



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

December 3, 2019

Ray & Sharon Thayer  
Po Box 991  
Ellensburg, WA 98926

Paul Tappel  
3100 243rd Street SW  
Brier, WA 98036  
fishengineer@comcast.net

RE: Thayer Shoreline Variance Application (SV-19-00001)

Dear Applicant,

Enclosed are the comments received regarding the Shoreline Variance and SEPA (SV-19-00001, SE-19-00011) during the comment period:

October 31, 2019	Dept. of Transportation
October 31, 2019	Kittitas County Fire Marshall
October 31, 2019	Kittitas Valley Fire and Rescue
November 07, 2019	Kittitas Reclamation District
November 12, 2019	Kittitas County Environmental Health
November 20, 2019	Kittitas County Public Works
November 25, 2019	Dept. of Ecology
December 2, 2019	Dept. of Fish and Wildlife

Please review all comments and notify me of any questions. I will be issuing a decision based partly on the comments received. You will be notified if any of these comments require further action.

Sincerely,

Chelsea Benner  
Planner II  
Kittitas County Community Development Services  
411 N Ruby Street, Suite 2 Ellensburg, WA 98926  
(p) 509-962-7506 (f) 509-962-7682  
chelsea.benner@co.kittitas.wa.us

## Chelsea Benner

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**From:** Prilucik, Jacob <PrilucJ@wsdot.wa.gov>  
**Sent:** Thursday, October 31, 2019 9:39 AM  
**To:** Chelsea Benner  
**Subject:** RE: Notice of Application and SEPA SV-19-00001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Chelsea,

We have reviewed the proposed project. The subject property is not adjacent to, or in the vicinity of, any WSDOT-maintained roads; we have no comment. Let me know if you have any questions, thanks.

**Jacob Prilucik**  
(509) 577-1635 – [prilucj@wsdot.wa.gov](mailto:prilucj@wsdot.wa.gov)

**From:** Chelsea Benner <[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)>  
**Sent:** Thursday, October 31, 2019 9:16 AM  
**To:** Pat Nicholson <[pat.nicholson@co.kittitas.wa.us](mailto:pat.nicholson@co.kittitas.wa.us)>; Ryan McAllister <[ryan.mcallister@co.kittitas.wa.us](mailto:ryan.mcallister@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Jesse Cox <[jesse.cox@co.kittitas.wa.us](mailto:jesse.cox@co.kittitas.wa.us)>; Holly Erdman <[Holly.erdman@co.kittitas.wa.us](mailto:Holly.erdman@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Johnson <[patti.johnson@co.kittitas.wa.us](mailto:patti.johnson@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Gail Weyand <[gail.weyand.pw@co.kittitas.wa.us](mailto:gail.weyand.pw@co.kittitas.wa.us)>; 'Jessica Lally' <[Jessica.Lally@Yakama.com](mailto:Jessica.Lally@Yakama.com)>; John Marvin <[jmarvin@yakama.com](mailto:jmarvin@yakama.com)>; 'johnson@yakama.com' <[johnson@yakama.com](mailto:johnson@yakama.com)>; 'enviroreview@yakama.com' <[enviroreview@yakama.com](mailto:enviroreview@yakama.com)>; 'sepaunit@ecy.wa.gov' <[sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)>; SEPA <[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)>; Gwen Clear <[gcle461@ecy.wa.gov](mailto:gcle461@ecy.wa.gov)>; 'White, Lori (ECY)' <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>; 'migi461@ecy.wa.gov' <[migi461@ecy.wa.gov](mailto:migi461@ecy.wa.gov)>; 'Downes, Scott G (DFW)' <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; Jen Nelson <[Jennifer.nelson@dfw.wa.gov](mailto:Jennifer.nelson@dfw.wa.gov)>; 'Elizabeth.Torrey@dfw.wa.gov' <[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)>; 'sepa@dahp.wa.gov' <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; 'jorgenja@cwu.edu' <[jorgenja@cwu.edu](mailto:jorgenja@cwu.edu)>; 'nelmsk@cwu.edu' <[nelmsk@cwu.edu](mailto:nelmsk@cwu.edu)>; Mike Flory <[mike.flory@co.kittitas.wa.us](mailto:mike.flory@co.kittitas.wa.us)>; 'russell.mau@doh.wa.gov' <[russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov)>; 'fwalker@eburg.wednet.edu' <[fwalker@eburg.wednet.edu](mailto:fwalker@eburg.wednet.edu)>; 'ben.serr@doh.wa.gov' <[ben.serr@doh.wa.gov](mailto:ben.serr@doh.wa.gov)>; 'becky.kennedy@dnr.wa.gov' <[becky.kennedy@dnr.wa.gov](mailto:becky.kennedy@dnr.wa.gov)>; 'cindy.preston@dnr.wa.gov' <[cindy.preston@dnr.wa.gov](mailto:cindy.preston@dnr.wa.gov)>; 'rivers@dnr.wa.gov' <[rivers@dnr.wa.gov](mailto:rivers@dnr.wa.gov)>; 'brooksideconsulting@gmail.com' <[brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com)>; 'Deborah.j.knaub@usace.army.mil' <[Deborah.j.knaub@usace.army.mil](mailto:Deborah.j.knaub@usace.army.mil)>; 'Kimberly.peacher@navy.mil' <[Kimberly.peacher@navy.mil](mailto:Kimberly.peacher@navy.mil)>; 'Hendrix, Leah' <[lhendrix@usbr.gov](mailto:lhendrix@usbr.gov)>; 'Michael.j.daniels3.civ@mail.mil' <[Michael.j.daniels3.civ@mail.mil](mailto:Michael.j.daniels3.civ@mail.mil)>; 'mark.a.gradwohl.civ@mail.mil' <[mark.a.gradwohl.civ@mail.mil](mailto:mark.a.gradwohl.civ@mail.mil)>; 'johnson\_meninick@yakama.com' <[johnson\\_meninick@yakama.com](mailto:johnson_meninick@yakama.com)>; 'Jon\_Shellenberger@yakama.com' <[Jon\\_Shellenberger@yakama.com](mailto:Jon_Shellenberger@yakama.com)>; 'Jessica Lally' <[Jessica.Lally@Yakama.com](mailto:Jessica.Lally@Yakama.com)>; 'Noah\_oliver@yakama.com' <[Noah\\_oliver@yakama.com](mailto:Noah_oliver@yakama.com)>; 'Mrivera1@bpa.gov' <[Mrivera1@bpa.gov](mailto:Mrivera1@bpa.gov)>; Larned, Kim <[klarned@fs.fed.us](mailto:klarned@fs.fed.us)>; Prilucik, Jacob <PrilucJ@wsdot.wa.gov>; Kaiser, Mark <[KaiserM@wsdot.wa.gov](mailto:KaiserM@wsdot.wa.gov)>; WSDOT SC Planning Mailbox <[SCPlanning@WSDOT.WA.GOV](mailto:SCPlanning@WSDOT.WA.GOV)>; RichElliott <[elliott@kvfr.org](mailto:elliott@kvfr.org)>; 'sara@krdistrict.org' <[sara@krdistrict.org](mailto:sara@krdistrict.org)>; 'clerk@cityofkittitas.com' <[clerk@cityofkittitas.com](mailto:clerk@cityofkittitas.com)>; 'pubworks@ci.ellensburg.wa.us' <[pubworks@ci.ellensburg.wa.us](mailto:pubworks@ci.ellensburg.wa.us)>; 'comdev@ci.ellensburg.wa.us' <[comdev@ci.ellensburg.wa.us](mailto:comdev@ci.ellensburg.wa.us)>; 'energyservices@ci.ellensburg.wa.us' <[energyservices@ci.ellensburg.wa.us](mailto:energyservices@ci.ellensburg.wa.us)>; 'Lynn.Harmon@PARKS.WA.GOV' <[Lynn.Harmon@PARKS.WA.GOV](mailto:Lynn.Harmon@PARKS.WA.GOV)>; 'Paul Tappel' <[fishengineer@comcast.net](mailto:fishengineer@comcast.net)>; Thayer, Sharon <[sthayer@fairpoint.net](mailto:sthayer@fairpoint.net)>

Cc: Lindsey Ozbolt <[lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)>

Subject: Notice of Application and SEPA SV-19-00001

Good Morning,

Attached is the notice of application and SEPA action for the Thayer Shoreline Variance. Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Monday, December 2, 2019**. 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 decision, once made.

The following links may be used to access the complete electronic file for this project.

[SV-19-00001 Internal Departments](#)

[SV-19-00001 External](#)

Please contact me if you have any questions.

Thank you,

*Chelsea Benner*

Planner I

Kittitas County Community Development Services

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(p) 509-962-7506 (f) 509-962-7682

[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)

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Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.  
message id: 38eb45916c6dcbdac24bb8719d004a14

## Chelsea Benner

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**From:** Pat Nicholson  
**Sent:** Thursday, October 31, 2019 4:12 PM  
**To:** RichElliott; Chelsea Benner  
**Cc:** Joe Seemiller; John Sinclair  
**Subject:** RE: [Ext] Notice of Application and SEPA SV-19-00001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thanks Chief,

The bridge requirements were also included in my pre-application review of the project.

v/r,



**Patrick Nicholson**  
Fire Marshal  
Kittitas County  
411 N Ruby St, Suite 2  
Ellensburg WA 98926  
(509) 899-3554 (Cell)  
(509) 962-7000 (Office)  
[pat.nicholson@co.kittitas.wa.us](mailto:pat.nicholson@co.kittitas.wa.us)

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**From:** RichElliott [<mailto:elliotttr@kvfr.org>]  
**Sent:** Thursday, October 31, 2019 1:04 PM  
**To:** Chelsea Benner  
**Cc:** Pat Nicholson; Joe Seemiller; John Sinclair  
**Subject:** RE: [Ext] Notice of Application and SEPA SV-19-00001

The new bridge will need to be posted for loads 75,000lbs + and meet minimum width requirements.

Rich Elliott – Deputy Fire Chief  
Kittitas Valley Fire and Rescue  
509-201-6280

**From:** Chelsea Benner <[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)>  
**Sent:** Thursday, October 31, 2019 9:16 AM  
**To:** Pat Nicholson <[pat.nicholson@co.kittitas.wa.us](mailto:pat.nicholson@co.kittitas.wa.us)>; Ryan McAllister <[ryan.mcallister@co.kittitas.wa.us](mailto:ryan.mcallister@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire

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*Chelsea Benner*

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The new bridge will need to be posted for loads 75,000lbs + and meet minimum width requirements.

Rich Elliott – Deputy Fire Chief  
Kittitas Valley Fire and Rescue  
509-201-6280

**From:** Chelsea Benner <[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)>  
**Sent:** Thursday, October 31, 2019 9:16 AM  
**To:** Pat Nicholson <[pat.nicholson@co.kittitas.wa.us](mailto:pat.nicholson@co.kittitas.wa.us)>; Ryan McAllister <[ryan.mcallister@co.kittitas.wa.us](mailto:ryan.mcallister@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Jesse Cox <[jesse.cox@co.kittitas.wa.us](mailto:jesse.cox@co.kittitas.wa.us)>; Holly Erdman <[Holly.erdman@co.kittitas.wa.us](mailto:Holly.erdman@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Johnson <[patti.johnson@co.kittitas.wa.us](mailto:patti.johnson@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Gail Weyand <[gail.weyand.pw@co.kittitas.wa.us](mailto:gail.weyand.pw@co.kittitas.wa.us)>; 'Jessica Lally' <[Jessica\\_Lally@Yakama.com](mailto:Jessica_Lally@Yakama.com)>; John Marvin <[jmarvin@yakama.com](mailto:jmarvin@yakama.com)>; 'johnson@yakama.com' <[johnson@yakama.com](mailto:johnson@yakama.com)>; 'enviroreview@yakama.com' <[enviroreview@yakama.com](mailto:enviroreview@yakama.com)>; 'sepaunit@ecy.wa.gov' <[sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)>; SEPA <[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)>; Gwen Clear <[gcle461@ecy.wa.gov](mailto:gcle461@ecy.wa.gov)>; 'White, Lori (ECY)' <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>; 'migi461@ecy.wa.gov' <[migi461@ecy.wa.gov](mailto:migi461@ecy.wa.gov)>; 'Downes, Scott G (DFW)' <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; [jennifer.nelson@dfw.wa.gov](mailto:jennifer.nelson@dfw.wa.gov); 'Elizabeth.Torrey@dfw.wa.gov' <[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)>; 'sepa@dahp.wa.gov' <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; 'jorgenja@cwu.edu' <[jorgenja@cwu.edu](mailto:jorgenja@cwu.edu)>; 'nelmsk@cwu.edu' <[nelmsk@cwu.edu](mailto:nelmsk@cwu.edu)>; Mike Flory <[mike.flory@co.kittitas.wa.us](mailto:mike.flory@co.kittitas.wa.us)>; 'russell.mau@doh.wa.gov' <[russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov)>; 'fwalker@eburg.wednet.edu' <[fwalker@eburg.wednet.edu](mailto:fwalker@eburg.wednet.edu)>; 'ben.serr@doh.wa.gov' <[ben.serr@doh.wa.gov](mailto:ben.serr@doh.wa.gov)>; 'becky.kennedy@dnr.wa.gov' <[becky.kennedy@dnr.wa.gov](mailto:becky.kennedy@dnr.wa.gov)>; 'cindy.preston@dnr.wa.gov' <[cindy.preston@dnr.wa.gov](mailto:cindy.preston@dnr.wa.gov)>; 'rivers@dnr.wa.gov' <[rivers@dnr.wa.gov](mailto:rivers@dnr.wa.gov)>; 'brooksideconsulting@gmail.com' <[brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com)>; 'Deborah.j.knaub@usace.army.mil' <[Deborah.j.knaub@usace.army.mil](mailto:Deborah.j.knaub@usace.army.mil)>; 'Kimberly.peacher@navy.mil' <[Kimberly.peacher@navy.mil](mailto:Kimberly.peacher@navy.mil)>; 'Hendrix, Leah' <[lhendrix@usbr.gov](mailto:lhendrix@usbr.gov)>; 'Michael.j.daniels3.civ@mail.mil' <[Michael.j.daniels3.civ@mail.mil](mailto:Michael.j.daniels3.civ@mail.mil)>; 'mark.a.gradwohl.civ@mail.mil' <[mark.a.gradwohl.civ@mail.mil](mailto:mark.a.gradwohl.civ@mail.mil)>; 'johnson\_meninick@yakama.com' <[johnson\\_meninick@yakama.com](mailto:johnson_meninick@yakama.com)>; 'Jon\_Shellenberger@yakama.com' <[Jon\\_Shellenberger@yakama.com](mailto:Jon_Shellenberger@yakama.com)>; 'Jessica Lally' <[Jessica\\_Lally@Yakama.com](mailto:Jessica_Lally@Yakama.com)>; 'Noah\_oliver@yakama.com' <[Noah\\_oliver@yakama.com](mailto:Noah_oliver@yakama.com)>; 'Mrivera1@bpa.gov' <[Mrivera1@bpa.gov](mailto:Mrivera1@bpa.gov)>; 'klarned@fs.fed.us' <[klarned@fs.fed.us](mailto:klarned@fs.fed.us)>; 'Prilucik, Jacob' <[Prilucl@wsdot.wa.gov](mailto:Prilucl@wsdot.wa.gov)>; 'kaiserm@wsdot.wa.gov' <[kaiserm@wsdot.wa.gov](mailto:kaiserm@wsdot.wa.gov)>; Jacob Prilucik <[SCPlanning@wsdot.wa.gov](mailto:SCPlanning@wsdot.wa.gov)>; Rich Elliott <[elliott@kvfr.org](mailto:elliott@kvfr.org)>; 'sara@krdistrict.org' <[sara@krdistrict.org](mailto:sara@krdistrict.org)>; 'clerk@cityofkittitas.com' <[clerk@cityofkittitas.com](mailto:clerk@cityofkittitas.com)>; Public Works <[pubworks@ci.ellensburg.wa.us](mailto:pubworks@ci.ellensburg.wa.us)>; Community Development <[comdev@ci.ellensburg.wa.us](mailto:comdev@ci.ellensburg.wa.us)>; Kim Caulkins <[caulkinsk@ci.ellensburg.wa.us](mailto:caulkinsk@ci.ellensburg.wa.us)>; 'Lynn.Harmon@PARKS.WA.GOV' <[Lynn.Harmon@PARKS.WA.GOV](mailto:Lynn.Harmon@PARKS.WA.GOV)>; 'Paul Tappel' <[fishengineer@comcast.net](mailto:fishengineer@comcast.net)>; Thayer, Sharon <[sthayer@fairpoint.net](mailto:sthayer@fairpoint.net)>

**Cc:** Lindsey Ozbolt <[lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)>  
**Subject:** [Ext] Notice of Application and SEPA SV-19-00001

Good Morning,

Attached is the notice of application and SEPA action for the Thayer Shoreline Variance. Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Monday, December 2, 2019**. 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 decision, once made.

The following links may be used to access the complete electronic file for this project.

[SV-19-00001 Internal Departments](#)

[SV-19-00001 External](#)

Please contact me if you have any questions.

Thank you,

*Chelsea Benner*

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)

---

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message id: 38eb45916c6dcbdac24bb8719d004a14

## Chelsea Benner

---

**From:** sara@krdistrict.org  
**Sent:** Thursday, November 07, 2019 3:41 PM  
**To:** Chelsea Benner  
**Subject:** RE: Notice of Application and SEPA SV-19-00001

Good Afternoon Chelsea-

This parcel does have KRD water, however this project has no impact.

Thanks,

Sara Vickers  
Lands Clerk/RRA  
Kittitas Reclamation District  
509-925-6158  
[sara@krdistrict.org](mailto:sara@krdistrict.org)

**From:** Chelsea Benner <[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)>  
**Sent:** Thursday, October 31, 2019 9:16 AM  
**To:** Pat Nicholson <[pat.nicholson@co.kittitas.wa.us](mailto:pat.nicholson@co.kittitas.wa.us)>; Ryan McAllister <[ryan.mcallister@co.kittitas.wa.us](mailto:ryan.mcallister@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Jesse Cox <[jesse.cox@co.kittitas.wa.us](mailto:jesse.cox@co.kittitas.wa.us)>; Holly Erdman <[Holly.erdman@co.kittitas.wa.us](mailto:Holly.erdman@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Johnson <[patti.johnson@co.kittitas.wa.us](mailto:patti.johnson@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Gail Weyand <[gail.weyand.pw@co.kittitas.wa.us](mailto:gail.weyand.pw@co.kittitas.wa.us)>; 'Jessica Lally' <[Jessica\\_Lally@Yakama.com](mailto:Jessica_Lally@Yakama.com)>; John Marvin <[jmarvin@yakama.com](mailto:jmarvin@yakama.com)>; 'johnson@yakama.com' <[johnson@yakama.com](mailto:johnson@yakama.com)>; 'enviroreview@yakama.com' <[enviroreview@yakama.com](mailto:enviroreview@yakama.com)>; 'sepaunit@ecy.wa.gov' <[sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)>; SEPA <[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)>; Gwen Clear <[gcle461@ecy.wa.gov](mailto:gcle461@ecy.wa.gov)>; 'White, Lori (ECY)' <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>; 'migi461@ecy.wa.gov' <[migi461@ecy.wa.gov](mailto:migi461@ecy.wa.gov)>; 'Downes, Scott G (DFW)' <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; Jen Nelson <[Jennifer.nelson@dfw.wa.gov](mailto:Jennifer.nelson@dfw.wa.gov)>; 'Elizabeth.Torrey@dfw.wa.gov' <[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)>; 'sepa@dahp.wa.gov' <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; 'jorgenja@cwu.edu' <[jorgenja@cwu.edu](mailto:jorgenja@cwu.edu)>; 'nelmsk@cwu.edu' <[nelmsk@cwu.edu](mailto:nelmsk@cwu.edu)>; Mike Flory <[mike.flory@co.kittitas.wa.us](mailto:mike.flory@co.kittitas.wa.us)>; 'russell.mau@doh.wa.gov' <[russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov)>; 'fwalker@eburg.wednet.edu' <[fwalker@eburg.wednet.edu](mailto:fwalker@eburg.wednet.edu)>; 'ben.serr@doh.wa.gov' <[ben.serr@doh.wa.gov](mailto:ben.serr@doh.wa.gov)>; 'becky.kennedy@dnr.wa.gov' <[becky.kennedy@dnr.wa.gov](mailto:becky.kennedy@dnr.wa.gov)>; 'cindy.preston@dnr.wa.gov' <[cindy.preston@dnr.wa.gov](mailto:cindy.preston@dnr.wa.gov)>; 'rivers@dnr.wa.gov' <[rivers@dnr.wa.gov](mailto:rivers@dnr.wa.gov)>; 'brooksideconsulting@gmail.com' <[brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com)>; 'Deborah.j.knaub@usace.army.mil' <[Deborah.j.knaub@usace.army.mil](mailto:Deborah.j.knaub@usace.army.mil)>; 'Kimberly.peacher@navy.mil' <[Kimberly.peacher@navy.mil](mailto:Kimberly.peacher@navy.mil)>; 'Hendrix, Leah' <[lhendrix@usbr.gov](mailto:lhendrix@usbr.gov)>; 'Michael.j.daniels3.civ@mail.mil' <[Michael.j.daniels3.civ@mail.mil](mailto:Michael.j.daniels3.civ@mail.mil)>; 'mark.a.gradwohl.civ@mail.mil' <[mark.a.gradwohl.civ@mail.mil](mailto:mark.a.gradwohl.civ@mail.mil)>; 'johnson\_meninick@yakama.com' <[johnson\\_meninick@yakama.com](mailto:johnson_meninick@yakama.com)>; 'Jon\_Shellenberger@yakama.com' <[Jon\\_Shellenberger@yakama.com](mailto:Jon_Shellenberger@yakama.com)>; 'Jessica Lally' <[Jessica\\_Lally@Yakama.com](mailto:Jessica_Lally@Yakama.com)>; 'Noah\_oliver@yakama.com' <[Noah\\_oliver@yakama.com](mailto:Noah_oliver@yakama.com)>; 'Mrivera1@bpa.gov' <[Mrivera1@bpa.gov](mailto:Mrivera1@bpa.gov)>; 'klarned@fs.fed.us' <[klarned@fs.fed.us](mailto:klarned@fs.fed.us)>; 'Prilucik, Jacob' <[Priluclj@wsdot.wa.gov](mailto:Priluclj@wsdot.wa.gov)>; 'kaiserm@wsdot.wa.gov' <[kaiserm@wsdot.wa.gov](mailto:kaiserm@wsdot.wa.gov)>; Jacob Prilucik <[SCPlanning@wsdot.wa.gov](mailto:SCPlanning@wsdot.wa.gov)>; RichElliott <[elliott@kvfr.org](mailto:elliott@kvfr.org)>; 'sara@krdistrict.org' <[sara@krdistrict.org](mailto:sara@krdistrict.org)>; 'clerk@cityofkittitas.com' <[clerk@cityofkittitas.com](mailto:clerk@cityofkittitas.com)>; 'pubworks@ci.ellensburg.wa.us' <[pubworks@ci.ellensburg.wa.us](mailto:pubworks@ci.ellensburg.wa.us)>; 'comdev@ci.ellensburg.wa.us' <[comdev@ci.ellensburg.wa.us](mailto:comdev@ci.ellensburg.wa.us)>; 'energyservices@ci.ellensburg.wa.us' <[energyservices@ci.ellensburg.wa.us](mailto:energyservices@ci.ellensburg.wa.us)>; 'Lynn.Harmon@PARKS.WA.GOV' <[Lynn.Harmon@PARKS.WA.GOV](mailto:Lynn.Harmon@PARKS.WA.GOV)>; 'Paul Tappel' <[fishengineer@comcast.net](mailto:fishengineer@comcast.net)>; Thayer, Sharon <[sthayer@fairpoint.net](mailto:sthayer@fairpoint.net)>



Cc: Lindsey Ozbolt <[lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)>

Subject: Notice of Application and SEPA SV-19-00001

Good Morning,

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[SV-19-00001 Internal Departments](#)

[SV-19-00001 External](#)

Please contact me if you have any questions.

Thank you,

*Chelsea Benner*

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)

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message id: 38eb45916c6dcbdec24bb8719d004e14

## Chelsea Benner

---

**From:** Holly Erdman  
**Sent:** Tuesday, November 12, 2019 9:07 AM  
**To:** Chelsea Benner  
**Subject:** RE: Notice of Application and SEPA SV-19-00001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Chelsea,

Public health has no comment on this project. Thank you.

### Holly Erdman, BS, Environmental Health Specialist II

P: 509.962.7580 | F: 509.962.7581 | E: [holly.erdman@co.kittitas.wa.us](mailto:holly.erdman@co.kittitas.wa.us)

Kittitas County Public Health Department

507 N Nanum St Suite 102, Ellensburg WA 98926

[www.co.kittitas.wa.us/health](http://www.co.kittitas.wa.us/health)

Please tell us how we're doing: [KCPHD Customer Survey](#)



---

**From:** Chelsea Benner  
**Sent:** Thursday, October 31, 2019 9:16 AM  
**To:** Pat Nicholson; Ryan McAllister; Kim Dawson; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Johnson; Candie Leader; Gail Weyand; 'Jessica Lally'; John Marvin; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'sepaunit@ecy.wa.gov'; SEPA; Gwen Clear; 'White, Lori (ECY)'; 'migi461@ecy.wa.gov'; 'Downes, Scott G (DFW)'; Jen Nelson; 'Elizabeth.Torrey@dfw.wa.gov'; 'sepa@dahp.wa.gov'; 'jorgenja@cwu.edu'; 'nelmsk@cwu.edu'; Mike Flory; 'russell.mau@doh.wa.gov'; 'fwalker@eburg.wednet.edu'; 'ben.serr@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'Kimberly.peacher@navy.mil'; 'Hendrix, Leah'; 'Michael.j.daniels3.civ@mail.mil'; 'mark.a.gradwohl.civ@mail.mil'; 'johnson\_meninick@yakama.com'; 'Jon\_Shellenberger@yakama.com'; 'Jessica Lally'; 'Noah\_oliver@yakama.com'; 'Mrivera1@bpa.gov'; 'klarned@fs.fed.us'; 'Prilucik, Jacob'; 'kaiserm@wsdot.wa.gov'; Jacob Prilucik; RichElliott; 'sara@krdistrict.org'; 'clerk@cityofkittitas.com'; 'pubworks@ci.ellensburg.wa.us'; 'comdev@ci.ellensburg.wa.us'; 'energyservices@ci.ellensburg.wa.us'; 'Lynn.Harmon@PARKS.WA.GOV'; 'Paul Tappel'; Thayer, Sharon  
**Cc:** Lindsey Ozbolt  
**Subject:** Notice of Application and SEPA SV-19-00001

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Please contact me if you have any questions.

Thank you,

*Chelsea Benner*

Planner I

Kittitas County Community Development Services

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(p) 509-962-7506 (f) 509-962-7682

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message id: 38eb45916c6dcbdac24bb8719d004a14



## **KITTITAS COUNTY**


### **DEPARTMENT OF PUBLIC WORKS**

---

**TO:** Ms. Chelsea Benner, Planner I

**COPY:** Ms. Candie Leader, Administrative Assistant  
Ms. Karen Hodges, Floodplain Manager

**DATE:** November 20, 2019

**FROM:** Mark R. Cook, Director 

**RE:** Thayer SEPA, SV 19-00001

---

Public Works has reviewed the submitted materials for Thayer SEPA, SV 19-00001. Our comments appear below for your use.

1. Applicant shall obtain a private bridge application from Public Works. Once received, Public Works will review engineering and provide final inspection of the proposed new private bridge.
2. A portion of the access driveway appears to be a candidate for widening within the delineated floodplain. Any fill in the floodplain will require a floodplain development permit. County code requires mitigation for floodplain fill.
3. The proposed parking area at the end of the driveway appears adequate meeting our required fire/life/safety turnaround.



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

November 25, 2019

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

Re: SV-19-00001, SE-19-00011

Dear Chelsea Benner:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the construction of the Thayer Bridge. We have reviewed the documents and have the following comments.

#### **WATER QUALITY**

Manastash Creek is a protected waterbody. The portion of Manastash Creek immediately to the east of the Thayer's property (where most of the road work will occur) is included in Washington State's list of impaired waters, with documented summer water temperatures above Washington State water quality standards. Therefore, any work associated with the proposed project should maintain as much of the existing stream-shading vegetation as possible.

Additionally, Manastash Creek and the West Side Canal are both included in the Upper Yakima River Basin Suspended Sediment, Turbidity, and Organochlorine Pesticide Total Maximum Daily Load (TMDL) water quality improvement program. This TMDL program requires that any discharges to the creek should not increase levels of suspended sediment or turbidity in the creek. Project planning and construction, and all future use of the site, will need to include water quality protection.

The SEPA checklist does not state when the project will be completed. It will be preferable to replace the bridge over West Side Canal outside of the irrigation season, to avoid as much sediment pollution as possible.

Please contact **Jane Creech** at 509-454-7860 or email at [jton461@ecy.wa.gov](mailto:jton461@ecy.wa.gov) if you have any questions or concerns about the TMDL program or impaired water body listings.

#### **Project with Potential to Discharge Off-Site**

If the project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.



The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Lloyd Stevens, Jr.** at the Dept. of Ecology, 509-574-3991, with questions about this permit.

## SHORELANDS/ENVIRONMENTAL ASSISTANCE

Ecology recognizes the need to conduct the proposed work within the existing easement, which extends from Barnes Road SW to the irrigation canal; however, the proposed work may occur in a wetland. The provided site plan shows a topographical feature extends from Manastash Creek landward (outlined in a blue circle in Image 1) and through the existing roadway. Lidar imagery supports a lower elevation in this area as well (Image1). Portions are located within the 100 year Floodplain. Historical aerial imagery aligns with the depressions, showing signatures of saturation and vegetation shifts during the dry time of the year and without irrigation.

Image 1.

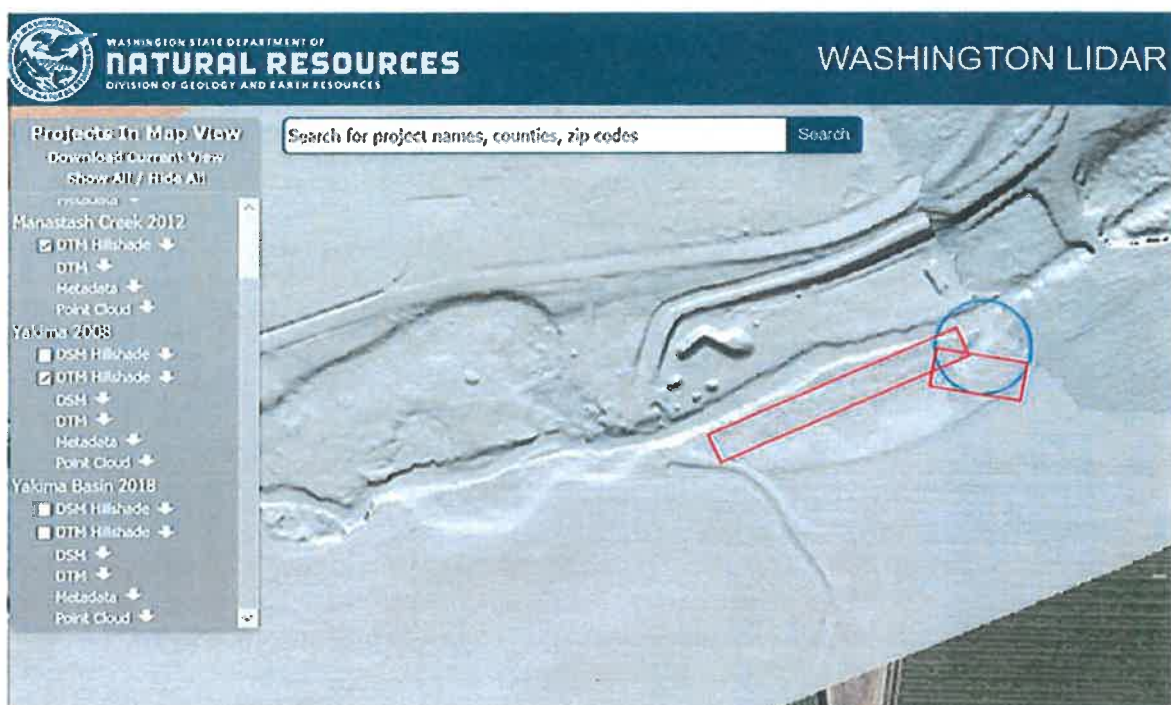


Image 2. Aerial from 7/9/2013



Work conducted within the red rectangle and landward must be investigated for wetland characteristics. Per Revised Code of Washington (RCW) 90.48.030, the Department of Ecology has authority to control and prevent pollution of waters of the State. Therefore, Ecology has the ability to request a copy of the wetland delineation conducted on the site to prevent the pollution of state waters. Please submit a copy of the delineation for review and verification prior to approval of the expansion plan.

Any wetland habitat found within the easement (or adjacent to) should be rated using the 2014 Update for the Washington State Wetland Rating System for Eastern Washington (Hruby, 2014). Rating scores will be used to determine the width of the County's required upland buffer surrounding any delineated wetlands per Chapter 5(G)(1) and Table 5.2-1 of the County's Shoreline Master Program, which has an intent and purpose to designate, protect, manage, or regulate critical areas within the shoreline per Chapter 5.2(A)(2). All rating forms should be submitted for review prior to approval in order to verify wetland categories, wetland buffer requirements, and wetland mitigation ratio requirements.

Ecology staff would like to request a site visit determine if a wetland delineation is needed. If a site visit cannot be arranged, we recommend the County request a wetland delineation be conducted within the easement and a wetland rating be conducted for any wetlands located within 250 feet of the work area boundary. Ecology staff are available to provide technical assistance to the County by reviewing documents related to wetland habitats and conducting a joint site visit to verify the presence or absence of wetlands on the property. In the event wetland

Chelsea Benner  
November 25, 2019  
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or wetland buffer occurs in the area and impacts cannot be avoided a mitigation plan must be submitted for review.

In order to minimize construction impacts on wetlands, Best Management Practices (BMPs) for sediment and erosion control should be implemented. This should include functional silt fences, and immediate revegetation and mulching.

Placement of fill in wetlands may require an individual or general (nationwide) permit from the U.S. Army of Corps of Engineers (Corps). We advise the applicant to contact the Corps to determine if a permit is needed.

Please contact **Lori White** at 509-575-2616 or [lori.white@ecy.wa.gov](mailto:lori.white@ecy.wa.gov) should you have any questions or would like to discuss the above comments.

Sincerely,



Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
509-575-2012  
[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)

201906184





State of Washington  
**DEPARTMENT OF FISH AND WILDLIFE**

South Central Region • Region 3 • 1701 South 24<sup>th</sup> Avenue, Yakima, WA 98902-5720  
Telephone: (509) 575-2740 • Fax: (509) 575-2474

December 2, 2019

Lindsey Ozbolt  
Planning Official  
Community Development Services  
Kittitas County  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

**SUBJECT: WDFW COMMENTS ON SV-19-00001 THAYER SHORELINE VARIANCE**

Dear Ms. Ozbolt,

Thank you for the opportunity to comment on the proposed single family residence and driveway access along Manastash Creek, a Shoreline Stream. The Washington Department of Fish and Wildlife (WDFW) is familiar with this stream reach and the fish, wildlife, and habitats associated with it. Multiple agencies, including WDFW and Kittitas County have invested substantial amounts into the restoration of Manastash Creek and those efforts are paying off with increasing returns of ESA listed MCR Steelhead to this watershed. Coho salmon and Chinook salmon are also now commonly found through this reach of the stream due to the collective efforts of many, including private landowners.

WDFW does not require a Hydraulic Project Approval for work to construct the bridge over the Westside Irrigation Canal, but any work that has the potential to change the flow of water in or to Manastash Creek may fall within WDFW's jurisdiction.

We are primarily interested in the following elements of the project:

- If the driveway location cannot be moved further from Manastash Creek due to existing legal easements, any widening of the existing driveway should occur landward from Manastash Creek and the elevation of the driveway not be elevated such that it could restrict or redirect flood flows. If it is possible our preference is to relocate the driveway and bridge further from the stream.
- Ensure that site grading will direct stormwater runoff away from Manastash Creek; and
- Establishment of a native, woody riparian buffer to mitigate development within the Shoreline buffer while providing long term bank stability for the landowners. Past land uses on this property have resulted in degraded riparian habitat along the shoreline of Manastash Creek. We encourage any and all livestock enclosures to be located well away from the Shoreline buffer. An improved riparian area with robust vegetation will not only provide fish and wildlife habitat, but will help reduce the likelihood of lateral

bank migration toward new structures as at least some of the new infrastructure will be within the Tier 1 Channel Migration Zone as shown on the County's website <https://www.co.kittitas.wa.us/uploads/documents/cds/smp/documents/201212-CMZ-Map-Book.pdf>. We are available to offer guidance and technical assistance for riparian plantings.

Thank you again for the opportunity to comment and please let me know if there are any questions or comments we can answer.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson".

Jennifer Nelson  
Fish and Wildlife Biologist  
[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)  
(509) 961-6639