

**From:** [Downes, Scott G \(DFW\)](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Jeremy Johnston](#); [Torrey, Elizabeth M \(DFW\)](#)  
**Subject:** RE: SE-22-00001 Hoskins - Notice of Application  
**Date:** Thursday, February 3, 2022 3:41:02 PM

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Jeremiah,

A quick note that the applicant has applied for an HPA permit for this culvert and that application will be processed by WDFW once the SEPA determination is finished.

Thanks,

Scott

***Scott Downes***

Fish & Wildlife Habitat Biologist  
Washington Department of Fish and Wildlife  
Region 3 Habitat Program  
1701 South 24<sup>th</sup> Ave  
Yakima, WA 98902-5720  
[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)  
Cell-509-607-3578

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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Sent:** Thursday, February 3, 2022 8:25 AM  
**To:** 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)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; 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 Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; [enviroreview@yakama.com](mailto:enviroreview@yakama.com); [corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com); [jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com); [noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com); [casey\\_barney@yakama.com](mailto:casey_barney@yakama.com); [kozj@yakamafish-nsn.gov](mailto:kozj@yakamafish-nsn.gov); [matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov); [barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov); Clear, Gwen (ECY) <[GCLE461@ECY.WA.GOV](mailto:GCLE461@ECY.WA.GOV)>; White, Lori (ECY) <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>; ECY RE Former Orchards <[formerorchards@ECY.WA.GOV](mailto:formerorchards@ECY.WA.GOV)>; Neet, Wendy (ECY) <[wnee461@ECY.WA.GOV](mailto:wnee461@ECY.WA.GOV)>; Downes, Scott G (DFW) <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; Nelson, Jennifer L (DFW) <[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)>; Torrey, Elizabeth M (DFW) <[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)>; DAHP SEPA (DAHP)

**From:** [Holly Erdman](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Jesse Cox](#)  
**Subject:** RE: SE-22-00001 Hoskins - Notice of Application  
**Date:** Tuesday, February 8, 2022 11:07:36 AM

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Jeremiah,

Public health has reviewed this application and has no comments or concerns. The parcel involved is to be served by the Snoqualmie Pass Water and Sewer District and water and sewer lines will be installed under the culvert.

Thank you,

Holly Erdman

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**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>  
**Sent:** Thursday, February 3, 2022 8:25 AM  
**To:** Ryan McAllister <ryan.mcallister@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>; 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 Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@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; gcle461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Elizabeth.Torrey@dfw.wa.gov; sepa@dahp.wa.gov; jorgenja@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; brietta.carter@doh.wa.gov; rivers@dnr.wa.gov; shane.early@dnr.wa.gov; SEPACENTER@dnr.wa.gov; eric.keller@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; mwoodruff@kvnews.com; mbreckenridge@kvnews.com; legals@kvnews.com; Deborah.j.knaub@usace.army.mil; lhendrix@usbr.gov; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; chandod@eastonsd.org; simonettam@eastonsd.org; jwiseman@snoqualmiepassfirerescue.org; guy.moura@colvilletribes.com; steve@snoqualmietribe.us; sepa@dahp.wa.gov; Aren.Orsen.HSY@colvilletribes.com; guy.moura@colvilletribes.com; Aren.Orsen.HSY@colvilletribes.com; sam.rushing@colvilletribes.com; matt.boast@kittitaspud.com; kdkistler@bpa.gov; klarned@fs.fed.us; SCPlanning@wsdot.wa.gov; ken.graham@parks.wa.gov  
**Cc:** Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>; P Hoskins <phoskins75@gmail.com>; gg@gg-env.com  
**Subject:** SE-22-00001 Hoskins - Notice of Application

**From:** [Early, Shane \(DNR\)](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Andrews, Garren \(DNR\)](#); [MAUNEY, MARTY \(DNR\)](#); [YOUNG, BRENDA \(DNR\)](#)  
**Subject:** FW: SE-22-00001 Hoskins - Notice of Application  
**Date:** Thursday, February 10, 2022 2:42:39 PM  
**Attachments:** [image001.png](#)

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Hi Jeremiah,

As always, the DNR appreciates the opportunity to provide SEPA related commentary on project planning that is underway in Kittitas County. Regarding the Hoskins SEPA notice (SE-22-00001), I note that the small parcel in question appears to be more or less forested, and that the landowners are proposing to install a culvert (with underlying utilities) to access their property and build a “tiny house”. While I am not sure if the proposed dwelling is a pre-constructed building (and thus may negate the need for a local building permit), the DNR considers the proposed residential building and associated actions to constitute a conversion of at least a portion of this parcel to non-forest, and thus we would state that an approved Class IV-General Forest Practices Permit is needed prior to actions on the ground. Since a Class IV-G FPA requires that SEPA be conducted, we would ask that the project proponent clarify what vegetation removal (number of trees, approximately volume harvested, acreage involved, etc.) will be needed to realize their overall vision for this property, including but not limited to just what will be needed to install the culvert, but also for the associated building or placement of the future “tiny house”.

While the lot size is only 0.13 acres, the work for the culvert installation and the proposed home in relatively close proximity to a Type F stream, so per WAC 222-16-050, please note the following:

(2) **"Class IV-general."** Applications involving the following circumstances are Class IV-general forest practices unless they are listed in Class IV-special. Forest practices applications classified Class IV-general are subject to the SEPA review process described in subsection (1) of this section.

\*(a) Forest practices (other than those in Class I) on lands that are being converted to another use;

(3) **"Class I."** Operations that have been determined to have no direct potential for damaging a public resource are Class I forest practices. When the conditions listed in Class IV-special are not present, these operations may be commenced without notification or application.

\*(r) Any of the following **if none of the operation or limits of construction takes place within** the shoreline area of a Type S Water or **the riparian management zone of a Type F Water**, the bankfull width of a Type Np Water or flowing Type Ns Water, or within the CRGNSA special management area and the operation does not involve off-road use of tractor or wheeled skidding systems on a sideslope of greater than forty percent:

(i) Any forest practices within the boundaries of existing golf courses.

- (ii) Any forest practices within the boundaries of existing cemeteries which are approved by the cemetery board.
- (iii) Any forest practices involving a single landowner where contiguous ownership is less than two acres in size.

Traditionally the DNR Forest Practices program has focused on projects where the proponent owns two or more contiguous acres, since many projects involve only Class I activities on these smaller parcels and thus do not require a Forest Practices Application (FPA), unless those activities are categorically excluded from being Class I, and in this situation would be properly categorized or classed as "Class IV-general" actions on the ground.

**For the reasoning listed above, the DNR formally comments that this project will require that a Class IV-General FPA be applied for and approved prior to any ground actions, such as culvert and utility installation, as well as any tree removal on the lot for the construction or placement of a tiny house.**

Please let us know if you have any questions for the DNR regarding this project or any similar, happy to discuss.

*Shane*

**Shane Early**

Forest Practices Coordinator  
Southeast Region  
Washington State Department of Natural Resources (DNR)  
☎ (509) 925-0948  
✉ [shane.early@dnr.wa.gov](mailto:shane.early@dnr.wa.gov)  
[www.dnr.wa.gov](http://www.dnr.wa.gov)

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WASHINGTON STATE DEPARTMENT OF  
**NATURAL RESOURCES**

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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Sent:** Thursday, February 3, 2022 8:25 AM  
**To:** 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)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; 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 Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; [enviroreview@yakama.com](mailto:enviroreview@yakama.com); [corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com);



February 10, 2022

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

Attention: Jeremiah Cromie, Planner

Subject: SE-22-00001 Hoskins  
SR 906 MP 0.99 left, Kearney Drive

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

- The subject property is adjacent to the State Route 906 (SR 906), a Managed Access Class 4 highway with a posted speed limit of 35 miles per hour. Access to the subject property is currently via an existing permitted connection at milepost 0.99 left, Kearney Drive. No additional access to SR 906 will be allowed.
- Any snow accumulated on the property shall not be moved onto WSDOT right-of-way. We encourage the proponent to not underestimate the potential for large volumes of snow and designate a snow storage area on the property.

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

Sincerely,

Paul Gonseth, P.E.  
Planning Engineer

PG: jjp/mnk

cc: SR 906 File #2022\_001  
Mick Krahenbuhl, Area 1 Maintenance Superintendent



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

1250 W Alder St • Union Gap, Washington 98903-0009 • (509) 575-2490  
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

February 16, 2022

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

Re: SEPA Register 202200472, SE-22-00001

Dear Jeremiah Cromie:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the driveway culvert installation project, proposed by Paul Hoskins. We have reviewed the documents and have the following comments.

**SHORELANDS/ENVIRONMENTAL ASSISTANCE**

Thank you for providing the Department of Ecology (Ecology) the opportunity to review and provide comments on the Hoskins Driveway Culvert Installation Project.

In order to minimize construction impacts to the stream, 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 within or below the ordinary high water mark (OHWM) of a stream 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)

**From:** [DAHP SEPA \(DAHP\)](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Guy Moura \(HSY\)](#); ["Aren Orsen \(HSY\)"](#); ["steve@snoqualmietribe.us"](#); [Casey Barney](#); [Corrine Camuso](#); [Gregg Kiona](#); [Jessica Lally](#); [Kate Valdez](#); [Noah Oliver](#)  
**Subject:** RE: SE-22-00001 Hoskins - Notice of Application (DAHP Project Tracking # 2022-02-01004)  
**Date:** Thursday, February 17, 2022 3:10:13 PM

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Hi Jeremiah,

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

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. However, due to the small footprint of the project, DAHP is not requesting a cultural resources survey at this time. We do ask that you prepare an Inadvertent Discovery Plan (IDP) and prepare construction crews for the possibility of encountering archaeological material during ground disturbing activities.

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

Thank you for the opportunity to comment on this project. Please ensure that the DAHP project Tracking Number is attached to any future communications about this project.

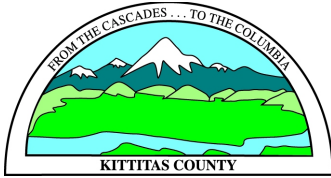
Should you have any questions, please feel free to contact me.

All the best,

**Sydney Hanson, MA (she/her) | Transportation Archaeologist**  
360.280.7563 (cell) | [sydney.hanson@dahp.wa.gov](mailto:sydney.hanson@dahp.wa.gov)

Department of Archaeology & Historic Preservation | [www.dahp.wa.gov](http://www.dahp.wa.gov)  
1110 Capitol Way S, Suite 30 | Olympia WA 98501  
PO Box 48343 | Olympia WA 98504-8343

My schedule: M-F 7:00 AM – 3:30 PM



# **KITITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

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### **MEMORANDUM**

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TO: Community Development Services  
FROM: Kittitas County Public Works Plan Review Team  
DATE: February 17, 2022  
SUBJECT: SE-22-00001 Hoskins

#### **SEPA Application Comments**

- Applicant should verify cover requirements for the six-foot (6') culvert with the manufacturer. The culvert may need to be longer than sixteen feet (16') to maintain the two to one (2:1) slope (which will be checking during the access permit inspection) if more than one foot (1') of cover is required.
- The applicant has an active access permit AC-21-000139 required for driveway construction.
- Any grading over one hundred (100) cubic yards of material would require a grading permit. Any grading could not occur until the SEPA process is complete and the grading permit is issued.
- **Survey Comments:**
  1. All property corners disturbed or destroyed by this construction shall be replaced by a Surveyor licensed to practice in the State of Washington.
  2. Proposed development does not meet minimum rear yard setback requirements.

Please contact Kittitas County Public Works (509) 962-7523 with any questions.