



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

August 21, 2020

Hein & Hein Enterprise LLC
104 N Montgomery Avenue
Cle Elum, WA 98922

Subject: Hein Preliminary Shore Plat (SP-20-00004) – Transmittal of Comments and Request for Additional Information

Dear Applicant,

Kittitas County Community Development Services (CDS) has reviewed your proposed project and all comments received during the comment period. Below you will find additional information necessary in order to proceed with processing your short plat. Also, attached are all comments received on your project. If you should choose to respond to any of these comments, please have them submitted to our office by 5:00 pm on September 4, 2020. Please let me know if you need additional time to draft your responses prior to September 4, 2020.

Requested Information

1. Pursuant to Washington State Department of Fish and Wildlife comments (enclosed), there are discrepancies in the Stream Typing within the Stream Report prepared by Sewall Wetland Consulting, Inc. and those of WDFW. Please address these discrepancies within your response. Specifically addressing the previously identified Type F stream located along the hillside of the proposed Lot 4.
2. Pursuant to the Kittitas County Public Health comments (enclosed), please provide the additional information requested:
 - a. An on-site sewage disposal system plan.
 - b. Additional information regarding the well locations for lots 1 and 3, along with a response to the shared well information. Wells are required to meet a 50 setback from all property lines, lot 3 appears to be encroaching on the 50-foot setback. Please address this in your comments along with new drawings if necessary.

Once the above documentation has been provided, CDS will move forward with processing your short plat application. Staff is committed to working with you to facilitate this process as much as possible. Should you have any questions or concerns regarding this letter, please do not hesitate to contact me at the information provided below.

Best Regards,

Kelly Bacon
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7539
kelly.bacon.cd@co.kittitas.wa.us

Enclosed: Washington State Department of Health Office of Drinking Water comments – July 27, 2020

Kittitas County Department of Public Health Comments – August 11, 2020 and August 13, 2020
Kittitas County Public Works comments – August 3, 2020
Washington State Department of Fish and Wildlife comments – August 3, 2020
Bonneville Power Administration comments – July 28, 2020
Kittitas Reclamation District comments – August 4, 2020

From: [Mau, Russell E \(DOH\)](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#)
Subject: RE: Notice of Application SP-20-00004 Hein
Date: Monday, July 27, 2020 3:14:44 PM

Kelly:

The Department of Health (DOH) Office of Drinking Water (ODW) provides the following comments:

- Because these lots are from the same ownership, the resulting four lots are considered a “project” with respect to drinking water wells and any drinking water provided to these four lots needs to be completed as a combined water system.
- Based on the number of lots (four), the resulting water system most likely would be a “Group B” water system administered by Kittitas County Health.

If you have any questions, please contact me, thanks,

Russell E. Mau, PhD, PE

Regional Engineer

Office of Drinking Water

Washington State Department of Health

16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

Russell.Mau@doh.wa.gov

509-329-2116 | www.doh.wa.gov

From: Kelly Bacon (CD) [mailto:kelly.bacon.cd@co.kittitas.wa.us]

Sent: Monday, July 27, 2020 10:07 AM

To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; Yakima Nation - Jessica <jessica@yakama.com>; Yakima Nation - J Marvin <jmarvin@yakama.com>; Yakama Nation <johnson@yakama.com>; Yakama Nation - Environmental Review <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; DOE - migi <migi461@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>; SEPA (DAHP) <sepa@dahp.wa.gov>; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E Brooks Library - Nelmsk <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Kennedy, Becky (DNR) <Becky.Kennedy@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ

LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; Allison Kimball (brooksideconsulting@gmail.com) <brooksideconsulting@gmail.com>; (tribune@nkctribune.com) <tribune@nkctribune.com>; terry@nkctribune.com; Gallagher, Michael (DOHi) <mgallagher@kvnews.com>; legals@kvnews.com; deborah.j.knaub@usace.army.mil; Michael.j.daniels3.civ@mail.mil; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; Robert Omans <robert@cityofcleelum.com>; kswanson@cityofcleelum.com; Lucy Temple <lucy@cityofcleelum.com>; Gary Wargo <wargog@cersd.org>; montgomeryr@cersd.org; Johnson Meninick <Johnson_Meninick@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; Jon Shellenberger <Jon_Shellenberger@Yakama.com>; Noah Oliver <Noah_Oliver@Yakama.com>; corrine_camuso@yakama.com; kdkistler@bpa.gov; klarned@fs.fed.us; prilucj@wsdot.wa.gov; kaiserm@wsdot.wa.gov; Jacob Prilucik <SCPlanning@wsdot.wa.gov>

Cc: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>; John Hein <johnhein@shoemakermfg.com>; jerry@martensllc.com; Marc Kirkpatrick <mkirkpatrick@encompasses.net>

Subject: Notice of Application SP-20-00004 Hein

Good morning,

CDS is requesting comments on the following Short Plat application SP-20-00004 Hein. Links to the file materials can be found below. The comment period will end August 11, 2020 at 5pm. CDS will assume your agency does not wish to provide comment if not received by this date. Links to the file materials can be found below. Please let me know if you have any issues accessing the materials.

[SP-20-00004 Hein Internal](#)

[SP-20-00004 Hein External](#)

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

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Subdivision Comments

To: Kelly Bacon, CDS Planner

From: Jesse Cox, Environmental Health Supervisor
Holly Erdman, Environmental Health Specialist

Date: 08/11/2020

RE: SP-20-00004

Thank you for the opportunity to comment on the above-mentioned project regarding water and septic requirements to comply with Kittitas County Public Health Department's Water Resources and Environmental Health requirements.

Findings

On Site Sewage

Finding 1

Any On-Site Septic systems that are to be utilized for wastewater management must adhere to the standards set by both the Washington Administrative Code, and Kittitas County Code. In accordance with KCC 13.04.090, a minimum of one soil log for lots 2 and 4 where individual sewage disposal systems are contemplated must be completed (see **Condition B-3**). Public Health requests clarification on the on-site sewage disposal system plan.

Water

Finding 1

Proposed short plat indicates individual and shared wells will be used. If the intention is to utilize a shared well, a signed, notarized, and filed shared well users agreement will also need to be provided before the short plat is finalized. If shared wells are to be utilized, the wells must be drilled a minimum of 50 feet from any proposed property line and a signed, notarized and recorded shared waters users' agreement for each shared well must be submitted to our office prior to final plat approval. Well locations for lots 1 and 3 were not provided and will need to be indicated before final approval can be made. The applicant must prove legal and physical availability of water for all new uses of water on proposed lots of this project, which can be provided through mitigation certificates (see **Condition B-1**) and a well log or 4 hour draw down test as proof of water adequacy for each new well (see **Condition B-2**). All persons who are making applications for land use including but not limited to short plats must comply with KCC Chapter 13.35.027 per KCC Chapter 13.35.020.



Finding 2

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 (see **Condition C-1**).

Finding 3

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 (settlement agreement) (see **Condition C-2**).

A	Additional Information Required (Prior to Preliminary Plat Approval)
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No additional information required

B	Final Plat Review & Recording (Prior to Final Plat Approval)
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Prior to final plat approval and recording, the following conditions shall be met:

- B-1** In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:
- 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.

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.

Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.

B-2 13.35.020(b) requires proof of adequate water supply, which can be submitted through a well log or 4 hour draw test result. If shared wells are used, a signed, notarized, and recorded shared well-users agreement must be submitted. All individual and shared wells must meet the distance requirement of 50 feet from the property line, 50 feet from the septic tank and 100 feet from the drain field as per Kittitas County Critical Areas Ordinance 17A.08.25, and KCC Chapter 13. Locations of wells on lots 1 and 3 must be provided.



B-3 Soil logs are required for lots 2 and 4. In accordance with KCC 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed prior to final plat approval. Soil logs can be scheduled at <https://www.co.kittitas.wa.us/health/septic-inspection.aspx>. Soil logs are performed in accordance with Washington Administrative Code 246.272A.

C	Final Plat Notes
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The following notes shall be placed on the face of the plat:

- 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.”
- 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.”



From: [Holly Erdman](#)
To: "Marc Kirkpatrick"
Cc: [Kelly Bacon \(CD\)](#)
Subject: RE: Notice of Application SP-20-00004 Hein
Date: Thursday, August 13, 2020 4:46:57 PM
Attachments: [image001.png](#)
[image002.png](#)

Marc,

The north property line for lot 3 needs to be relocated to be at least 50 feet from the existing well.

Thank you,

Holly Erdman

From: Marc Kirkpatrick <mkirkpatrick@encompasses.net>
Sent: Thursday, August 13, 2020 2:36 PM
To: Holly Erdman <Holly.erdman@co.kittitas.wa.us>
Subject: RE: Notice of Application SP-20-00004 Hein

Currently it is 33-ft, but we have flexibility to adjust this line or provide a protective buffer easement around it.

Marc Kirkpatrick

Principal

D: 509-656-4176

MKirkpatrick@EncompassES.net

www.EncompassES.net

Eastern Washington: [407 Swiftwater Blvd., Cle Elum, WA 98922](#) | **P:** (509) 674-7433

Western Washington: [165 NE Juniper St., Suite 201, Issaquah, WA 98027](#) | **P:** (425) 392-0250

A message regarding COVID-19: Over the last several years Encompass has made significant business continuity investments to ensure our ability to operate during a local, regional or national disaster. At no point did we envision a global pandemic. While our top priority is the safety of our employees, we want to assure our clients that, despite some delays that are out of our control and unavoidable, we are currently operating with minimal disruptions. Our physical offices are closed to outside visitors but employees are transitioning back into the office, phones will be answered and your project will continue to move forward as much as possible given the circumstances.

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From: Holly Erdman <Holly.erdman@co.kittitas.wa.us>
Sent: Thursday, August 13, 2020 2:33 PM
To: Marc Kirkpatrick <mkirkpatrick@encompasses.net>
Subject: RE: Notice of Application SP-20-00004 Hein

Marc,

Thank you, how far from the proposed property line is the well? I see the scale but am unsure of it's accuracy. If this distance could be obtained that would be helpful.

Holly

From: Marc Kirkpatrick <mkirkpatrick@encompasses.net>
Sent: Thursday, August 13, 2020 2:26 PM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>
Subject: RE: Notice of Application SP-20-00004 Hein

See attached for the well location on Lot 3 from the applicant.

Thank you,

Marc Kirkpatrick 

From: Marc Kirkpatrick
Sent: Thursday, August 13, 2020 2:11 PM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>
Subject: RE: Notice of Application SP-20-00004 Hein

Yes, I'm reaching out to the client to see if they can identify the well location. It is possible it is within one of the structures that our crews couldn't get into at the time.

Thanks,

Marc Kirkpatrick 

Principal

D: 509-656-4176

MKirkpatrick@EncompassES.net

www.EncompassES.net

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From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>

Sent: Thursday, August 13, 2020 2:07 PM

To: Holly Erdman <Holly.erdman@co.kittitas.wa.us>

Cc: Marc Kirkpatrick <mkirkpatrick@encompasses.net>

Subject: RE: Notice of Application SP-20-00004 Hein

Hi Marc,

Can you please assist with the location of the proposed well on lot 3 of the proposed Hein Short Plat, please.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

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From: Holly Erdman <Holly.erdman@co.kittitas.wa.us>

Sent: Thursday, August 13, 2020 10:14 AM

To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>

Subject: RE: Notice of Application SP-20-00004 Hein

Kelly,

For the proposed lot 3, I am having difficulty determining the location of the well. Can you help with this? This information is needed.

Holly

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>

Sent: Monday, July 27, 2020 10:07 AM

To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister

<ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.veyand.pw@co.kittitas.wa.us>; Yakima Nation - Jessica <jessica@yakama.com>; Yakima Nation - J Marvin <jmarvin@yakama.com>; Yakama Nation <johnson@yakama.com>; Yakama Nation - Environmental Review <enviroreview@yakama.com>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; DOE - gcle <gcle461@ecy.wa.gov>; DOE - lowh <lowh461@ecy.wa.gov>; DOE - migi <migi461@ecy.wa.gov>; WDFW - Scott Downes <scott.downes@dfw.wa.gov>; WDFW - Jennifer Nelson <jennifer.nelson@dfw.wa.gov>; WDFW - Elizabeth Torrey <elizabeth.torrey@dfw.wa.gov>; WS DAHP <sepa@dahp.wa.gov>; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E Brooks Library - Nelmsk <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; WA State Department of Health - Russell <russell.mau@doh.wa.gov>; becky.kennedy@dnr.wa.gov; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; Allison Kimball (brooksideconsulting@gmail.com) <brooksideconsulting@gmail.com>; (tribune@nkctribune.com) <tribune@nkctribune.com>; terry@nkctribune.com; mgallagher@kvnews.com; legals@kvnews.com; deborah.j.knaub@usace.army.mil; Michael.j.daniels3.civ@mail.mil; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; Robert Omans <robert@cityofcleelum.com>; kswanson@cityofcleelum.com; Lucy Temple <lucy@cityofcleelum.com>; wargog@cersd.org; montgomeryr@cersd.org; Johnson Meninick <Johnson_Meninick@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; Jon Shellenberger <Jon_Shellenberger@Yakama.com>; Noah Oliver <Noah_Oliver@Yakama.com>; corrine_camuso@yakama.com; kdkistler@bpa.gov; klarned@fs.fed.us; prilucj@wsdot.wa.gov; kaiserm@wsdot.wa.gov; Jacob Prilucik <SCPlanning@wsdot.wa.gov>

Cc: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>; John Hein <johnhein@shoemakermfg.com>; jerry@martensllc.com; Marc Kirkpatrick <mkirkpatrick@encompasses.net>

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[SP-20-00004 Hein Internal](#)

[SP-20-00004 Hein External](#)

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

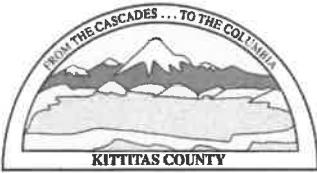
Ellensburg, WA 98926

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KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Public Works Planning Review Team

DATE: August 3, 2020

SUBJECT: Hein Short Plat SP-20-00004

The following shall be conditions of preliminary approval:

1. Driveways: A driveway shall serve no more than four tax parcels. At the time the access serves more than four tax parcels, it shall be constructed and certified to private road standards. See Kittitas County Road Standards, 12/15/15 edition.
 - a. Access easements shall be a minimum of 30' wide. New driveways shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'. Driveways more than 150' in length will require a fire apparatus turnaround meeting International Fire Code standards.
 - b. Maximum grade shall be 10-15% dependent on surface type and width.
 - c. Crushed surface depth per WSDOT standards.
 - d. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements.
2. Plat Notes: Plat notes shall reflect the following:
 - a. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - b. An approved access permit will 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.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

3. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED

This ____ day of ____, A.D., 20__.

Kittitas County Engineer

4. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
5. 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.
6. 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.
7. 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.
8. Easement Correction: The 30' access & utility easement crossing Lot 3 must be amended so the home does not encroach upon the easement.

SURVEY:

Comments:

1. Include a surveyor's stamp and signature.
2. Include the requirements of RCW:332-130-145

For Final Submittal:

1. Applicant is notified that basis of bearing, survey procedures, set corners, surveyors statement, auditors statement, will need to be addressed on the final submittal.
2. Ties to found section corners to be included
3. Both sides of county right of way to be shown on final
4. Easement shown as herein dedicated to be mathematically retraced on final.
5. It is assumed that the found evidence was held, despite discrepancies with the record description. As such, a note explaining surveyors opinion would prove valuable.



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

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

August 3, 2020

Kelly Bacon
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON SP-20-00004 HEIN APPLICATION

Dear Ms. Bacon,

Thank you for the opportunity to comment on the SP-20-00004 Hein application concerning a proposed short plat on parcels #267336 and 107336. Washington Department of Fish and Wildlife (WDFW) has reviewed the application and supporting documents, including the stream report prepared by Sewall Wetland Consulting, Inc. Our comments surround conclusions made in the stream typing report.

WDFW has worked with the landowner previously to both type the stream along the western boundary of parcel 107336 and issued a Hydraulic Project Approval (HPA) for bank stabilization work on this stream, near the constructed garage. While WDFW agrees with the report that the stream is incorrectly mapped, it does not cross the field as shown on the stream map but rather follows the western edge of the property as described in the stream report, WDFW does not agree with the proposed stream classification. WDFW has previously verified the stream typing on this stream and determined it met the physical characteristics for a Type F stream. A letter documenting that information was previously sent to the applicant and Kittitas County and is attached to this letter.

Further, while the report concludes there is no defined channel on the streams located on the hillside of the proposed Lot 4. These conclusions have not been field verified by WDFW nor any other agency of natural resource expertise to our knowledge. Prior to any building on Lot 4, a Forest Practice Application from Washington Department of Natural Resources is likely required, and the streams and slope stability would need to be reviewed under that application before any forest clearing could occur on Lot 4.

Thank you again for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Scott Downes".

Scott Downes
Area Habitat Biologist

Cc:

Elizabeth Torrey, WDFW
Lindsey Ozbolt, Kittitas County CDS

From: [Downes, Scott G \(DFW\)](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [Torrey, Elizabeth M \(DFW\)](#); [Lindsey Ozbolt](#)
Subject: RE: Notice of Application SP-20-00004 Hein WDFW Comments
Date: Monday, August 3, 2020 3:07:42 PM
Attachments: [WDFW comments on SP-20-00004 Hein.pdf](#)
[John Hein shop placement letter to Kittitas County.pdf](#)

Please see attached comments from WDFW. Also attached is previous correspondence on this stream between WDFW and CDS clarifying stream typing.

Thanks. Please let me know if you have any questions,

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
Office-509-457-9307
Cell-509-607-3578

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Monday, July 27, 2020 10:07 AM
To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; Yakima Nation - Jessica <jessica@yakama.com>; Yakima Nation - J Marvin <jmarvin@yakama.com>; Yakama Nation <johnson@yakama.com>; Yakama Nation - Environmental Review <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; DOE - migi <migi461@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>; SEPA (DAHP) <sepa@dahp.wa.gov>; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E Brooks Library - Nelmsk <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Kennedy, Becky (DNR) <Becky.Kennedy@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ

LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; Allison Kimball (brooksideconsulting@gmail.com) <brooksideconsulting@gmail.com>; (tribune@nkctribune.com) <tribune@nkctribune.com>; terry@nkctribune.com; Gallagher, Michael (DOHi) <mgallagher@kvnews.com>; legals@kvnews.com; deborah.j.knaub@usace.army.mil; Michael.j.daniels3.civ@mail.mil; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; Robert Omans <robert@cityofcleelum.com>; kswanson@cityofcleelum.com; Lucy Temple <lucy@cityofcleelum.com>; Gary Wargo <wargog@cersd.org>; montgomeryr@cersd.org; Johnson Meninick <Johnson_Meninick@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; Jon Shellenberger <Jon_Shellenberger@Yakama.com>; Noah Oliver <Noah_Oliver@Yakama.com>; corrine_camuso@yakama.com; kdkistler@bpa.gov; klarned@fs.fed.us; prilucj@wsdot.wa.gov; kaiserm@wsdot.wa.gov; Jacob Prilucik <SCPlanning@wsdot.wa.gov>
Cc: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>; John Hein <johnhein@shoemakermfg.com>; jerry@martensllc.com; Marc Kirkpatrick <mkirkpatrick@encompasses.net>

Subject: Notice of Application SP-20-00004 Hein

Good morning,

CDS is requesting comments on the following Short Plat application SP-20-00004 Hein. Links to the file materials can be found below. The comment period will end August 11, 2020 at 5pm. CDS will assume your agency does not wish to provide comment if not received by this date. Links to the file materials can be found below. Please let me know if you have any issues accessing the materials.

[SP-20-00004 Hein Internal](#)

[SP-20-00004 Hein External](#)

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Kistler,Keith D \(BPA\) - TERR-SICKLER](#)
To: [Kelly Bacon \(CD\)](#)
Subject: RE: Notice of Application SP-20-00004 Hein
Date: Tuesday, July 28, 2020 12:45:08 PM

Kelly,

No comments as this does not affect our transmission line, thank you for sending

Keith D. Kistler

Realty Specialist-Wenatchee District

Real Property Services

Bonneville Power Administration

13294 Lincoln Park Road, East Wenatchee, WA 98802

509-886-6085-office

509-306-3579-cell

kdkistler@bpa.gov

<https://www.bpa.gov/PublicInvolvement/LandsCommunity/Pages/default.aspx>

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>

Sent: Monday, July 27, 2020 10:07 AM

To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.veyand.pw@co.kittitas.wa.us>; Yakima Nation - Jessica <jessica@yakama.com>; Yakima Nation - J Marvin <jmarvin@yakama.com>; Yakama Nation <johnson@yakama.com>; Yakama Nation - Environmental Review <enviroreview@yakama.com>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; DOE - gcle <gcle461@ecy.wa.gov>; DOE - lowh <lowh461@ecy.wa.gov>; DOE - migi <migi461@ecy.wa.gov>; WDFW - Scott Downes <scott.downes@dfw.wa.gov>; WDFW - Jennifer Nelson <jennifer.nelson@dfw.wa.gov>; WDFW - Elizabeth Torrey <elizabeth.torrey@dfw.wa.gov>; WS DAHP <sepa@dahp.wa.gov>; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E Brooks Library - Nelmsk <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; WA State Department of Health - Russell <russell.mau@doh.wa.gov>; becky.kennedy@dnr.wa.gov; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; Allison Kimball (brooksideconsulting@gmail.com) <brooksideconsulting@gmail.com>; (tribune@nkctribune.com) <tribune@nkctribune.com>; terry@nkctribune.com; mgallagher@kvnews.com; legals@kvnews.com; deborah.j.knaub@usace.army.mil; Michael.j.daniels3.civ@mail.mil; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; Robert Omans <robert@cityofcleelum.com>; kswanson@cityofcleelum.com; Lucy Temple <lucy@cityofcleelum.com>; wargog@cersd.org; montgomeryr@cersd.org; Johnson Meninick <Johnson_Meninick@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; Jon Shellenberger <Jon_Shellenberger@Yakama.com>; Noah Oliver <Noah_Oliver@Yakama.com>; corrine_camuso@yakama.com; Kistler,Keith D (BPA) - TERR-SICKLER

<kdkistler@bpa.gov>; klarned@fs.fed.us; prilucj@wsdot.wa.gov; kaiserm@wsdot.wa.gov; Jacob Prilucik <SCPlanning@wsdot.wa.gov>

Cc: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>; John Hein <johnhein@shoemakermfg.com>; jerry@martensllc.com; Marc Kirkpatrick <mkirkpatrick@encompasses.net>

Subject: [EXTERNAL] Notice of Application SP-20-00004 Hein

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[SP-20-00004 Hein Internal](#)

[SP-20-00004 Hein External](#)

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: sara@krdistrict.org
To: [Kelly Bacon \(CD\)](#)
Cc: "[Hendrix, Leah D](#)"
Subject: RE: another application
Date: Tuesday, August 4, 2020 10:19:22 AM

Hi Kelly-

The Hein Short Plat (SP-20-00004) does not fall within the KRD; therefore no guidelines to be met!

Please let me know if there are any questions!

Thanks,

*Sara Vickers
Lands Clerk/RRA
Kittitas Reclamation District
509-925-6158*

From: Hendrix, Leah D <lhendrix@usbr.gov>
Sent: Thursday, July 30, 2020 8:43 AM
To: sara@krdistrict.org
Subject: another application

Hi Sara -

This did not appear to have anything to do with canals or laterals in the area, but will pass on until you get back on the list. This one came in the mail, though?

*Leah Hendrix
Realty Specialist
US Bureau of Reclamation
1917 Marsh Road
Yakima WA 98901
509-573-8120*