

Public Comment 11/16/2023

Mary Pearson 9:30 AM November 16, 2023.

Mary P. called with concerns about the state of the property in question. According to her, the manufactured home on site is dilapidated and should be condemned. She also detailed how there is a pile of garbage on the property that nobody has taken care of in a long time. She stated that all neighbors she has talked to have similar complaints and concerns.

She is also concerned about the use of the shared driveway that all neighbors except the parcel in question contribute to.

She stated that she will be telling her neighbors to email me and that her son who is abroad, but is also a property owner, will also be emailing me.

SP-23-00010 NH2G – Delvo KVFR Comment Explanation

Joe Delvo, Fire Prevention Captain and Fire Investigator, provided comments on behalf of the Kittitas Valley Fire and Rescue agency. This document is to provide further explanation of that agency's concerns.

According to Jamey Ayling, Planning Manager of Kittitas County Community Development Services, the applicant will need to build a turnaround & have it be an easement for potential use by Fire and Rescue. The applicant will need an approved fire apparatus turnaround that meets Appendix D of the fire code (2018 IFC).

The following link will take you to the text of Appendix D:

<https://codes.iccsafe.org/content/IFC2018/appendix-d-fire-apparatus-access-roads>

If you have further questions regarding this, please contact me at 509-962-7079 or zach.torrancesmith@co.kittitas.wa.us.

From: [Mary Pearson](#)
To: [Zach Torrance-Smith](#)
Subject: NH2G LLC,Brad Chandler
Date: Monday, November 27, 2023 11:44:58 AM

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Zach,

Thank you for speaking with me this morning. Attached please find pictures of the current condition of the property.

The roof and the floor in the manufactured home are in very poor condition. I believe that the floor in the home is rotten as it is very sponge like. I am not an expert in this matter but I do hope that someone in the county will visit the site.





















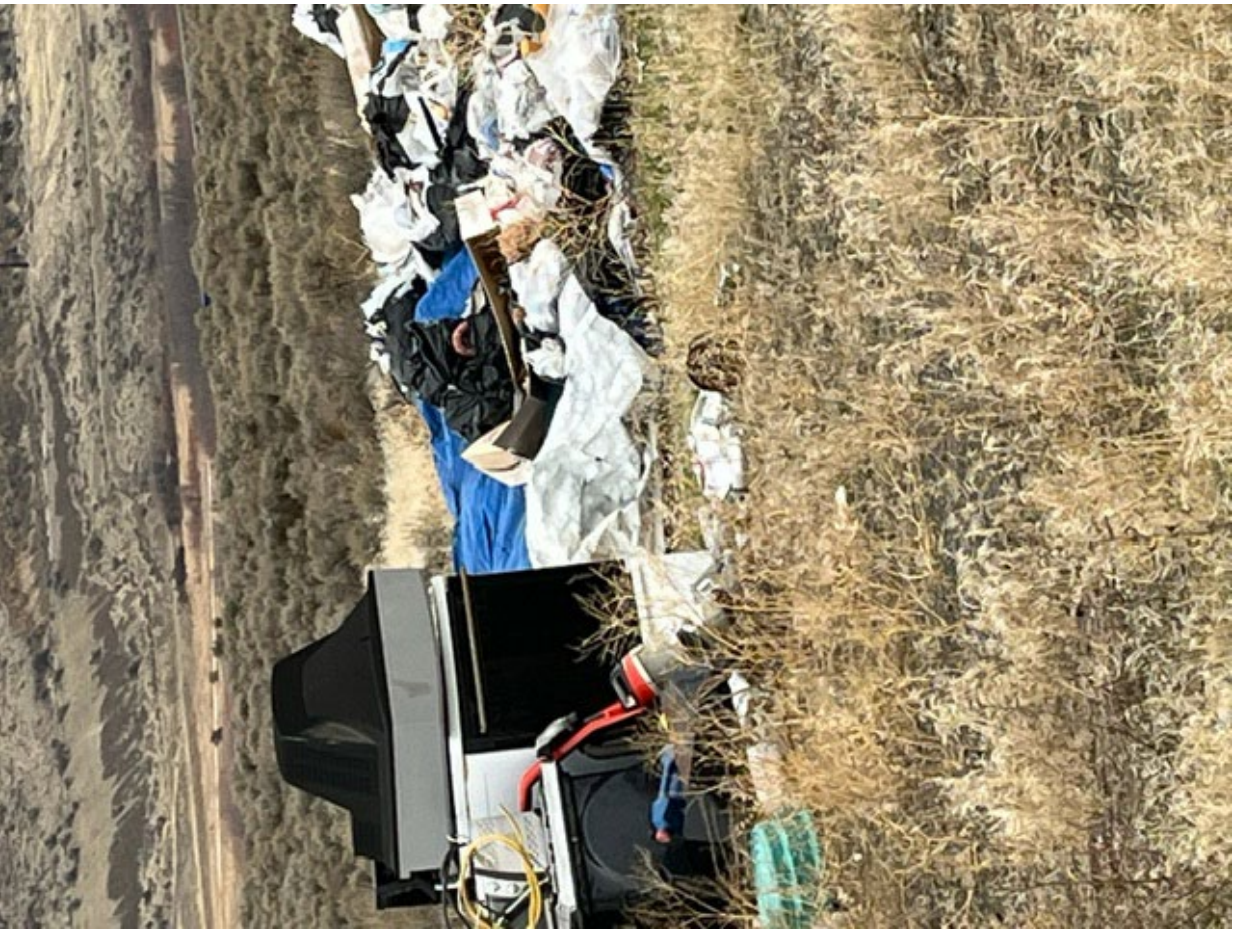
















Mary

From: [Connor Armi](#)
To: [Zach Torrance-Smith](#); [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)
Subject: Re: SP-23-00010 NH2G - Notice of Application
Date: Wednesday, November 15, 2023 10:15:54 AM

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Hello Zach,

This consult is in reference to Short Plats SP-23-00010 NH2G. No ground disturbance has been proposed as a part of this undertaking.

This undertaking is located within the CCT Traditional Territories. We request any undertakings, particularly those involving ground disturbing activities, to have an IDP in place prior to implementation.

The proposed project lies within the traditional territory of the Moses-Columbia Tribe, 1 of the 12 constituent tribes of the Confederated Tribes of the Colville Reservation (CTCR), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CTCR with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, the Palus territory in Idaho, and south-central British Columbia.

There are known cultural resources of precontact significance nearby and this particular plat is considered Low to High Risk for an inadvertent discovery according to the DAHP predictive model. This parcel has not been previously surveyed and a preliminary archaeological investigation would be prudent.

CCT requests a cultural resource survey prior to ensure compliance with all Section 106 and relevant cultural resource laws both federally and to the state of Washington.

Thank you for consulting with the Colville Confederated Tribes History and Archaeology Program.

On behalf of Guy Moura, Tribal Historic Preservation Officer.

Sincerely,

Connor Armi | **Archaeologist Senior MA, RPA**

History/Archaeology Program

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespelem, WA 99155

d: 509-634-2690 | c: 509-631-1131

connor.armi.hsy@colvilletribes.com

On Wed, Nov 8, 2023 at 1:45 PM Zach Torrance-Smith

<zach.torrancesmith@co.kittitas.wa.us> wrote:

| Good afternoon,

CDS is requesting comments on the following short plat application: SP-23-00010 NH2G.

Links to the file materials can be found below. The comment period will end on **December 1, 2023 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: SP-23-00010 NH2G

External Link: [SP-23-00010 NH2G](#)

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 “Short Plats” and then the project file number “SP-23-00010 NH2G”.

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@co.kittitas.wa.us

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From: [Adam Osbekoff](#)
To: [Zach Torrance-Smith](#)
Subject: RE: SP-23-00010 NH2G - Notice of Application
Date: Wednesday, November 8, 2023 10:29:53 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hello Zach

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: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Wednesday, November 8, 2023 1:45 PM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Elizabeth.Torrey@dfw.wa.gov; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; brooksideconsulting@gmail.com;

Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; storch@kittcom.org; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; barh@yakamafish-nsn.gov; sepa@dahp.wa.gov; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; lhendrix@usbr.gov; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; separegister@ecy.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; rand461@ECY.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; scott.chambers@dnr.wa.gov; mark.a.gradwohl.civ@mail.mil; Steven Moses <steve@snoqualmietribe.us>; DAHP <dahp@snoqualmietribe.us>; Adam Osbekoff <adam@snoqualmietribe.us>; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; ken.edwards@kittitaspud.com; rightofway@pse.com; Joseph.Pignatelli@pse.com; ken.graham@parks.wa.gov; Rich Elliott <elliott@kvfr.org>; delvoj@kvfr.org; sara@krdistrict.org; Angela Von Essen <angela_vonessen@ksd403.org>; anita_mata@ksd403.org
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: SP-23-00010 NH2G - Notice of Application

Good afternoon,

CDS is requesting comments on the following short plat application: SP-23-00010 NH2G. Links to the file materials can be found below. The comment period will end on **December 1, 2023 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.

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Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@co.kittitas.wa.us

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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 9, 2023

Fire Marshal comments
Case Number: SP-23-00010

Zach Torrance-Smith, Project Planner

This application was reviewed by Dan Young in the Fire Marshal's Office. Dan can be reached at (509) 962-7000 or e-mail at Dan.Young@co.Kittitas.wa.us. Where there are difficulties in meeting these conditions or if additional information is required, contact Dan in the Fire Marshal's office immediately.

Approved fire apparatus turnarounds are required for this project. The indicated provisions for turning around fire apparatus are not adequate. Provide a turnaround meeting the requirements of the International Fire Code Appendix D.

This application is sited in the designated high fire hazard Wildland - Urban Interface zone. Additional setback, building construction, access, fire flow and addressing requirements may be applied at the time of building permit application.

No gate may be installed across a required fire department access road or driveway without first obtaining a permit from the fire marshal's office. Inspection and testing of the gate will be required.

Dan Young
Fire Marshal

These comments are based on the information provided. Any revision to the proposal may change the Fire Marshal comments.



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: December 1, 2023, at 5pm
SUBJECT: SP-23-00010 NH2G

<p>ACCESS</p>	<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. Refer to Chapter 12 of the Kittitas County Code for access requirements. 2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 3. New access easements shall be a minimum of 30' wide. The access 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'. 4. Roads longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of Appendix D in the International Fire Code. 5. Each mobile home must retain its address. Addresses must be assigned to each new parcel number at short plat final. <p>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.</p> <p>(JS)</p>
<p>ENGINEERING</p>	<ol style="list-style-type: none"> 1. 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).

SURVEY	<p>No changes required for the Preliminary Short Plat.</p> <p>The following comments are in regards to the final submittal:</p> <ol style="list-style-type: none"> 1. At minimum the new boundary line will need to be staked in the field, and corners shown on the face of the map. 2. The driveway easement dedicated hereon will need to contain enough information to be mathematically retraceable. 3. Lot closures will need to be provided. (JT)
TRANSPORTATION CONCURRENCY	No transportation concurrency required at this time. (KH)
FLOOD	Parcel #330733 is not located in the FEMA identified special flood hazard area (100-year floodplain). (SC)
WATER MITIGATION/ METERING	The proposed lots each have an existing house that share a well with a permit exempt use that was established prior to 2014. No additional water mitigation or metering requirements are applicable to the short plat as proposed. (SC)

From: [Ken Edwards](#)
To: [Zach Torrance-Smith](#)
Subject: RE: SP-23-00010 NH2G - Notice of Application
Date: Thursday, November 9, 2023 3:52:10 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Zach,

Kittitas PUD serves that parcel and has facilities within the project area. The developer shall contact Kittitas PUD for any modifications or additions to the power service to the lots.

Thanks,

Ken Edwards
Engineering Manager
PUD #1 of Kittitas County
1400 Vantage Highway
Ellensburg, WA 98926
Phone: 509-933-7200 Ext 818
Ken.Edwards@KittitasPUD.com



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Sent: Wednesday, November 8, 2023 1:45 PM
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Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>;
separegister@ecy.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV;
FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov;
rand461@ECY.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; scott.chambers@dnr.wa.gov;
mark.a.gradwohl.civ@mail.mil; steve@snoqualmtribe.us; dahp@snoqualmtribe.us;
adam@snoqualmtribe.us; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com;
connor.armi.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com;
john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com;
Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; Ken
Edwards <Ken.Edwards@kittitaspud.com>; rightofway@pse.com; Joseph.Pignatelli@pse.com;
ken.graham@parks.wa.gov; Rich Elliott <elliotttr@kvfr.org>; delvoj@kvfr.org; sara@krdistrict.org;
Angela Von Essen <angela_vonessen@ksd403.org>; anita_mata@ksd403.org
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen
<chace.pedersen@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: SP-23-00010 NH2G - Notice of Application

Good afternoon,

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Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

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Subdivision Comments

To: Zach Torrance-Smith, CDS Planner I

From: Holly Erdman, Environmental Health Specialist II

Date: 11/16/23

RE: SP-23-0010 NH2G

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 Environmental Health requirements.

Findings

On Site Sewage

Finding 1

The proposed lots have existing on-site septic systems. .

Water

Finding 1

The proposed short plat indicates the applicant will use a shared well to serve the project.

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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On-site sewage

Nothing is required.



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

T: 509.962.7515 · F: 509.962.7581

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

Water

A signed, notarized and filed shared water user's agreement is required prior to final plat approval.

C	Final Plat Notes
----------	-------------------------

No additional information required





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

November 22, 2023

Zach Torrance-Smith
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON SP-23-00010 NH2G

Dear Mr. Torrance-Smith,

Thank you for the opportunity to comment on SP-23-00010 NH2G concerning the dividing of the current 10-acre parcel into 2 parcels. Washington Department of Fish and Wildlife (WDFW) has reviewed the application and supporting documents. Our comments are regarding the project's impact on priority fish and wildlife habitats, particularly shrubsteppe habitats. Specifically, to ensure that if the application is approved that the development will not result in loss of Fish and Wildlife Habitat Conservation Areas (FWHCA) under Kittitas County Critical Areas Ordinance (CAO).

The current critical areas map does not list shrubsteppe as occurring on the property, yet the WDFW Priority Habitats and Species (PHS) map does show shrubsteppe as likely occurring on parcel. Shrubsteppe is listed as a priority habitat under the FWHCA of the CAO. If this parcel were to be developed further, WDFW requests that there would be conversations on how to minimize impacts to this priority habitat and for impacts that cannot be minimized, discussions on how to mitigate for impacts should occur. WDFW would also like to request that the county include shrubsteppe in the county's CAO layer so that future areas of interaction between development and shrubsteppe can be appropriately identified. WDFW would be happy to assist with this task if needed.

Thank you again for the opportunity to comment and look forward to discussing this further with the county and the applicant. Please contact me at 509-607-3578 or Scott.Downes@dfw.wa.gov to discuss these concerns.

Sincerely,

Scott Downes
Area Habitat Biologist

Cc:

Elizabeth Torrey, WDFW
Jamey Ayling, CDS