

From: [Jeff Watson](#)
To: ["Cruse & Associates"](#)
Subject: SP-10-00004 Magana
Date: Thursday, July 15, 2010 1:31:00 PM

[SP-10-00004 Magana Transmittal of Comments Letter](#)
[SP-10-00004 Magana Comments](#)
[SP-10-00004 Magana Draft Conditional Approval](#)

Hard copy in the box... should publish in a couple of days.

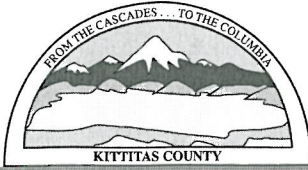
Jeff Watson
Planner I

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"

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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"

July 15, 2010

Chuck Cruse
Cruse & Associates
PO Box 959
Ellensburg, WA 98926

RE: Transmittal of Comments – Magana Short Plat (SP-10-00004)

Dear Mr. Cruse:

Enclosed are the comments received regarding the Magana Short Plat (SP-10-00004) during the comment period:

July 13, 2010	Kittitas County Department of Public Works – Christina Wollman
April 26, 2010	Kittitas Valley Fire and Rescue – Rich Elliott
April 29, 2010	Kittitas County Public Health – Form Letter
April 29, 2010	Washington State Department of Ecology – Gwen Clear
April 29, 2010	Kittitas County Public Health – James Rivard

Please review all comments and notify me of any questions. I will be issuing the Conditional Preliminary Approval based on the comments received.

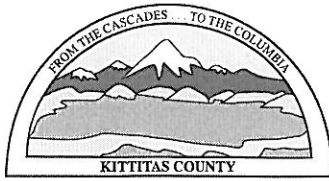
Sincerely,

Jeff Watson
Staff Planner

cc: Applicant

Attachments sent via email to: cruseandassoc@kvalley.com

SP-10-00004 Magana Master File @ \\Arda\teams\CDS\Projects\Short Plats\SP 2010\SP-10-00004 Magana



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: July 14, 2010

SUBJECT: Magana Short Plat SP-10-00004

The following shall be conditions of preliminary approval:

1. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See 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. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
3. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
4. 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.
5. 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.
6. 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.

Page 1 of 1

411 N. Ruby St. Suite 1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

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

04-29-2010

Manuel Magana and/or Jose Munguia-Bernal
905 W Cascade Ct. Unit #40
Ellensburg, WA 98926

RE: Magana Short Plat (SP-10-00004) submission fee received (\$380.00)

Dear Applicant:

We have received the application for your proposed Short Plat (located in Section 6, Township 18, Range 20, off of Colockum 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.

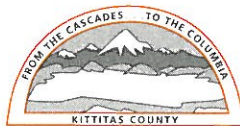
Sincerely,

A handwritten signature in blue ink that reads "Catherine Bambrick".

Catherine Bambrick, Administrator
Kittitas County Public Health Department

Enclosures: (3)

cc: Kittitas County Community Development Services, Cruse & Associates (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.

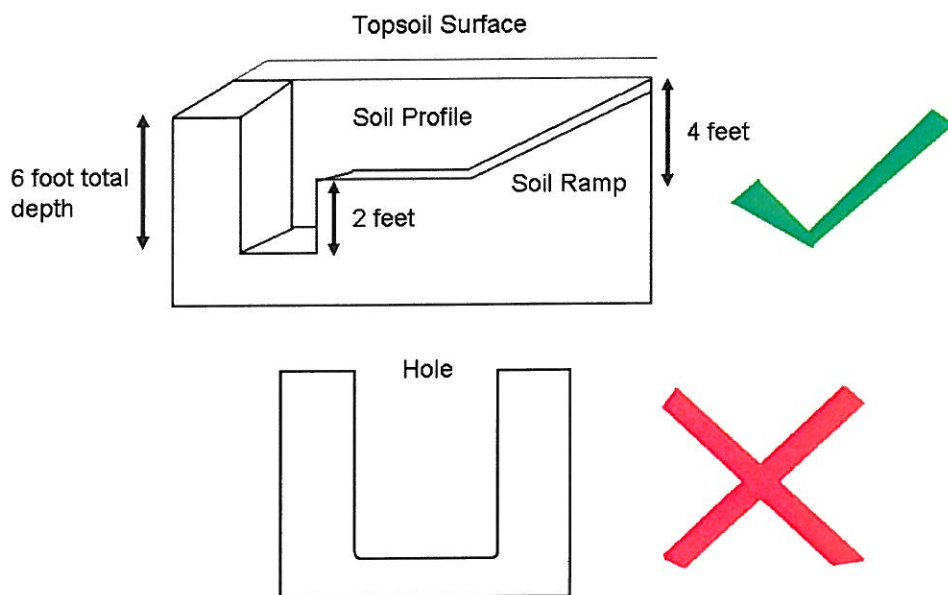
Soil Log Requirements for Land Division

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.



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: Magana Short Plat SP-10-00004

Dear Mr. Watson,

Thank you for the opportunity to comment on the Magana Short Plat, SP-10-00004.

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):

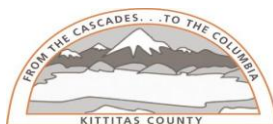
“Metering will be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements.”

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.

If application states that residences will utilize Individual Wells:

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

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.

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



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

April 29, 2010

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

Dear Mr. Watson:

Thank you for the opportunity to comment on the short subdivision of approximately 20 acres into 2 lots, proposed by Chuck Cruse for Manuel Magana & Jose Munguia-Bernal [SP-10-00004]. We have reviewed the application and have the following comments.

Water Resources

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.



Mr. Watson
April 29, 2010
Page 2 of 2

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 Brean Zimmerman at (509) 454-7647.

Sincerely,

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

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



KITTITAS VALLEY FIRE & RESCUE

PO Box 218 • Ellensburg, WA 98926 • (509) 933-7235 • Fax (509) 962-7254 • elliotttr@kvfr.org



April 26, 2010

Jeff Watson, Staff Planner
411 N Ruby St
Ellensburg, WA 98926

Jeff:

I have reviewed the Application for the Magan Short Plat SP-10-00004. I provide review of proposed development and construction for Kittitas County Fire District 2. The Fire District has no code enforcement authority so my input is informational only.

I have a couple of questions or issues that I would ask that you address in this process:

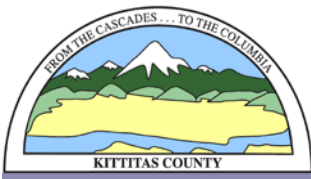
1. The fire department access road to be 20' wide and capable of support 75,000 lbs with an all-weather surface.
2. The addresses need to be clearly visible from both directions at the county road for all properties.
3. The fire flow requirements for residential development is listed at 1500 gpm for 2 hours in Appendix B of the 2006 IFC.

Thank you for your time and consideration in these matters.

Respectfully,


Rich Elliott – Deputy Fire Chief
Kittitas Valley Fire and Rescue

CC – John Sinclair, Fire Chief
Joe Seemiller, Fire Prevention Captain



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"

NOTICE OF APPLICATION

(Pursuant to Kittitas County Code 15A.03.060)

To: Interested Departments & Agencies with Jurisdiction
Adjacent property owners
Applicant

From: **Jeff Watson, Staff Planner**

Date: **4/19/2010**

Subject: **Magana Short Plat, SP-10-00004**

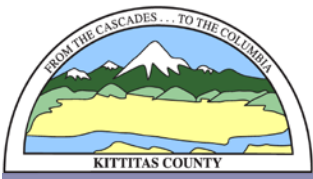
On March 15, 2010, Chuck Cruse, authorized agent for Manuel Magana and Jose Munguia-Bernal, landowners, submitted a Short Plat land use application which was deemed complete on March 30, 2010 by Kittitas County Community Development Services staff. The application is for a 2 lot Short Plat subdivision pursuant to Kittitas County Code 16.32 on approximately 20 acres of land that is zoned Agriculture 20. The subject property is located approximately 9 miles northeast of the City of Ellensburg, north of Gage Road, west of Colockum Road, and east of Colockum Canyon Road, in a portion of Section 6, T18N, R20E, WM in Kittitas County, bearing Assessor's map number 18-20-06000-0013. See attached vicinity map.

The complete submitted application and related filed documents may be examined by the public at the Community Development Services office at 411 N Ruby Street, Suite 2, Ellensburg, WA 98926, as well as on the Community Development Services website at www.co.kittitas.wa.us/cds/current/. If you do not have internet access, or are unable to view the complete application at Community Development Services in person, one will be mailed on request.

Under Title 15A.03.080, Short Plat Projects are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500⁰⁰.

All comments on this application must be addressed to the designated permit coordinator at:

Attn: **Jeff Watson**
Kittitas County Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

cds@co.kittitas.wa.us

Office (509) 962-7506

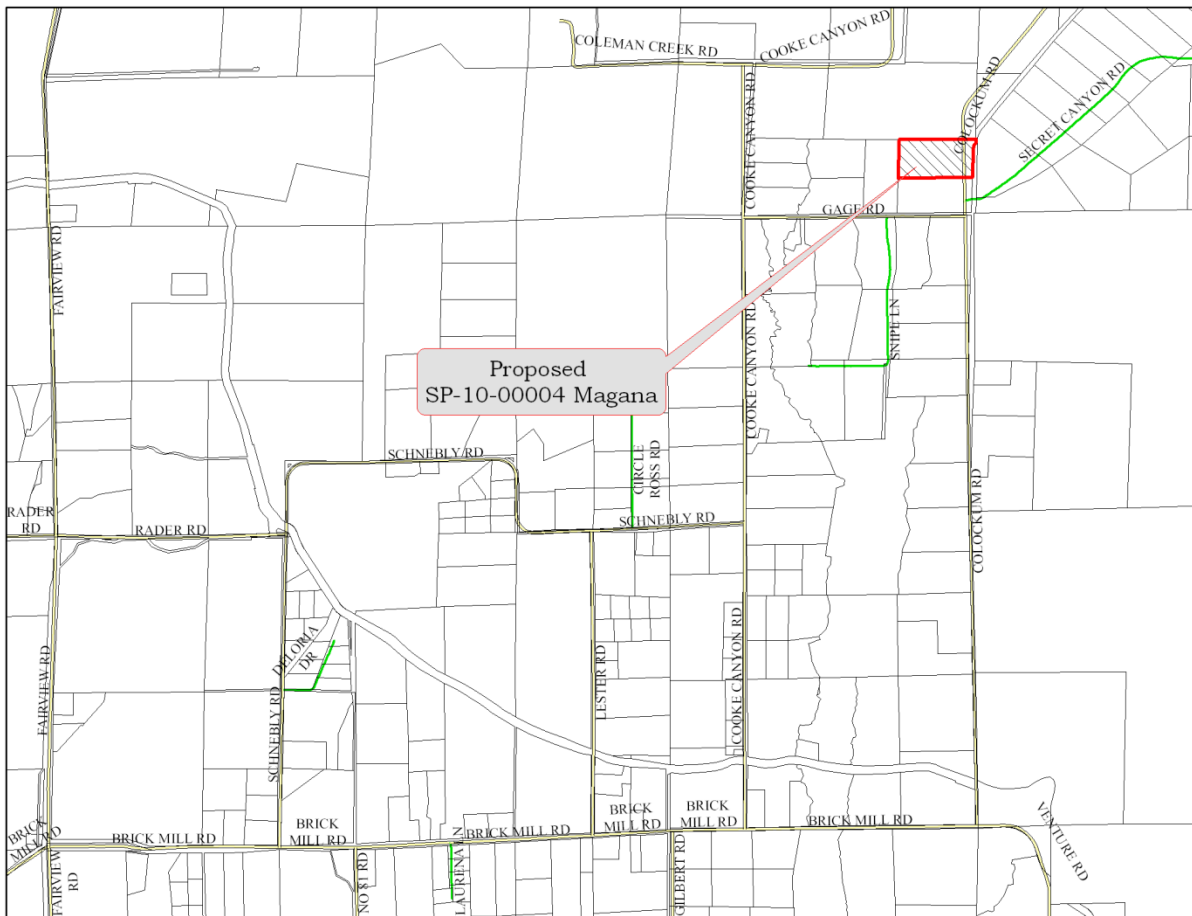
Fax (509) 962-7682

"Building Partnerships – Building Communities"

The 15 day comment period as outlined in Table A at the end of Title 15A of the Kittitas County Code, will terminate on **Tuesday, May 4, 2010 at 5:00 pm.**

If you have any questions regarding the proposed project outlined above, or the application process, please contact Community Development Services at (509) 962-7506.

Vicinity Map



Short Plat Preliminary Submittal Requirements For:

SP-10-00004 Magana

Date Received: March 15, 2010

Review Date: March 30, 2010

Map Number: 18-20-06000-0013 Parcel Number: 375034 Acres Recorded: 20

Planner: Jeff Watson Zoning: Agriculture 20

Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)

Conforms to the county comprehensive plan and all zoning regulations

Located within Fire District

Located within Irrigation District

School District

In UGA

Critical Areas

Yes No **Within a Shoreline of the State** Environment:

Yes No **Within a FIRM Floodplain** Panel #:

Yes No **Within a PHS Habitat** Habitat Type:

Yes No **Wetland in Parcel** Wetland Type:

Yes No **Seismic Rating** Category:

Yes No **Within Coal Mine Area**

Yes No **Hazardous Slope in Parcel** Category:

Yes No **Airport Zones within Parcel** Zone:

Yes No **Adjacent to Forest Service Road** Road:

Yes No **Adjacent to BPA Lines or Easement**

Yes No **Within 1000' of Mineral Land of LTS**

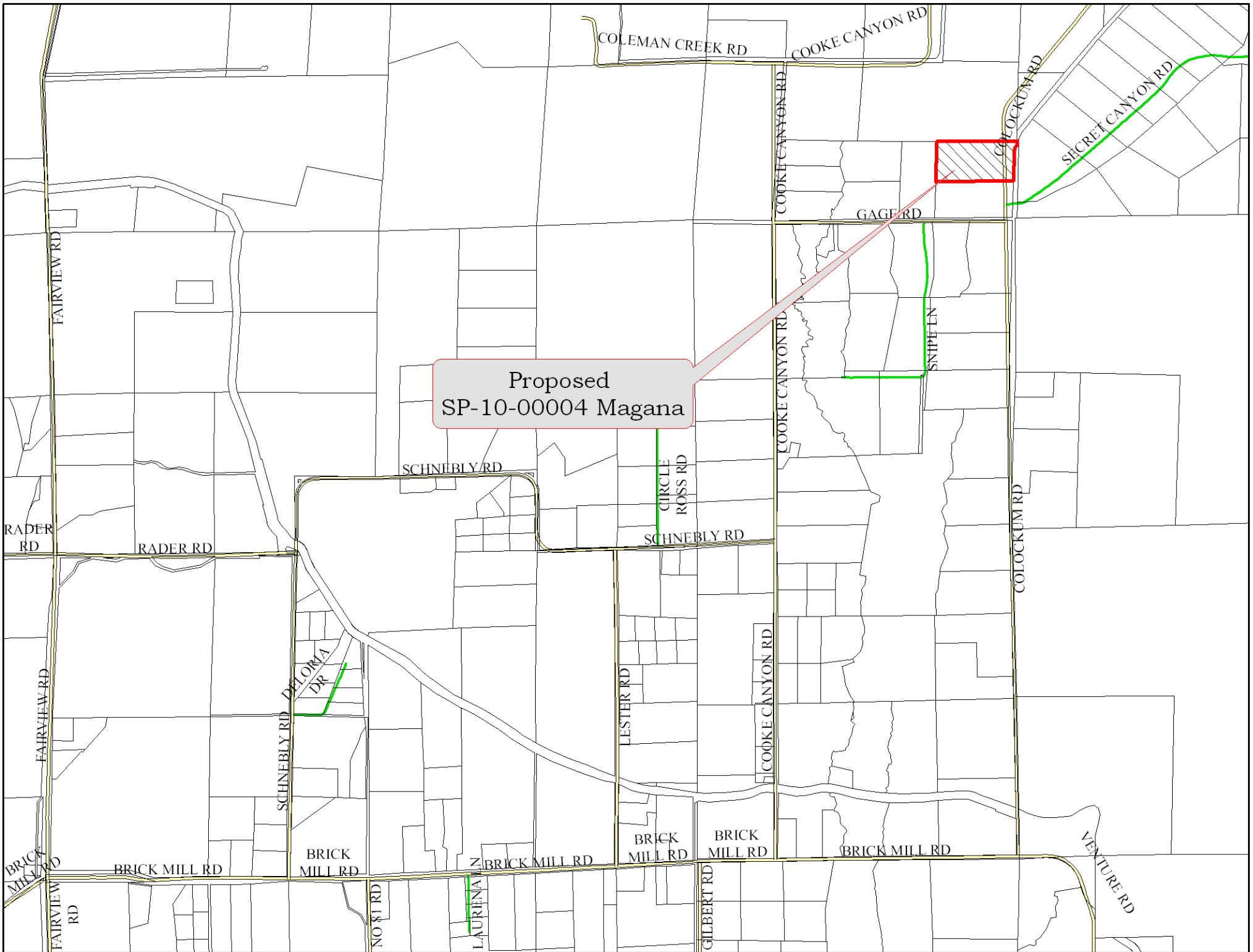
Fee Collected

Second Page of Application turned in (Contact Page)

8.5 X 11 Preliminary Plat Map

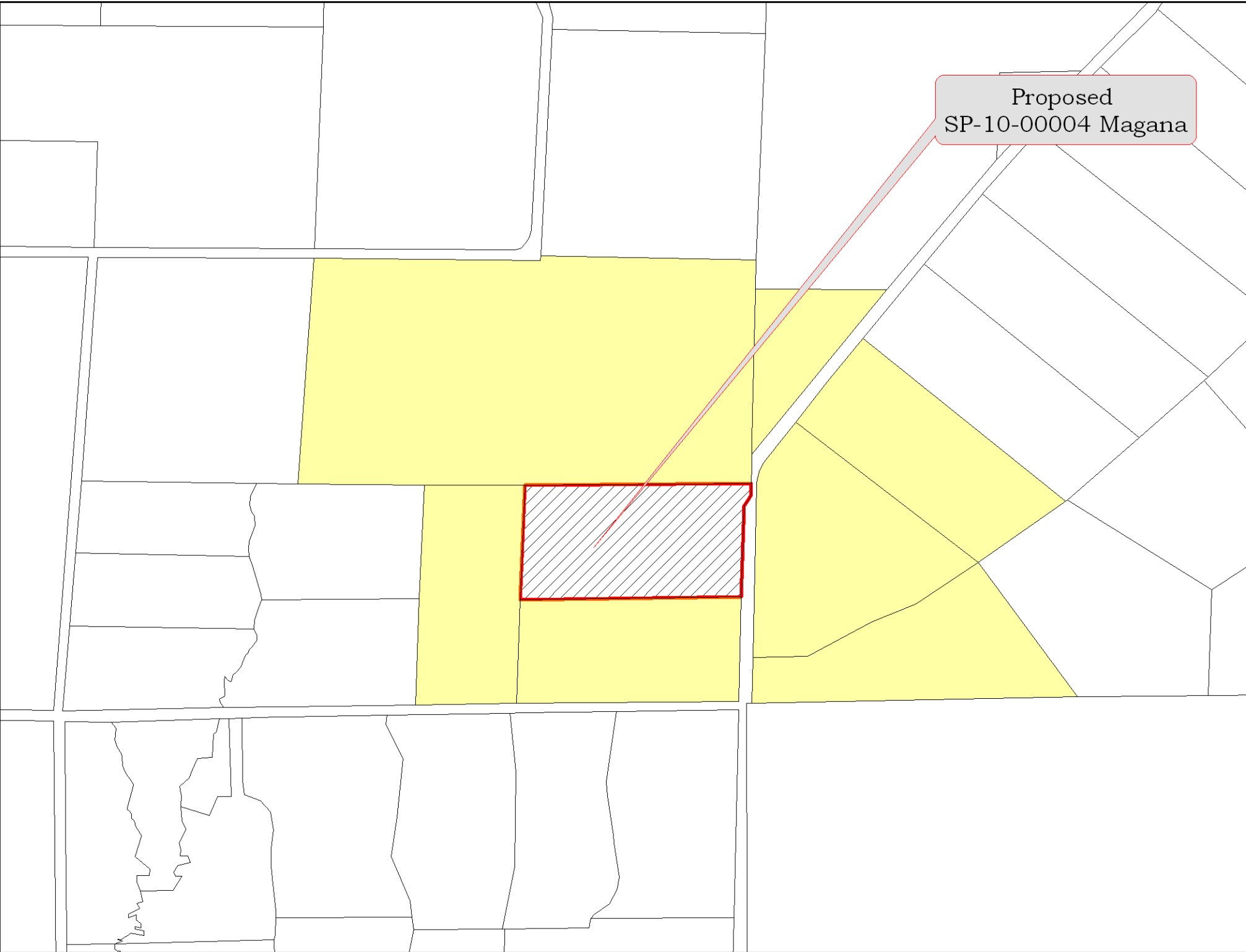
Large Preliminary Plat Maps

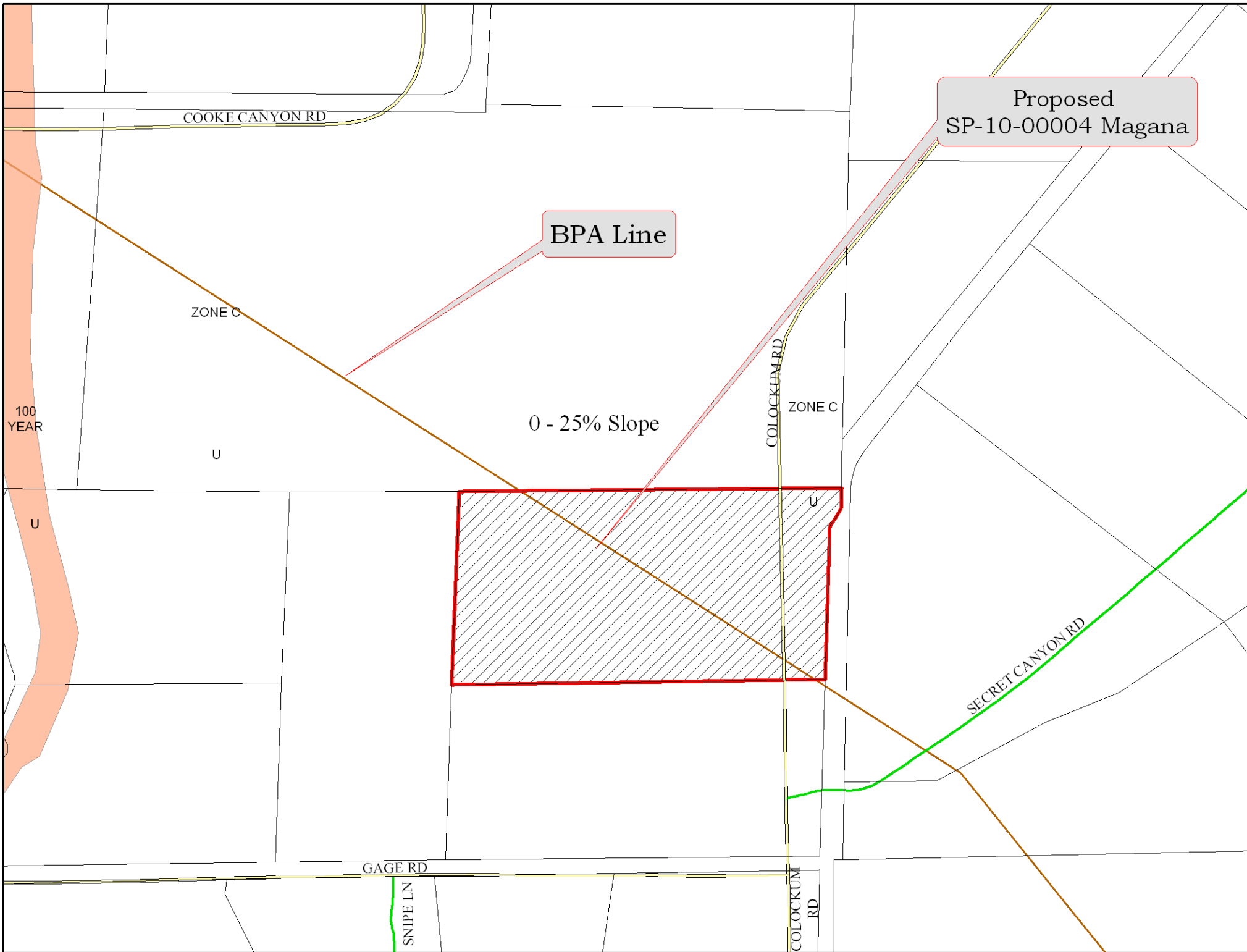
- Certificate of Title**
- Computer Closures**
- Names of proposed subdivision, all sheets**
- Location of subdivision by section, township, range, county, and state, all sheets**
- Legal Description of Land contained within subdivision**
- Name(s), and address of the owner(s), subdivider(s), surveyor, engineer, and date of survey**
- Registered Land Surveyor: Name, address, phone and Seal of the registered land surveyor**
- Scale (1:200 or Greater), North Arrow, and Date**
- Vicinity map showing the boundary lines of adjacent subdivisions, roads, streets, streams**
- Proposed platted boundary lines, lot and road dimensions, and gross acreage**
- Statement of proposed sewage, water, and drainage improvements**



Proposed
SP-10-00004 Magana

Proposed
SP-10-00004 Magana





COOKE CANYON RD

Proposed
SP-10-00004 Magana

BPA Line

ZONE C

100
YEAR

0 - 25% Slope

COLOCKUM RD

ZONE C

U

U

GAGE RD

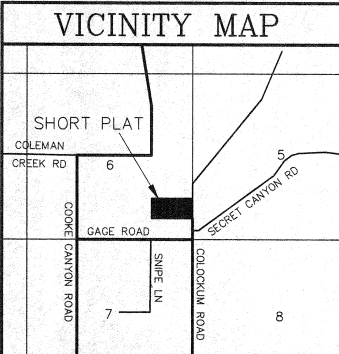
SNIPE LN

COLOCKUM
RD

SECRET CANYON RD

Proposed
SP-10-00004 Magana





APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE MAGANA SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY PLANNING DIRECTOR

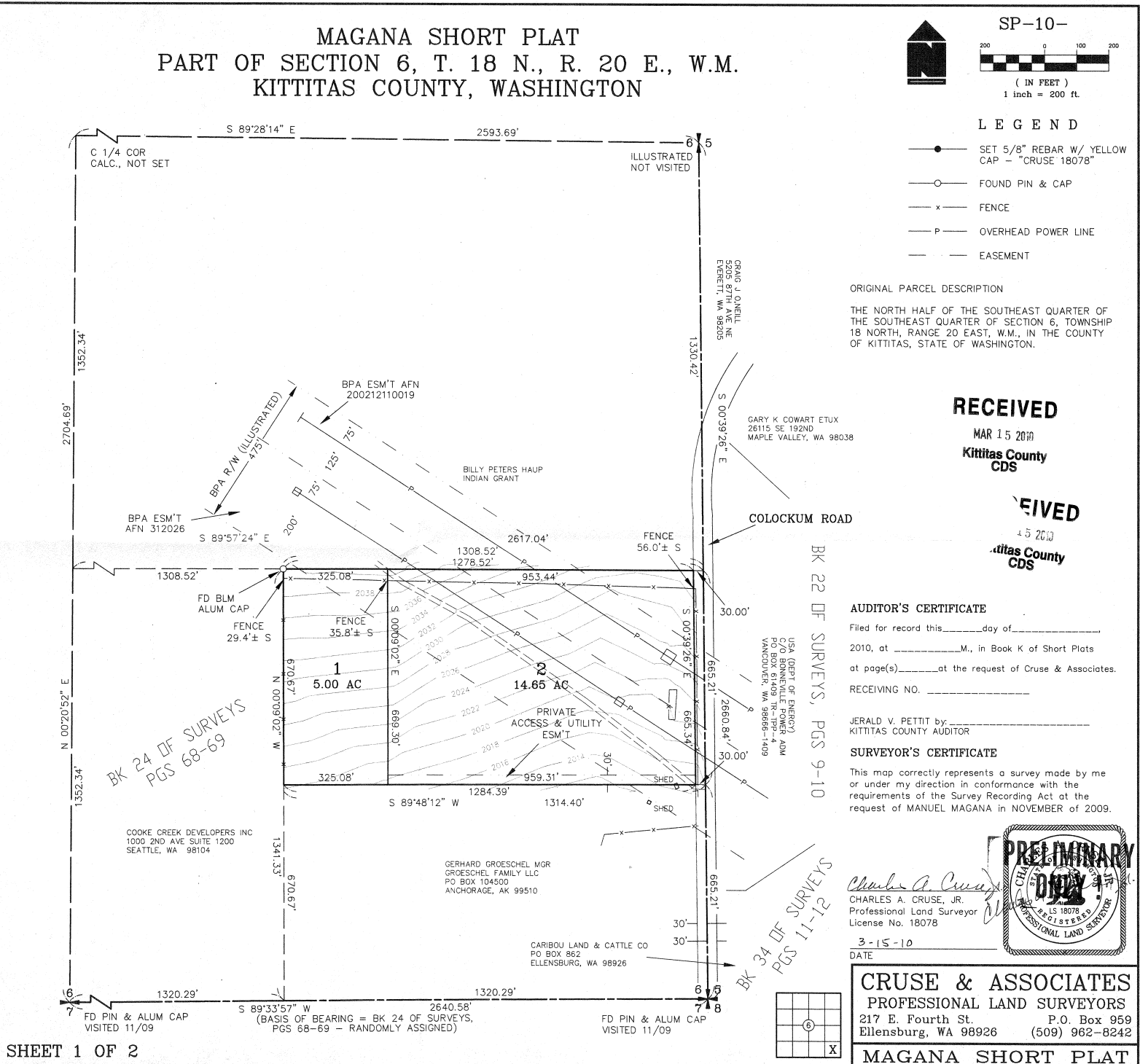
CERTIFICATE OF KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 18-20-06000-0013

DATED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: MANUEL MAGANA
 JOSE J. MUNGUIA-BERNAL
 ADDRESS: 905 W CASCADE CT., UNIT 40
 ELLENSBURG, WA 98926
 PHONE: (509) 899-3004
 EXISTING ZONE: AG-20
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: ON SITE SEWAGE SYSTEMS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W & 30' PRIVATE ACCESS ESM'T
 NO. OF SHORT PLATTED LOTS: TWO (2)
 SCALE: 1" = 200'

SUBMITTED ON: _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____





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"

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED ATTACHMENTS

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.

OPTIONAL ATTACHMENTS

(Optional at submittal, required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

APPLICATION FEES:

\$190 plus \$10 per lot for Public Works Department;
 \$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;
 \$720 for Community Development Services Department
 \$130 for Fire Marshal
 (One check made payable to KCCDS)

RECEIVED
 MAR 15 2010
 Kittitas County
 CDS

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X Mamary Need

DATE:

3/15/10

RECEIPT #

00007213

RECEIVED
 DATE STAMP
 DATE HERE
 MAR 15 2010

NOTES: _____

Kittitas County
CDS

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: Manuel Magana / Jose Munguia-Bernal
Mailing Address: 905 W Cascade Ct. Unit 40
City/State/ZIP: Ellensburg
Day Time Phone: 899-3004
Email Address: _____

2. **Name, mailing address and day phone of authorized agent** (if different from land owner of record):
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Chuck Cruse
Mailing Address: PO Box 959
City/State/ZIP: Ellensburg
Day Time Phone: 962-8242
Email Address: _____

3. **Street address of property:**

Address: Colockum Rd
City/State/ZIP: Ellensburg

4. **Legal description of property:**

N 1/2 of SE 1/4 of SE 1/4 of S6, T18N, R20E, W.M.

5. **Tax parcel number(s):** 18-20-06000-0013

6. **Property size:** 20 (acres)

7. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

2 lot Short Plat with onsite sewage as per application map

8. **Are Forest Service roads/easements involved with accessing your development?**
Yes No (Circle) If yes, explain:

9. What County maintained road(s) will the development be accessing from?

Colockum Road

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X J. Jason MUIGUIA B

3/11/2010

Signature of Land Owner of Record:
(REQUIRED for application submittal)

Date:

X Manuel Magomac

VICINITY MAP



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EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 201__

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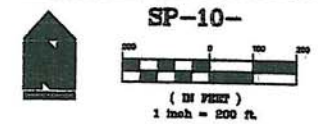
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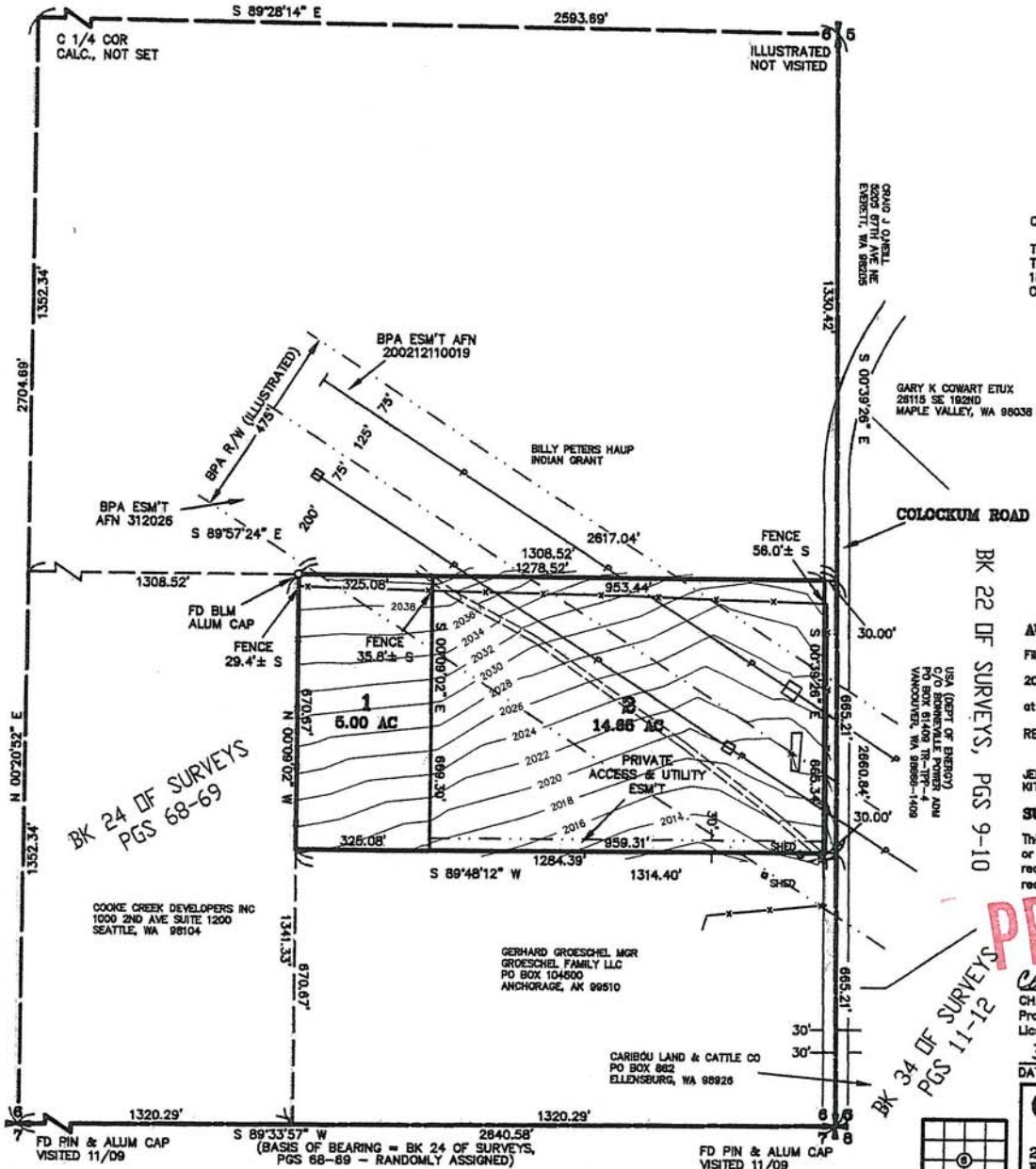
SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____

**MAGANA SHORT PLAT
PART OF SECTION 6, T. 18 N., R. 20 E., W.M.
KITITAS COUNTY, WASHINGTON**



- LEGEND**
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
 - FOUND PIN & CAP
 - x FENCE
 - P OVERHEAD POWER LINE
 - EASEMENT

ORIGINAL PARCEL DESCRIPTION
THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.



BK 24 OF SURVEYS
PGS 68-69

BK 22 OF SURVEYS, PGS 9-10

BK 34 OF SURVEYS
PGS 11-12

AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____ 2010, at _____ M., in Book K of Short Plats at page(s) _____ at the request of Cruse & Associates.
RECEIVING NO. _____

JERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of MANUEL MAGANA in NOVEMBER of 2009.

PRELIMINARY
Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078
3-15-10
DATE



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242
MAGANA SHORT PLAT