Health Department or the State of Washington, Department of Health which includes final issuance of the water system ID number to meet the water availability requirement for plat approval. For Group B Public Water Systems reviewed and approved by Kittitas County Public Health Department, bonding is allowed for completion of the system as stated in Kittitas County Code 13.09. However, water budget neutrality mitigations must be resolved, if applicable, before approval can be recommended; final mylars must also have the well head protection zone(s) established before final approval can be recommended.

Water Right Transfer Statement:

Documentation from the State of Washington, Department of Ecology must be provided verifying the ownership of the water right and a determination of water budget neutrality, this must include: the location, the quantity of water, the transfer of the water right (wholly or by quantity) by ownership and/or location, and a determination of capacity to how many residences and/or lots that can be served by the transfer of such a water right.

Septic Availability Statement:

The Public Health Department's recommendation shall state that preliminary approval be conditioned upon the developer/owner of the plat providing satisfactory sewage disposal. Satisfactory sewage disposal can be provided through several different ways depending on the source of disposal proposed.

If application states that residences will be connected to public sewer system:

In order to recommend approval, The Public Health Department will need a signed letter from the sewer district stating that the proposed project's connection will be allowed.

If on-site sewage systems are proposed for the plat and minimum lot sizes are satisfied:

Soil logs must be performed prior to the Public Health Department recommending preliminary approval of the plat application. Once the soil logs are conducted and approved by the Public Health Department, the requirement for septic availability will have been satisfied.

Review of the Application File:

At this point in time this application does not contain sufficient information to make a determination that: 1) there is an adequate potable water supply available and 2) that the land area is suitable for onsite sewage systems. The above mentioned requirements need to be satisfied and the appropriate documentation needs to be submitted to the Public Health Department for review and approval in order for the plat application to be recommended for approval.

If you should have any questions or comments, please feel free to contact me at (509) 962-7515.

Sincerely,

James Rivard,
Environmental Health Supervisor
Kittitas County Public Health



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

04-29-2010

Traci Shallbetter
3201 Airport Road
Ellensburg, WA 98926

RE: Blue Sky Short Plat (SP-10-00003) submission fee received (\$380.00)

Dear Applicant:

We have received the application for your proposed Short Plat (located in Section 29, Township 20, Range 16, off of Airport Road).

Enclosed is a checklist and more detailed instructions for meeting Kittitas County Public Health Department's requirements for providing adequate supply of potable water and providing adequate sewage disposal for platting.

Please note: We will not recommend approval of your plat application until the enclosed requirements are met. Some requirements must be satisfied prior to recommendation for preliminary approval.

Once we have received and reviewed the required information, we will notify Community Development Services that the Public Health Department requirements have been satisfactorily addressed.

If you have any questions or concerns, please feel free to contact our office at (509) 962-7515.

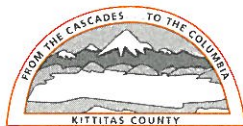
Sincerely,

A handwritten signature in blue ink that reads "Catherine Bambrick". The signature is written in a cursive style.

Catherine Bambrick, Administrator
Kittitas County Public Health Department

Enclosures: (3)

cc: Kittitas County Community Development Services, Encompass Surveying (engineering firm)



Checklist

Prior to recommending final approval of the above listed plat you must meet RCW 58.17.150, RCW 58.17.110, KCC Title 16, Chapter 16.12.150 and WAC 246-272A-0320 by:

(**More detailed instructions are provided in the 'Instructions for Completing Requirements for Public Health' enclosed)

1. Proving there is an adequate supply of potable water

Choose and follow instructions for **one** of the five following options:

Group "A" Public Water System

Provide written approval from Washington State Department of Health.

Group "B" Public Water System

Schedule a well site inspection with the Public Health Department and contact a Satellite Management Agency as the **first step** toward approval of a Group B Public Water System. The Group B Public Water System must be approved or bonded for completion of the well house construction prior to recommendation for final plat approval.

Individual Wells

For preliminary approval to be recommended, provide a well log or hydrogeological report to prove adequate ground water exists for the proposed number of potable water wells. For final approval to be recommended, all wells must be drilled, flow capacity known, water storage mitigations resolved and bacteriological and nitrate tests must be performed and satisfactory. Final mylars must have well head protection zone(s) established.

Shared Two-Party Well

For preliminary approval to be recommended, provide a well log or hydrogeological report to prove adequate ground water exists for the proposed potable water well. For final approval, submit:

- Well log or a 4 hour pump test
- Signed, notarized and recorded two party shared well water user's agreement
- Water storage mitigations (if required)
- Passing bacteriological and nitrate tests

Final mylars must have well head protection zone(s) established.

Public Utility Water Supply

Submit a signed letter of agreement from a public utility official and the developer/owner, granting sewer potable water services for the entire development.

AND

2. Proving satisfactory sewage disposal

Choose and follow instructions for **one** of the two following options:

On-site Sewage

A soil analysis of each proposed lot on the subdivision must be completed prior to receiving a recommendation for **preliminary plat approval**. Schedule a soil log inspection with KCPHD and prepare each proposed lot by digging one test hole per lot.

Public Utility Sewer

Submit a signed letter of agreement from the public utility official and the developer/owner, granting sewer services for the entire development.

Instructions for Completing Public Health Requirements

I. ADEQUATE POTABLE WATER SUPPLY:

PUBLIC UTILITY WATER SUPPLY APPLICANTS

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.

WELL SET BACK REQUIREMENTS

Prior to drilling a well, a well site review must be conducted by KCPHD. All wells must be located 50 feet from a property lines and have a 100 foot well head protection zone established. For individual wells, the setbacks are 50 feet from septic tank and 100 feet from a drain field and reserve area. For public water systems, the setbacks are 100 foot from a septic tank, drain field and reserve area (Title 17, Chapter 17A.08.025, WAC 246-272A-0320, WAC 246-272A-0210).

PUBLIC WATER SYSTEMS

All Public Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. Evergreen Valley Utilities (509) 674-9642, Lookout Mountain Utilities Management (509) 674-6789 and Valley Water Services (509)575-3999 are the current SMAs.

PUBLIC GROUP “A” WATER SYSTEMS

If you have an existing well and a Department of Ecology issued a “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.

PUBLIC WATER SYSTEMS SERVING 3-14 CONNECTIONS

Washington State Department of Health and Kittitas County Public Health Department share the regulatory authority for approving Public Water Systems from 3 to 14 connections 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 Public Water System (Group B) applications with 3-9 connections should be submitted to Kittitas County Public Health Department; all Public Water System (Group A) applications with 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
507 N Nanum Street, Suite 102
Ellensburg, WA 98926
(509) 933-8261

Washington State Department of Health
16201 E. Indiana Ave., Suite 1500
Spokane, WA 99216
(509) 329-2116
ATTN: Scott Torpie, 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.

INDIVIDUAL WELLS

For preliminary plat approval, the number of wells and which parcels will be served by each well must be identified by the applicant. If individual wells are proposed for the parcels and there is an existing well located on the plat, a well log from the State of Washington, Department of Ecology (Ecology) and a recent passing bacteriological and nitrate test will meet the water availability requirement.

If there is not currently an existing well located on the plat, the applicant must demonstrate evidence of the water supply type that they intend on making available to the proposed lots and that adequacy will be achieved. This requirement can be achieved by submitting a hydrogeological report prepared by a licensed Professional Engineer or Hydrogeologist or by conducting a well survey of proximate wells. Such a survey shall include current information regarding capacity and a recent passing bacteriological and nitrate tests from proximate wells.

In either case, current information that identifies or estimates anticipated capacity of the existing or planned wells must demonstrate that the wells will provide sufficient water to the number of residences that may be connected to them.

Final approval will be conditioned upon the conditions of preliminary approval, and all wells must be drilled, flow capacity known (minimum of a 4 hour pump test), water storage mitigations resolved and bacteriological and nitrate tests must be performed and satisfactory to be used for domestic use. Final mylars must have well head protection zone(s) established before final approval can be recommended.

WATER BUDGET NEUTRALITY

In upper Kittitas County, if the property owner **has not already put the well or wells in question to beneficial use**, a determination of water neutrality from Washington State Department of Ecology will be required to satisfy the water availability requirement for individual wells and Public Water Systems serving 3-14 connections. This requirement may be waived at the final approval stage if Ecology has modified the Upper Kittitas County Ground Water Rule (Chapter 173-539A WAC) in such a way that a determination is no longer required and the applicant has met all requirements of the modified rule.

PLAT NOTES

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

“The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. 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. “

AND, in upper Kittitas County only:

“Metering will be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements.”

II. SATISFACTORY SEWAGE DISPOSAL

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.

ON SITE SEWAGE

Soil logs must be completed on each proposed lot to determine the suitability of the soil and minimal lot size required to support an onsite sewage system. **Soil logs must occur prior to recommendation for preliminary plat approval.** The developer/owner shall provide soil test holes on each lot as per WAC 246-272A-0320 or as amended (see attached soil log instruction sheet). 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.

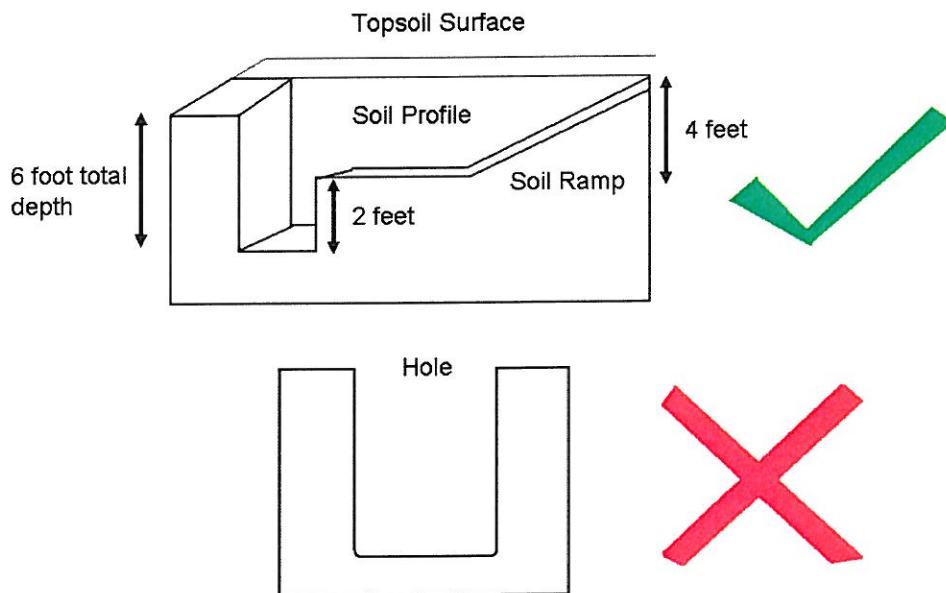
Soil Log Requirements for Land Division

Purpose: The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to ensure that suitable depth and type of soil is present on the property prior to final plat approval.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, soil logs are required before a recommendation for preliminary plat approval can be made.

Requirements: In order for a soil log to be conducted, test holes must meet specific criteria according to Chapter 246-272A-0320 WAC, Kittitas County Code and Labor and Industries safety standards.

- 1) A minimum of one soil log per lot shall be dug to a depth of six feet, unless an impermeable layer such as bedrock, hardpan clay, or the existing water table prevents such a depth from being obtained. In some instances, additional holes may be required to determine if the minimum standards for septic support are present on the lot.
- 2) The design of a test hole shall be sloped to four feet beneath surface, leveled and then dug down an additional two feet for a total depth of six feet (see the diagram below for reference). Such a test hole is designed to prevent possible injury as a result of the surrounding soil bank collapsing into the test hole and to grant the local health officer ease of access to the soil profile.
- 3) In order to sub-divide property at least twelve inches of native, suitable soil must be present at the time the soil log is performed.
- 4) A soil log does not constitute a site-evaluation. A site evaluation determines the type of septic system required. A soil log only determines whether soils present on the property can support a septic system.



Minimum Land Area Requirements: According to the WAC 246-272A-0320 Table X (provided below) the minimum land area requirement from a public health perspective for subdivision of property is determined by the source of the drinking water and the soil type present to support an on-site sewage system. These guidelines have been put in place to protect human health and the environment from the potential health hazards that an on-site sewage system imposes. The type of water source available and soil type present must be determined by the local health officer. However, other minimum land area requirements may be subject to local government zoning regulations and restrictions, and it is advisable that property land owners seek advice from Community Development Services at (509) 962-7506 for assistance in this area.

TABLE X
Minimum Land Area Requirement
Single-Family Residence or Unit Volume of Sewage

Type of Water Supply	Soil Type (defined by WAC 246-272A-0220)					
	1	2	3	4	5	6
Public	0.5 acre	12,500 sq. ft.	15,000 sq. ft.	18,000 sq. ft.	20,000 sq. ft.	22,000 sq. ft.
	2.5 acre ¹					
Individual, on each lot	1.0 acre	1 acre	1 acre	1 acre	2 acres	2 acres
	2.5 acres ¹					

¹ See WAC 246-272A-0234(6).

Other Considerations: Since open holes present a potential danger to people, livestock, wild animals, and vehicles, it is advisable that such a hole be roped off or covered to prevent unwanted entry or marked to caution and facilitate finding. After the soil log has been performed the hole may be filled in by the property owner or contractor to eliminate the potential hazard.

Scheduling a soil log: Currently, soil logs are performed on a weekly basis by an Environmental Health Specialist. To schedule a soil log please contact the Kittitas County Public Health Department Office located at 507 N Nanum Street, Suite 102 or call (509) 962-7515 to arrange an appointment.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

April 20, 2010

Jeff Watson
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: SP-10-00003

Dear Mr. Watson:

Thank you for the opportunity to comment on the Blue Sky short subdivision of approximately 10.76 acres into 2 lots, proposed by Marc Kirkpatrick for Traci Shallbetter. We have reviewed the application and have the following comments.

Water Resources

Water Availability for Proposed Lot

It does not appear that water is available for appropriation on the proposed lot. According to Ecology records, there are no water rights or claims for domestic use appurtenant to the subject lands. It appears that the SP-10-00003 intends to utilize groundwater under a permit-exemption (RCW 90.44.050). However, WAC 173-539A, known as the Upper Kittitas Emergency Ground Water Rule, restricts all new appropriations of groundwater within the upper Kittitas including permit-exempt uses. This project lies within the affected area.

The Upper Kittitas Emergency Ground Water Rule does allow for new uses of groundwater if:

1. a building permit has been granted and vested prior to July 16, 2009.
2. a qualifying 'group use' under WAC 173-539A was established prior to July 16, 2009.
3. The project is determined by Ecology to be 'water budget neutral'.



Mr. Watson
April 20, 2010
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From the information provided, it does not appear that any of the listed exceptions to the rule apply.

As a result, the proponent or landowner shall apply to Ecology for a permit to appropriate public groundwater, or if seeking to use the groundwater exemption, shall submit to Ecology a request for determination that the proposed exempt use would be water budget neutral. No new permit-exempt use(s) under RCW 90.44.050 may commence unless Ecology has approved a request for determination that the proposed use(s) would be water budget neutral consistent with WAC 173-539A.

If mitigation is offered for this project, all commenting agencies and persons should have an opportunity to address any potential concerns with or the adequacy of the mitigation offered.

If you have any questions concerning the Water Resources comments, please contact Kurt Walker at (509) 454-4237.

Sincerely,



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



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

April 14, 2010

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

Re: Blue Sky Short Plat, (SP 10-00003)

Dear Mr. Watson:

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

- 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. 509-962-7000.

Sincerely,

Brenda Larsen
Fire Marshal