

From: [Adam Osbekoff](#)
To: [Jeremiah Cromie](#)
Subject: RE: RU-22-00004 Marlatt - Notice of Application
Date: Wednesday, November 23, 2022 8:46:51 AM

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Hello Jeremiah

The Snoqualmie Indian Tribes Department of Archaeology and Historic Preservation have cultural resource concerns but defer to more proximate tribes.

Thank you for your time and I hope you have a relaxing holiday.

Adam Osbekoff

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Wednesday, November 23, 2022 8:28 AM
To: Joe Dietzel <joe.dietzel@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; PublicHealth 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>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>; 'jessica_lally@yakama.com' <jessica_lally@yakama.com>; 'noah_oliver@yakama.com' <noah_oliver@yakama.com>; 'casey_barney@yakama.com' <casey_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>; 'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; 'separegister@ecy.wa.gov' <separegister@ecy.wa.gov>; 'tebu461@ecy.wa.gov' <tebu461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'wendy.neet@ecy.wa.gov' <wendy.neet@ecy.wa.gov>; 'crosepa@ecy.wa.gov' <crosepa@ecy.wa.gov>; 'lcar461@ecy.wa.gov' <lcar461@ecy.wa.gov>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; 'Jennifer.Nelson@dfw.wa.gov' <Jennifer.Nelson@dfw.wa.gov>; 'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' <nelmsk@cwu.edu>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; 'russell.mau@doh.wa.gov' <russell.mau@doh.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'brenda.young@dnr.wa.gov'

From: [Downes, Scott G \(DFW\)](#)
To: [Jeremiah Cromie](#)
Cc: [Torrey, Elizabeth M \(DFW\)](#)
Subject: RE: RU-22-00004 Marlatt - Notice of Application WDFW Comments
Date: Monday, November 28, 2022 9:15:41 AM

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Jeremiah,

In addition to the wetland and associated buffer, there is a mapped Type N near where the cabin was placed and where the proposed cargo container is to be placed. WDFW would like to have a site visit to assess the stream, its location and the placement of the cargo container and cabin in relation to the stream. The discussion should also include potential mitigation if either are within the riparian zone for the Type N stream.

Thanks for sending for review. Email or phone works well for them to arrange this visit. Depending on snow depth, it is possible we could do something in the winter, but if snow depth precludes seeing the stream then we need to wait until spring for the visit.

Scott

Scott Downes

Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Cell-509-607-3578

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Wednesday, November 23, 2022 8:28 AM
To: Joe Dietzel <joe.dietzel@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; PublicHealth 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>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>;

From: [Downes, Scott G \(DFW\)](#)
To: [Jeremiah Cromie](#)
Cc: [Torrey, Elizabeth M \(DFW\)](#)
Subject: RE: RU-22-00004 Marlatt - Notice of Application WDFW Comments
Date: Monday, November 28, 2022 9:51:35 AM

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Thanks for sending. My follow-up question is has any agency been out to verify the proposed stream typing in the report? Yes, they are correct on an Ns needing surface connection, but we'd want to verify that this is an Ns as Np doesn't need surface connection and if it an Ns we'd want to verify that there is a lack of surface connection. If this has happened (agency has reviewed), then they should submit a Water Type Modification to remove this stream. If it hasn't, then WDFW or another agency needs to review the stream.

Thanks,

Scott

Scott Downes

Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Cell-509-607-3578

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Monday, November 28, 2022 9:45 AM
To: Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>
Cc: Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>
Subject: RE: RU-22-00004 Marlatt - Notice of Application WDFW Comments

External Email

Scott,

We can arrange a site visit if needed. They did address the stream channel (type N) in the report on page 4 saying it didn't qualify as a Type Ns as it does not connect to a higher order water by an above ground channel per [KCC 17A.04.020 \(4\)\(d\)](#) . Let me know if this changes any comments you may have. For reference, I have attached Grette's report.

Thanks.

Jeremiah Cromie
Planner II
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

From: Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>
Sent: Monday, November 28, 2022 9:16 AM
To: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Cc: Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>
Subject: RE: RU-22-00004 Marlatt - Notice of Application WDFW Comments

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Jeremiah,

In addition to the wetland and associated buffer, there is a mapped Type N near where the cabin was placed and where the proposed cargo container is to be placed. WDFW would like to have a site visit to assess the stream, its location and the placement of the cargo container and cabin in relation to the stream. The discussion should also include potential mitigation if either are within the riparian zone for the Type N stream.

Thanks for sending for review. Email or phone works well for them to arrange this visit. Depending on snow depth, it is possible we could do something in the winter, but if snow depth precludes seeing the stream then we need to wait until spring for the visit.

Scott



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657

November 28, 2022

To: Whom It May Concern

Re: RU-22-00004 Marlatt

Regarding the above application, the KCFMO does not see any reason why the proposed removal of the existing deck, nor the addition of the proposed cargo structure would provide additional fire, nor emergency risk.

However, any structures constructed on the parcel shall be subject to the KCFMO Wildland Urban Interface Code evaluation/inspection which may require the installation of an automatic fire sprinkler system and the creation of a defensible space which may require the removal of trees, dead/downed litter, and other natural vegetation. The alteration to the natural vegetation may create a significant impact to the parcel as it pertains to the Reasonable Use Criteria.

As this is not the KCFMO area of expertise and the structures in question are actually being reduced in size and are made of metal (reducing fire risk), the KCFMO will not recommend approval or denial. In the event of an approval after review, the KCFMO reserves the right to add requirements as needed as the project progresses, as this is not a full description of applicable KCFMO codes.

Thank you for your time.

Deputy Fire Marshal,
Joseph A Dietzel

From: [Jeremy Larson](#)
To: [Jeremiah Cromie](#)
Subject: RE: RU-22-00004 Marlatt - Notice of Application
Date: Thursday, December 8, 2022 4:06:46 PM

Jeremiah,

Per the project narrative, if the structure is reverted to storage only with the deck and mechanical/ space conditioning equipment removed and is not within the structural setbacks from property lines, then a building permit will not be required. The cargo container will require a placement permit through CDS.

Thanks,

-Jeremy

Jeremy Larson
Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
jeremy.larson@co.kittitas.wa.us
P: 509.962.7559



From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Wednesday, November 23, 2022 8:28 AM
To: Joe Dietzel <joe.dietzel@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; PublicHealth 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>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>; 'jessica_lally@yakama.com' <jessica_lally@yakama.com>; 'noah_oliver@yakama.com' <noah_oliver@yakama.com>; 'casey_barney@yakama.com' <casey_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>; 'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; 'separegister@ecy.wa.gov' <separegister@ecy.wa.gov>; 'tebu461@ecy.wa.gov' <tebu461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'wendy.neet@ecy.wa.gov' <wendy.neet@ecy.wa.gov>; 'crosepa@ecy.wa.gov' <crosepa@ecy.wa.gov>; 'lcar461@ecy.wa.gov' <lcar461@ecy.wa.gov>;

From: [Toni Berkshire](#)
To: [Jeremiah Cromie](#)
Subject: RE: RU-22-00004 Marlatt - Notice of Application
Date: Friday, December 9, 2022 2:50:07 PM
Attachments: [image001.png](#)

Hello Jeremiah,

Thank you for the opportunity to comment. I notified the Marlatt family of the building and critical area violations shortly after they purchased the property. In late November 2021, I conducted a site visit with the Marlatt family and determined that the structure could be exempt from building permit requirements per KCC 14.04.010 (2.a.i.1.) if the deck was not included (detached/removed), the mechanical unit was removed, and the structure was only used as storage. We required them to obtain a Critical Areas Report due to the presence of a creek on the property, but they were unable to obtain the report until Spring of 2022 due to winter already being underway in that area. As we know, the new Critical Areas Ordinance was adopted before the Marlatt's could obtain the report, and the new ordinance significantly limited their use of the parcel. Their Reasonable Use application narrative advises that they intend to demolish the deck, remove the mechanical unit, and only use the structure as storage, all of which would remove the building code violation. The Reasonable Use approval will assist them with being compliant with the Critical Areas Ordinance and allow them to use their parcel recreationally. I have concerns that they continue to refer to the structure as a "cabin," so we need to be clear that if they intend to use the structure habitably, then they're required to obtain a building permit (and stamped engineered plans are required). At this time, and as described, the 160 square foot cargo container does not require a building permit.

Regards,

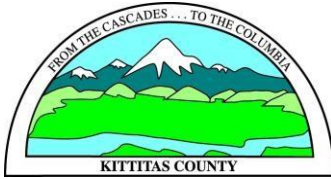
Toni Berkshire, CCEO

Kittitas County Code Enforcement
Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926
(509) 962-7001



Please Note: If this is a Public Records Request, please go to <https://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
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KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: December 12, 2022
SUBJECT: RU-22-00004 Marlatt

ACCESS	<ol style="list-style-type: none"> 1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. 2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. 4. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.
ENGINEERING	No Comments (CC)
SURVEY	There are no survey comments regarding this application. (JT)
FLOOD & WATER MITIGATION/ METERING	No comments. (SC)

From: [PublicHealth Inspectors](#)
To: [Jeremiah Cromie](#)
Subject: RE: RU-22-00004 Marlatt - Notice of Application
Date: Tuesday, December 13, 2022 11:12:44 AM

Jeremiah,

After review of this project I have no comments or concerns as long as there isn't an existing well located on the parcel that would require setbacks to be met. I didn't see a well located on the lot.

Thank you,

Holly Erdman

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Wednesday, November 23, 2022 8:28 AM
To: Joe Dietzel <joe.dietzel@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; PublicHealth 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>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>; 'jessica_lally@yakama.com' <jessica_lally@yakama.com>; 'noah_oliver@yakama.com' <noah_oliver@yakama.com>; 'casey_barney@yakama.com' <casey_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>; 'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; 'separegister@ecy.wa.gov' <separegister@ecy.wa.gov>; 'tebu461@ecy.wa.gov' <tebu461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'wendy.neet@ecy.wa.gov' <wendy.neet@ecy.wa.gov>; 'crosepa@ecy.wa.gov' <crosepa@ecy.wa.gov>; 'lcar461@ecy.wa.gov' <lcar461@ecy.wa.gov>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; 'Jennifer.Nelson@dfw.wa.gov' <Jennifer.Nelson@dfw.wa.gov>; 'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' <nelmsk@cwu.edu>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; 'russell.mau@doh.wa.gov' <russell.mau@doh.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'brenda.young@dnr.wa.gov' <brenda.young@dnr.wa.gov>; 'luke.warthen@dnr.wa.gov' <luke.warthen@dnr.wa.gov>; 'SEPACENTER@dnr.wa.gov' <SEPACENTER@dnr.wa.gov>; 'Garren.Andrews@dnr.wa.gov' <Garren.Andrews@dnr.wa.gov>; 'MARTIN.MAUNEY@dnr.wa.gov' <MARTIN.MAUNEY@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'mbreckenridge@kvnews.com' <mbreckenridge@kvnews.com>; 'legals@kvnews.com' <legals@kvnews.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; 'Jenae.N.Churchill@usace.army.mil' <Jenae.N.Churchill@usace.army.mil>; 'lhendrix@usbr.gov' <lhendrix@usbr.gov>; 'mark.a.gradwohl.civ@mail.mil' <mark.a.gradwohl.civ@mail.mil>;