



April 9, 2024

**DEPARTMENT OF
NATURAL RESOURCES**

SOUTHEAST REGION
713 BOWERS ROAD
ELLENSBURG, WA 98926

509-925-8510
TRS 711
SOUTHEAST.REGION@DNR.WA.GOV
WWW.DNR.WA.GOV

Chace Pedersen
Kittitas County Community Development Services
411 N. Ruby St, Suite 2
Ellensburg, WA 98926

RE: SE-24-00009 Jansen

Dear Mx. Pedersen:

Thank you for the opportunity to comment on the short plat application of parcel 963647 in Section 20, T. 20 N., Range 14 E., W.M.; Kittitas County.

Based on remote review of this parcel(s) it appears that some or all of the parcel(s) consist of forestland, and it will require a Forest Practices Application (FPA) from the DNR if merchantable timber is removed/harvested as part of the proposal and/or is being converted out of forest land (RCW 76.09 and WAC 222). The FPA would need to meet the requirements of the Forest Practices Act and its rules. It is our recommendation that the applicant meet with our local forest practices forester to discuss, they may call our Southeast Region office at (509) 925-8510 to schedule an appointment.

If there are questions regarding our comments, please contact our Region Forest Practices office at the number above.

Sincerely,

Amanda Moody

Amanda Moody
Forest Practices Program Coordinator
Washington State Department of Natural Resources (DNR)
Southeast Region
Amanda.moody@dnr.wa.gov

From: [Mau, Russell E \(DOH\)](#)
To: [Chace Pedersen](#)
Cc: [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#)
Subject: RE: LP-24-00002 Nelson View - Notice of Application
Date: Tuesday, April 9, 2024 4:50:12 PM

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Chace:

The previous application was for 11 lots, this one shows 5 or 6. Are the 5 or 6 part of the 11?

And, the applicant, for this application, proposed individual or shared wells – it is a “project” and they need to consult Ecology regarding how to implement water extraction for a project.

Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Office of Drinking Water
Washington State Department of Health
Russell.Mau@doh.wa.gov
www.doh.wa.gov | 509-329-2116

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Tuesday, April 9, 2024 4:43 PM
To: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Cc: Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Smits, Brenda M (DOH) <brenda.smits@doh.wa.gov>
Subject: RE: LP-24-00002 Nelson View - Notice of Application

External Email

This plat is associated with SE-23-00009 Nelson View. An MDNS was issued on 6-29-2023.
SEPA #202303157

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

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From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Tuesday, April 9, 2024 4:14 PM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Cc: Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Smits, Brenda M (DOH) <brenda.smits@doh.wa.gov>
Subject: RE: LP-24-00002 Nelson View - Notice of Application

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Chace:

Does this application have any relationship to “SE-23-00009 Nelson View”?

Please let me know, thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Office of Drinking Water
Washington State Department of Health
Russell.Mau@doh.wa.gov
www.doh.wa.gov |509-329-2116

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Tuesday, April 9, 2024 8:38 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH)

<marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>;
adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura
Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors
<PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti
Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie
Leader <candie.leader@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Jeremy
Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley
Mercer <haley.mercer@co.kittitas.wa.us>; Christine Garcia <christine.garcia@co.kittitas.wa.us>;
ken.edwards@kittitaspud.com; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com;
Corrine Camuso <Corrine_Camuso@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>;
noah_oliver@yakama.com; Casey Barney <Casey_Barney@Yakama.com>; kozj@yakamafish-nsn.gov;
matj@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com;
Connor Armi <connor.armi.hsy@colvilletribes.com>; darnell.sam.adm@colvilletribes.com;
john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com;
steve@snoqualmietribe.us; dahp@snoqualmietribe.us; Adam Osbekoff
<adam@snoqualmietribe.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; ECY RE SEPA
REGISTER <separegister@ecy.wa.gov>; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White,
Lori (ECY) <lowh461@ECY.WA.GOV>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>;
Neet, Wendy (ECY) <wnee461@ECY.WA.GOV>; ECY RE CRO SEPA Coordinator
<crosepa@ecy.wa.gov>; Anderson, Ryan (ECY) <rand461@ECY.WA.GOV>; Downes, Scott G (DFW)
<Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey,
Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; DNR RE AQ LEASING RIVERS
<DNRREAQLEASINGRIVERS@dnr.wa.gov>; YOUNG, BRENDA (DNR) <brenda.young@dnr.wa.gov>;
Warthen, Luke (DNR) <Luke.Warthen@dnr.wa.gov>; DNR RE SEPACENTER
<SEPACENTER@dnr.wa.gov>; MAUNEY, MARTY (DNR) <MARTIN.MAUNEY@dnr.wa.gov>; Moody,
Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; Hendrix, Leah D <lhendrix@usbr.gov>; Graham, Ken
(PARKS) <Ken.Graham@PARKS.WA.GOV>; Larned, Kimberly - FS, WA <kimberly.larned@usda.gov>;
Deborah.j.knaub@usace.army.mil; jenae.n.churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov;
SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; Connell, Valorie L
(BPA) - TERR-PASCO <VLConnell@bpa.gov>; rightofway@pse.com; dylan.marcus@pse.com;
jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com;
terry@nkctribune.com; Sabrina Nutt <snutt@kvnews.com>; KVNews Legals <legals@kvnews.com>;
kimberly.preacher@navy.mil; robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil;
office@kcf7.com; sara@krdistrict.org; robertsb@cersd.org; communityrelations@cersd.org; Mike
Engelhart (GOV) <mengelhart@cleelum.gov>; dlee@cleelum.gov; VirgilAmick
<vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>;
Chad Bala <chad.bala@co.kittitas.wa.us>; DTR Homes: Daron Rarden <dcrarden@yahoo.com>; JT
Rarden <jtrarden@gmail.com>

Subject: LP-24-00002 Nelson View - Notice of Application

External Email

Good morning,

CDS is requesting comment on the following 5-lot long plat application: LP-24-00002 Nelson View. Links to the file materials can be found below. The comment period will end **April 24, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

Internal Link: [LP-24-00002 Nelson View](#)

External Link: [LP-24-00002 Nelson View](#)

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<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Long Plats – Post 2018 - Preliminary”, “View Active Applications”, and then the project file number “LP-24-00002 Nelson View”.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Adam Osbekoff](#)
To: [Chace Pedersen](#)
Subject: RE: LP-24-00002 Nelson View - Notice of Application
Date: Tuesday, April 9, 2024 1:12:48 PM

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Hello Chase

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
C: 425.753.0388
9416 384th Ave SE
PO BOX 969
Snoqualmie Washington 98065

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Tuesday, April 9, 2024 8:38 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors

<PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; DAHP SEPA (DAHP) <sepa@dahp.wa.gov>; enviroreview@yakama.com; Corrine Camuso <Corrine_Camuso@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; noah_oliver@yakama.com; Casey Barney <Casey_Barney@Yakama.com>; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; Connor Armi <connor.armi.hsy@colvilletribes.com>; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Steven Moses <steve@snoqualmietribe.us>; DAHP <dahp@snoqualmietribe.us>; Adam Osbekoff <adam@snoqualmietribe.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; separegister@ecy.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; rand461@ecy.wa.gov; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; rivers@dnr.wa.gov; brenda.young@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; amanda.moody@dnr.wa.gov; Hendrix, Leah D <lhendrix@usbr.gov>; ken.graham@parks.wa.gov; Larned, Kimberly - FS, WA <kimberly.larned@usda.gov>; Deborah.j.knaub@usace.army.mil; jena.e.n.churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOIcese@bpa.gov; Connell,Valorie L (BPA) - TERR-PASCO <VLConnell@bpa.gov>; rightofway@pse.com; dylan.marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; Sabrina Nutt <snutt@kvnews.com>; KVNews Legals <legals@kvnews.com>; kimberly.preacher@navy.mil; robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; office@kcf7.com; sara@krdistrict.org; robertsb@cersd.org; communityrelations@cersd.org; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; dlee@cleelum.gov; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Chad Bala <chad.bala@co.kittitas.wa.us>; DTR Homes: Daron Rarden <dcrarden@yahoo.com>; JT Rarden <jtrarden@gmail.com>

Subject: LP-24-00002 Nelson View - Notice of Application

Good morning,

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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

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message id: 38eb45916c6dcbdac24bb8719d004a14



April 9, 2024

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

Attn: Chace Pedersen, Planner I

RE: LP-24-24-00002, Nelson View
I-90 Exit 74, West Nelson Siding Road, Vicinity

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to Interstate 90 (I-90), a fully controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to I-90. Direct access to the interstate is prohibited.
- I-90 is an existing facility, and the proponent is proposing a more noise-sensitive land use. The proponent and future residents should be aware this is an area with existing traffic noise. They should also expect traffic noise to continue to grow into the future, as an essential public facility, I-90 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Paul Gonseth, P.E.
Region Planning Engineer

PG: jjp/mnk

cc: SR 90, File #2024_002
Michael Krahenbuhl, Area 1 Maintenance Superintendent

From: [Dan Young](#)
To: [Chace Pedersen](#)
Subject: RE: LP-24-00002 Nelson View - Notice of Application
Date: Wednesday, April 10, 2024 9:09:22 AM

All roads must meet the requirements of the International Fire Codes including Appendix D .
If a gate is to be installed it must have a permit from the Fire Marshal's office.

Dan Young
Fire Marshal
Dan.young@co.kittitas.wa.us

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Tuesday, April 9, 2024 8:38 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; DAHP SEPA (DAHP) <sepa@dahp.wa.gov>; enviroreview@yakama.com; Corrine Camuso <Corrine_Camuso@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; noah_oliver@yakama.com; Casey Barney <Casey_Barney@Yakama.com>; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; Connor Armi <connor.armi.hsy@colvilletribes.com>; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; Adam Osbekoff <adam@snoqualmietribe.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; separegister@ecy.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; rand461@ecy.wa.gov; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; rivers@dnr.wa.gov; brenda.young@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; amanda.moody@dnr.wa.gov; Hendrix, Leah D <lhendrix@usbr.gov>; ken.graham@parks.wa.gov; Larned, Kimberly - FS, WA <kimberly.larned@usda.gov>; Deborah.j.knaub@usace.army.mil; jena.n.churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOLcese@bpa.gov; Connell,Valorie L (BPA) - TERR-PASCO <VLConnell@bpa.gov>; rightofway@pse.com; dylan.marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; Sabrina Nutt <snutt@kvnews.com>; KVNews Legals <legals@kvnews.com>;

kimberly.preacher@navy.mil; robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; office@kcf7.com; sara@krdistrict.org; robertsb@cersd.org; communityrelations@cersd.org; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; dlee@cleelum.gov; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Chad Bala <chad.bala@co.kittitas.wa.us>; DTR Homes: Daron Rarden <dcrarden@yahoo.com>; JT Rarden <jtrarden@gmail.com>

Subject: LP-24-00002 Nelson View - Notice of Application

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Chace Pedersen

Planner I

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [WSDOT Aviation Land Use Inquiries and Application Submittals](#)
To: [Chace Pedersen](#)
Subject: RE: [EXTERNAL] LP-24-00002 Nelson View - Notice of Application
Date: Tuesday, April 16, 2024 12:06:36 PM

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Hi M Pedersen,

WSDOT reviewed the provided documents on 04/15/2024. We have no comments.

Cheers,

David Ison, PhD | Aviation Planner
Emerging Aviation Technologies & Land Use Compatibility
Washington State Department of Transportation
david.ison@wsdot.wa.gov C: 360-890-5258

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Tuesday, April 9, 2024 8:38 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; DAHP SEPA (DAHP) <sepa@dahp.wa.gov>; enviroreview@yakama.com; Corrine Camuso <Corrine_Camuso@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; noah_oliver@yakama.com; Casey Barney <Casey_Barney@Yakama.com>; kozj@yakamafish-nsn.gov; Matthews, Jim <matj@yakamafish-nsn.gov>; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; Connor Armi <connor.armi.hsy@colvilletribes.com>; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmtribe.us; dahp@snoqualmtribe.us; Adam Osbekoff <adam@snoqualmtribe.us>; Mau, Russell E (DOH) <Russell.Mau@doh.wa.gov>; separegister@ecy.wa.gov; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY)

<lowh461@ECY.WA.GOV>; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; Anderson, Ryan (ECY) <rand461@ecy.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; rivers@dnr.wa.gov; YOUNG, BRENDA (DNR) <brenda.young@dnr.wa.gov>; Warthen, Luke (DNR) <luke.warthen@dnr.wa.gov>; SEPACENTER@dnr.wa.gov; MAUNEY, MARTY (DNR) <martin.mauney@dnr.wa.gov>; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; Hendrix, Leah D <lhendrix@usbr.gov>; Graham, Ken (PARKS) <Ken.Graham@parks.wa.gov>; Larned, Kimberly - FS, WA <kimberly.larned@usda.gov>; Deborah.j.knaub@usace.army.mil; jena.e.n.churchill@usace.army.mil; Prilucik, Jacob <PrilucJ@wsdot.wa.gov>; WSDOT SC Planning Mailbox <SCPlanning@WSDOT.WA.GOV>; WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>; CMOIcese@bpa.gov; Connell,Valorie L (BPA) - TERR-PASCO <VLConnell@bpa.gov>; rightofway@pse.com; dylan.marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; Sabrina Nutt <snutt@kvnews.com>; KVNews Legals <legals@kvnews.com>; kimberly.preacher@navy.mil; robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; office@kcf7.com; sara@krdistrict.org; robertsb@cersd.org; communityrelations@cersd.org; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; dlee@cleelum.gov; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Chad Bala <chad.bala@co.kittitas.wa.us>; DTR Homes: Daron Rarden <dcrarden@yahoo.com>; JT Rarden <jtrarden@gmail.com>

Subject: [EXTERNAL] LP-24-00002 Nelson View - Notice of Application

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Good morning,

CDS is requesting comment on the following 5-lot long plat application: LP-24-00002 Nelson View. Links to the file materials can be found below. The comment period will end **April 24, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

Internal Link: [LP-24-00002 Nelson View](#)

External Link: [LP-24-00002 Nelson View](#)

If the links above do not work, please go to the CDS website at:

<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Long Plats – Post 2018 - Preliminary”, “View Active Applications”, and then the project file number “LP-24-00002 Nelson View”.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Connor Armi](#)
To: [Chace Pedersen](#)
Cc: [Hanson, Sydney \(DAHP\)](#); [Guy Moura](#)
Subject: Re: LP-24-00002 Nelson View - Notice of Application
Date: Monday, April 22, 2024 1:38:04 PM

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Hello Chace,

This consultation is in reference to LP-24-00002 Nelson View. We request a Cultural Resource Survey. This area has been subject to three (including this one) separate permitting through the Kittitas County: SP-23-00007 & SE-23-00009. Each time a cultural resource survey was requested by the Colville Confederated Tribes and other interested parties and the Washington State Department of Archaeology and Historic Preservation. No cultural resource surveys have been conducted, thus no impacts have been assessed.

I reiterate a request for a cultural resource survey and further request that the former application areas be assessed post-plat-division.

Sincerely,
Connor Armi | Archaeologist Senior MA, RPA
History/Archaeology Program
Confederated Tribes of the Colville Reservation
PO Box 150 | Nespalem, WA 99155
d: 509-634-2690 | c: 509-631-1131
connor.armi.hsy@colvilletribes.com

On Tue, Apr 9, 2024 at 8:39 AM Chace Pedersen <chace.pedersen@co.kittitas.wa.us> wrote:

Good morning,

CDS is requesting comment on the following 5-lot long plat application: LP-24-00002 Nelson View. Links to the file materials can be found below. The comment period will end **April 24, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

Internal Link: LP-24-00002 Nelson View

External Link: [LP-24-00002 Nelson View](#)

If the links above do not work, please go to the CDS website at:

<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Long Plats – Post 2018 - Preliminary”, “View Active Applications”, and then the project file number “LP-24-00002 Nelson View”.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

April 22, 2024

Chace Pedersen
Planner I
Kittitas County
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926

In future correspondence please refer to:
Project Tracking Code: 2024-04-02693
Property: Kittitas County_Nelson View 5-Lot Subdivision (LP-24-00002)
Re: Survey Requested

Dear Chace Pedersen:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending to the right.

Sydney Hanson, M.A.
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov





KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: April 24, 2024
SUBJECT: LP-24-00002 Nelson View

<p>ACCESS</p>	<ol style="list-style-type: none"> 1. Maintenance of the driveway access and private roads that are not intended to become county right-of-way is the responsibility of the property owners who benefit from its use. 2. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. 3. 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. 4. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. <p>OF NOTE While not required for prelim, the following elements will need to be addressed on the final Long Plat:</p> <ol style="list-style-type: none"> 5. A Road Name Application is required for the road serving the joint-use driveway to lots 1-3. 6. Easement must show a fire apparatus turnaround at termination or within 150 feet on shared residential driveway (KCC 12.04.04.090). 7. All shared residential driveways shall have a maintenance agreement recorded with the final plat approval that specifies consistent maintenance in accordance with the approved plat/plans (KCC 12.04.07.060(Q)). (JS)
<p>ENGINEERING</p>	<p>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). (JS)</p>

SURVEY	<p>The following elements are missing from the Prelim Plat application:</p> <ol style="list-style-type: none"> 1. Engineer (or firm) of Record 2. Sewage Note 3. Potable Water Note 4. Existing locations of fences and structures 5. Road surfacing and width 6. Contours, together with a statement addressing the requirements of WAC 332-130-145. <p>Applicant is directed to review Kittitas County Code 16.12 for prelim. drawing requirements. (JT)</p>
TRANSPORTATION CONCURRENCY	<p>Requirements were met with Transportation Concurrency Management Application TC-23-00005 (KAH)</p>
FLOOD	<p>Parcel #963647 is not located in the FEMA identified special flood hazard area (100-year floodplain). (SC)</p>
WATER MITIGATION/ METERING	<p>The following comments outline the requirements for legal availability of water and metering for the proposed 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 mitigation certificates. Prior to final plat approval and recording, the following conditions shall be met:</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"> 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; 2. An adequate water right for the proposed new use; or 3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. <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>Final Plat Notes</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> <p>Plats are not eligible for the Kittitas County Water Bank. Mitigation must be provided from a private water bank. (SC)</p>
AIRPORT	No comments. (JS)



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

April 22, 2023

Chace Pedersen
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

RE: LP-24-00002

Dear Chace Pedersen:

Thank you for the opportunity to comment on the Notice of Application for the **Nelson View LLC**. We have reviewed the application and have the following comment.

Water Resources

Your project is located within the boundaries of WAC 173-539A so it may be subject to the rule. If you planning on withdrawing groundwater for a new use within the boundaries of WAC 173-539A, your project must be water budget neutral. Before withdrawing or using any water please submit a Request of Determination of Water Budget Neutrality or an Application for a New Water Right Permit, depending on the size of your project either form may be required.

If you have any questions or would like to respond to these Water Resources comments, please contact Nathan Longoria at (509) 907-1752 or email at nathan.longoria@ecy.wa.gov.

Shorelands and Environmental Assistance

The proposal shows future development of a road near the southern border of the parcel. This road, potentially, runs through an area that has been identified as a potential wetland area by the National Wetland Inventory and Kittitas County Planning GIS data. Additionally, along the eastern portion of the property, LiDAR imagery shows that a stream channel of some form is present. The channel appears to be a distributary of Big Creek.

Prior to ground disturbance, a wetland determination, delineation, and rating should be completed if this has not previously occurred.

Please reach out to Ryan Anderson, (509) 379-1917 (rand461@ecy.wa.gov) with any questions.

Sincerely,

Jessica Swift
On behalf of SEPA Coordinator
Central Regional Office
509-379-0702
crosepacoordinator@ecy.wa.gov



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

April 23, 2024

Chace Pedersen, Planner I
Community Development Services
411 N. Ruby Street
Ellensburg, WA. 98926

Dear Chace,

The following comments are the Environmental Public Health comments on the LP-24-00002 Nelson View – Notice of Application.

The applicant is proposing to share a well between proposed lots 1 and 2, and proposed lots 3 and 4. Since the well driller could not access the property last fall, the wells were to be drilled this spring. Public health needs the well logs for those two wells prior to final plat signature. Everything else required has been completed and submitted.

Thank you for this opportunity to comment. If you have any questions, please don't hesitate to give me a call.

Sincerely,

A handwritten signature in black ink that reads "Holly Erdman".

Holly Erdman, B.S.
Environmental Health Specialist II
509-962-7580



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

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