

From: [WSDOT Aviation Land Use Inquiries and Application Submittals](#)
To: [Jeremiah Cromie](#)
Subject: RE: [EXTERNAL] VA-23-00004 Kosar - Notice of Application
Date: Friday, March 17, 2023 9:45:33 AM

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M Cromie,

WSDOT reviewed this application on 03/17/23 and found that there are no land use compatibility or airspace issues in relation to local airports. No comments.

Cheers,

David Ison, PhD | Aviation Planner
Airport Land Use Compatibility & Emerging Aviation Technologies
Washington State Department of Transportation
isond@wsdot.wa.gov C: 360-890-5258

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Thursday, March 16, 2023 8:48 AM
To: Joe Dietzel <joe.dietzel@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; 'storch@kittcom.org' <storch@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; PublicHealth Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>; 'jessica_lally@yakama.com' <jessica_lally@yakama.com>; 'noah_oliver@yakama.com' <noah_oliver@yakama.com>; 'casey_barney@yakama.com' <casey_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>; Matthews, Jim <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; 'separegister@ecy.wa.gov' <separegister@ecy.wa.gov>; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'wendy.neet@ecy.wa.gov' <wendy.neet@ecy.wa.gov>; 'crosepa@ecy.wa.gov' <crosepa@ecy.wa.gov>; Anderson, Ryan (ECY) <rand461@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>;



To Protect and Promote the Health and the Environment of the People of Kittitas County

March 17, 2023

VA-23-00004 Kosar

Hello,

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.

The current septic system and designed listed reserve area is where the proposed garage will be. KCC 13.04.080, requires that no impervious surface be placed above an on-site sewage disposal system or a reserve area.

The applicant will need to propose a smaller structure or a new location.

Pursuant to KCC 13.25.020, if proposed garage with loft will include water then an Adequate Water Supply Determination will also need to be submitted.

I have attached the recorded on-site sewage system to be used as a frame of reference.

Best Regards,

A handwritten signature in black ink, appearing to read "J.R.C.", with a stylized flourish at the end.

Joe Rainwater-Cummings, M.S., Environmental Health Specialist *(he/his/him)*

P: 509.933.8225 | F: 509.962.7581 | E: joseph.rainwater@co.kittitas.wa.us

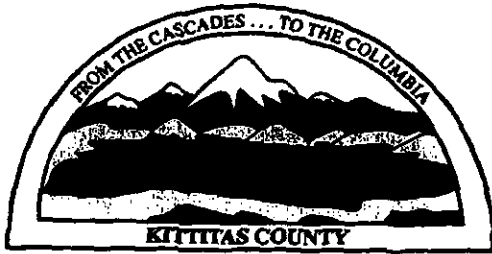
Kittitas County Public Health Department

507 N Nanum St Suite 102, Ellensburg WA 98926

www.co.kittitas.wa.us/health

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





KITITAS COUNTY PUBLIC HEALTH DEPARTMENT
 Environmental Health Division
 411 N. Ruby Street Suite 3
 Ellensburg, WA 98926 (509) 962-7698

ON SITE SEWAGE INSTALLATION PERMIT

Parcel # 20-14-02051-0958

Type of Permit: New Repair Renewal Privy Type of System: Gravity Pressure Alternative

Description

First Name Last Name
Travis Els

Subdivision Division Block Lot
Pine Lock Sun 2

Site Address Parcel Size
.37

No of Bedrooms Other
2

Square Feet of Drainfield Septic Tank Capacity Pump Chamber Capacit Application Rate
720 1000 1000 .2

State Licensed Designer/PE
Calvin Beedle

Installation Contractor
MTH Constructors

Issued By
Dacia Carver

Date Issued
7/18/2006

This permit expires one year from the date of issuance. The above specifications are minimum. Changes in specifications shall be approved prior to installation. Seventy-two hours (3 business days) advance notice is required for inspections.

Inspected By
Joe Gilbert

Date Approved
7/23/08

Comments #Name?
See OSDS ✓

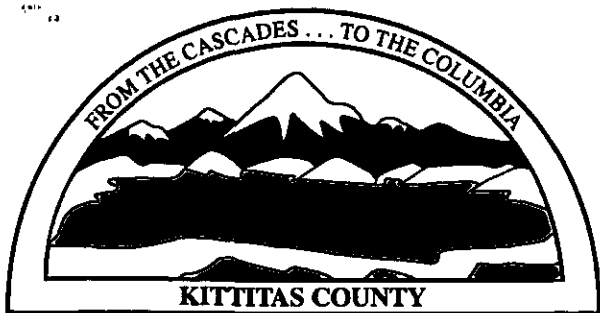
To Protect and Promote the Health and the Environment of the People of Kittitas County

PUBLIC HEALTH
 ALWAYS WORKING FOR A SAFER AND
 HEALTHIER KITITAS COUNTY

20-14-02051-0958

PUBLIC HEALTH DEPARTMENT

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



Administration
 Community Health Services
 Health Promotion Services
 507 N. Nanum Street, Ste 102
 Ellensburg, WA 98926
 Phone: (509) 962-7515
 Fax: (509) 962-7581

Environmental Health
 411 North Ruby Street, Ste 3
 Ellensburg, WA 98926
 Phone (509) 962-7698
 Fax (509) 962-7052

Environmental Health OSDS Form

Date: 8/3/07 EH Inspector: Joe Gilbert Designer: Calvin Beedle
 Owner Name: Ells Travis
 Address: Eagle View Rd
 Parcel Number: 20-14-02051-0958

SEPTIC TANK

Concrete Polyethylene Fiberglass
 Size: Septic Tank: 1000 Gallons Pump Chamber: 1000 Gallons Other Tank: _____

Distribution Box: Water Levelled? Yes No Manifold: _____ inches Laterals: _____ inches

DRAIN FIELD

Configuration: Trench Bed
 # of Laterals: 3 Width: 3' Length: 80'
 Type of System: Gravel Gravelless Gravity Pressure Other: _____
 Square Feet: Proposed: _____ Actual: _____
 Drainfield Squirt Height: 48" Recirc/Sand Filter Squirt Height: _____

MISCELLANEOUS

Laterals Level? Yes No
 Cross-Section Satisfactory? Yes No
 Elevations Satisfactory? Yes No
 Installation Conforms to Design? Yes No
 If changed, Designer OK? Yes No List Changes: _____

CHECKLIST FOR FINAL

System Hardwired? Yes No
 Alarm Functioning? ? Yes No
 Panel Timer Set? Demand Yes No
 Risers on Tanks? Yes No
 Record Drawing Submitted? Date: 7/20/08 Yes No

Comments: Needs Hardware + Alarm Test and As-Built

Site Sketch / As-Built Drawing

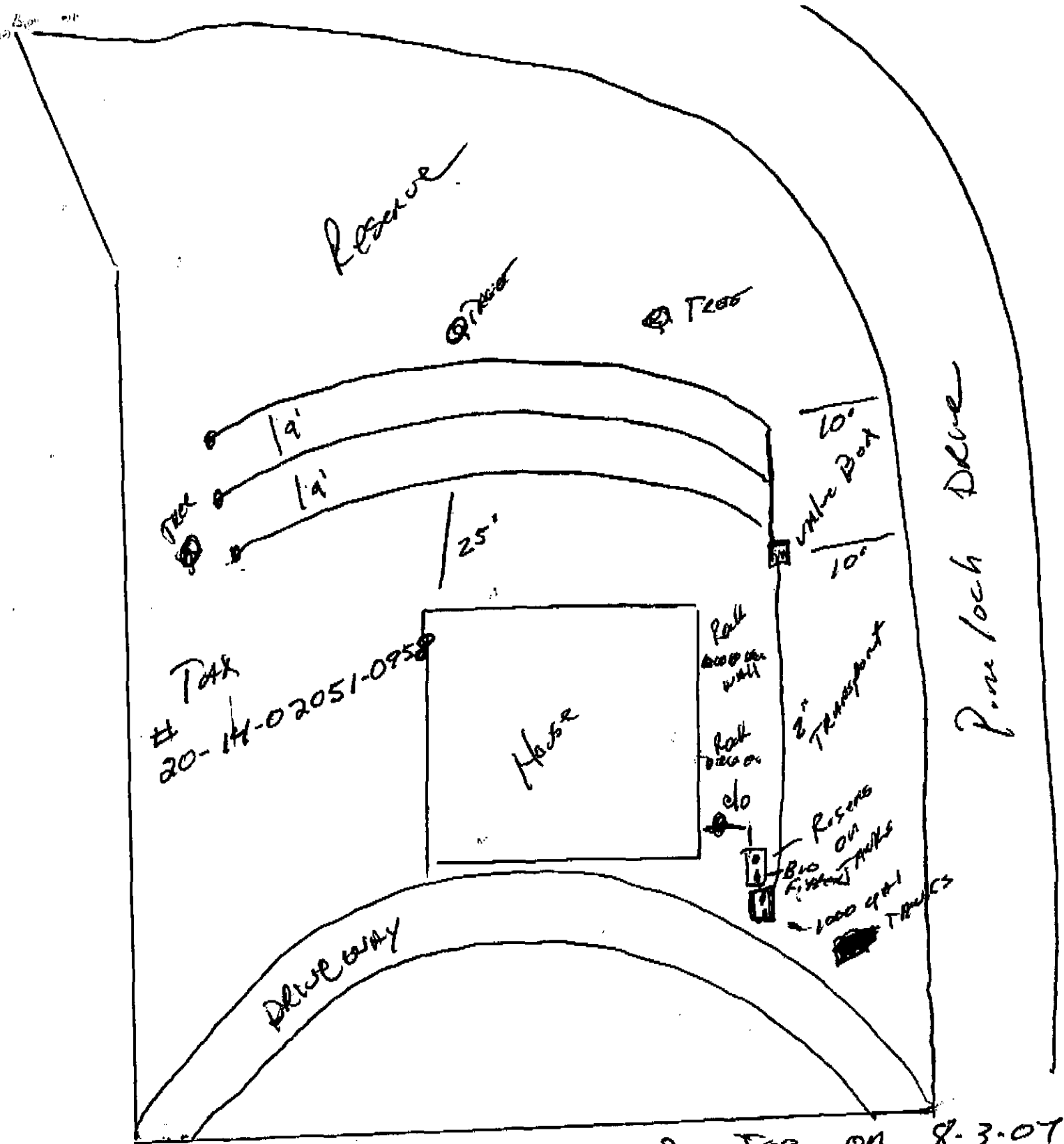
To Protect and Promote the Health and the Environment of the People of Kittitas County

PUBLIC HEALTH
 ALWAYS WORKING FOR A SAFER AND
 HEALTHIER KITITITAS COUNTY

X

10
X

10/11/11
b



Tax
20-14-02051-0958

Squirt Test Done By Joe on 8-3-07
Set at 3'

31 Eagle View RD - Asbury
TRAVIS ELLS

Installed
MTH Construction



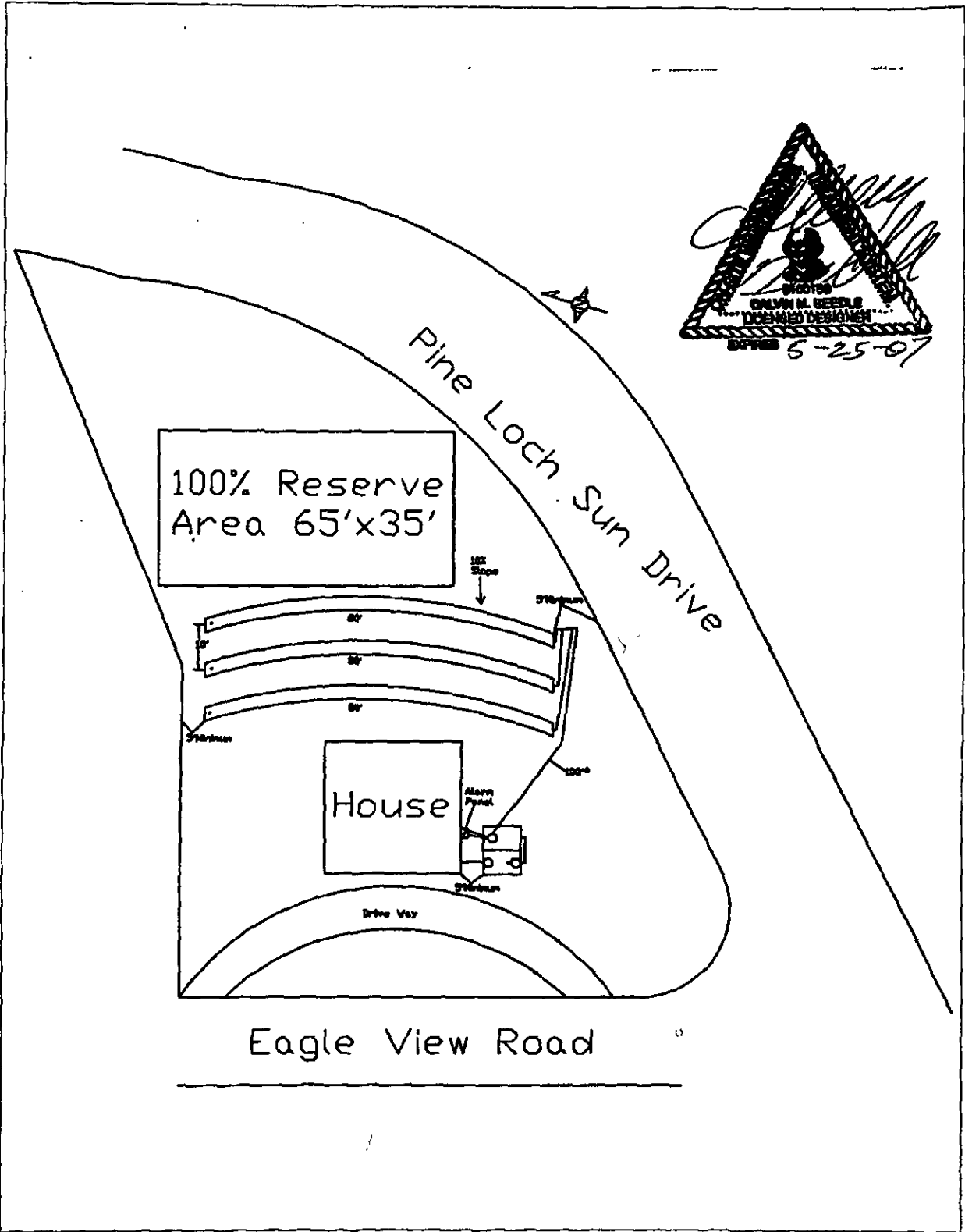
2008_0707Image0242.JPG



2008_0707Image0243.JPG



2008_0707Image0244.JPG



From: [Adam Osbekoff](#)
To: [Jeremiah Cromie](#)
Subject: RE: VA-23-00004 Kosar - Notice of Application
Date: Monday, March 20, 2023 1:39:51 PM

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Helo Jeremiah

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: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Thursday, March 16, 2023 8:48 AM
To: Joe Dietzel <joe.dietzel@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; 'storch@kittcom.org' <storch@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; PublicHealth Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; David Ohl

From: [Connor Armi](#)
To: [Jeremiah Cromie](#)
Cc: [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)
Subject: Re: VA-23-00004 Kosar - Notice of Application
Date: Monday, March 20, 2023 4:54:12 PM

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Hello Jeremiah Cromie

This consult is in reference to Setback Variance – *VA-23-00004 Kosar*. This undertaking is located within the CCT Traditional Territories.

The proposed project lies within the traditional territory of the Wenatchi 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 several known cultural resources of historic and pre-contact significance nearby, and this particular parcel is considered Very High Risk for an inadvertent discovery according to the DAHP predictive model.

CCT H/A request that prior to implementation the area be surveyed for cultural resources, and given the intention for ground disturbing activities any cultural survey should include both pedestrian survey and subsurface testing (within the footprint of the proposed ground disturbance). During implementation. The CCT H/A further recommends that there be an inadvertent discovery plan or (IDP) in place to ensure compliance with all 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.

Sincerely,

Connor Armi | Archaeologist Senior MA, RPA

History/Archaeology Program

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespalem, WA 99155

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

connor.armi.hsy@colvilletribes.com

On Thu, Mar 16, 2023 at 4:34 PM Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us> wrote:

|

From: [DAHP SEPA \(DAHP\)](#)
To: [Jeremiah Cromie](#)
Cc: [Connor Armi](#); guy.moura@colvilletribes.com; ["steve@snoqualmtribe.us"](mailto:steve@snoqualmtribe.us); [Casey Barney](#); [Corrine Camuso](#); [Gregg Kiona](#); [Jessica Lally](#); [Kate Valdez](#); [Noah Oliver](#)
Subject: RE: VA-23-00004 Kosar - Notice of Application (DAHP Project Tracking # 2023-03-01929)
Date: Monday, March 27, 2023 9:13:31 AM

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.

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) | **Local Government Archaeologist**
Eastern Washington & Columbia River Counties
360.280.7563 | sydney.hanson@dahp.wa.gov

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



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: March 30, 2023
SUBJECT: VA-23-00004 Kosar

ACCESS	<ol style="list-style-type: none"> 1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. 2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. 4. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.
ENGINEERING	<ol style="list-style-type: none"> 1. Please provide additional information on proposed slopes created by the excavation required for the permit. Constructed slopes within Kittitas County have a maximum of 2(H):1(V). Without further information, construction of this building may destabilize Pine Loch Sun Dr. 2. 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	There are no survey comments regarding this application. (JT)
FLOOD	No comments. (SC)
WATER MITIGATION/ METERING	No comments. (SC)

April 3, 2023

Re: VA-23-00004 (Kosar Setback Variance)

To whom it may concern,

We have no objections to the Kosar request for a Setback Variance as long as it does not violate the setback between our property and the Kosar's or impact the integrity and use of the driveway to our cabin. The driveway has been in place since our cabin was originally built. We have used and maintained the driveway for the 15 years and 8 months that we have owned the property.

We also request a copy of the decision on the variance once it has been made.

John Lynn
Tracy Lynn
Eric Klunder
Jennifer MacCormack

Owners : 1510 PineLoch Sun Drive