

From: [Murray, Jamie C \(BPA\) - TERR-KALISPELL](#)
To: [Zach Torrance-Smith](#)
Subject: RE: AU-26-00008 Sellers - Notice of Application
Date: Monday, July 27, 2026 7:40:11 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.

BPA has reviewed the proposed application. BPA does not have any facilities in this area, therefore has no objections or concerns at this time.
Thank you for the opportunity to review.

Jamie C. Murray
[BONNEVILLE POWER ADMINISTRATION](#)
[DEPARTMENT OF ENERGY](#)

Realty Specialist | Real Property Field Services | TERR-Kalispell
jcmurray@bpa.gov | 406-751-7820 office | 406-309-1398 cell

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Friday, July 24, 2026 4:15 PM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health 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>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; matt.boast@kittitaspud.com; kyle.bennett@kittitaspud.com; sepa@dahp.wa.gov; enviroreview@yakama.com; Jessica_Lally@Yakama.com; noah_oliver@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; Darnell Sam (darnell.sam.adm@colvilletribes.com) <darnell.sam.adm@colvilletribes.com>; John Sirois (john.sirois.adm@colvilletribes.com) <john.sirois.adm@colvilletribes.com>; milton.davis.adm@colvilletribes.com; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov;

wendy.neet@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov;
Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; rivers@dnr.wa.gov;
luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Moody,
Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; jhoff@usbr.gov;
ken.graham@parks.wa.gov; john.ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov;
sepa@parks.wa.gov; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil;
jacob.prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov;
CMOlcese@bpa.gov; Murray,Jamie C (BPA) - TERR-KALISPELL <JCMurray@bpa.gov>; Castle,Angela C
(CONTR) - TERR-PASCO <ACCastle@bpa.gov>; Connell,Valorie L (BPA) - TERR-PASCO
<vlconnell@bpa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>;
rightofway@pse.com; brooksideconsulting@gmail.com; jwiseman@spfire.org;
kombola@easton.wednet.edu; jensens@easton.wednet.edu
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>;
Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: AU-26-00008 Sellers - Notice of Application

Good afternoon,

CDS is requesting comments on the following Accessory Dwelling Unit application: AU-26-00008 Sellers.

Links to the file materials can be found below. The comment period will end on **August 12, 2026, 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 Links: [AU-26-00008 Sellers](#)

External Links: [AU-26-00008 Sellers](#)

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 “**Accessory Dwelling Units**” and then the project file number “AU-26-00008 Sellers”.

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

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: [Jordan Bovee](#)
To: [Zach Torrance-Smith](#)
Cc: SEPA@dahp.wa.gov; [Amelia Stanger](#)
Subject: Re: AU-26-00008 Sellers - Notice of Application
Date: Monday, July 27, 2026 2:05:56 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.

Hi Zach,

This review is in response to permit notification AU-26-00008 Sellers.

The CTCR has reviewed the proposed project and has no concerns regarding its potential to adversely impact resources of historic, religious, or cultural significance.

Thank you,

Jordan Bovee | Archaeologist Senior

CTCR History/Archaeology Program

jordan.bovee.hsy@colvilletribes.com

Desk Phone: 509-634-2690

Mobile Phone: 509-631-1131

PO Box 150

Nespelem, WA 99155



On Fri, Jul 24, 2026 at 3:15 PM Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us> wrote:

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Zach Torrance-Smith

Planner I

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

To: All Staff
From: Environmental Health
Date: 7/27/2026
Subject: AU-16-00008

Drinking Water	• Since there is already an existing well with one dwelling unit connected, an AWSO I/S is necessary for the project due to two dwelling units connecting to the well.
Wastewater	• If the existing septic system is going to be used for the new SFR a new connection permit application will need to be submitted with a design showing how the new SFR is going to connect to the existing septic. The homeowner or a licensed OSS designer can create the design. A final inspection of the connection will also be needed. • If the new SFR is NOT going to connect to the existing septic system, then a site evaluation followed by a design by a licensed OSS designer, or homeowner, will need to be submitted. A final inspection will be needed as well.





KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: August 5, 2026
SUBJECT: AU-26-00008 Sellers

ACCESS	1. Issued Access Permit AC-26-00058 for ADU, driveway must meet conditions of permit and inspection is required prior to occupancy. 2. 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. 3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 4. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. 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.(RC)
ENGINEERING	Except as exempted in 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). (CBP)
SURVEY	There are no survey comments regarding this application. (JT)
TRANSPORTATION CONCURRENCY	No Comment. (RC)
FLOOD	No comments. (SC)
WATER MITIGATION/ METERING	The proposed ADU requires water mitigation and metering per KCC 13.35.027 since it is a new use of groundwater. Public Works has issued a water mitigation certificate for the project, WM-26-00034. The water meter must be installed and inspected prior to building final. (SC)
AIRPORT	No Comment. (RC)

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

From: [Dan Young](#)
To: [Zach Torrance-Smith](#)
Subject: RE: AU-26-00008 Sellers - Notice of Application
Date: Friday, July 31, 2026 1:57:14 PM

The new structure will need to meet county code for turnarounds if the driveway exceeds 150 feet.

Dan Young
Fire Marshal

Dan.young@co.kittitas.wa.us

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

Sent: Friday, July 24, 2026 3:15 PM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health 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>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; matt.boast@kittitaspud.com; kyle.bennett@kittitaspud.com; sepa@dahp.wa.gov; enviroreview@yakama.com; Jessica_Lally@Yakama.com; noah_oliver@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; Darnell Sam (darnell.sam.adm@colvilletribes.com) <darnell.sam.adm@colvilletribes.com>; John Sirois (john.sirois.adm@colvilletribes.com) <john.sirois.adm@colvilletribes.com>; milton.davis.adm@colvilletribes.com; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; john.ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; sepa@parks.wa.gov; kimberly.larned@usda.gov; Jena.N.Churchill@usace.army.mil; jacob.prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; Murray,Jamie C (BPA) - TERR-KALISPELL <JCMurray@bpa.gov>; Castle,Angela C (CONTR) - TERR-PASCO <ACCCastle@bpa.gov>; vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com; brooksideconsulting@gmail.com; jwiseman@spfire.org;

kombola@easton.wednet.edu; jensens@easton.wednet.edu

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>;

Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

Subject: AU-26-00008 Sellers - Notice of Application

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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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From: [Aaron Webster](#)
To: [Zach Torrance-Smith](#)
Cc: [DAHP](#)
Subject: RE: AU-26-00008 Sellers - Notice of Application
Date: Wednesday, August 12, 2026 11:05:02 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.

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.

Respectfully,

Aaron Webster

Archaeologist

Snoqualmie Indian Tribe

Cell: 425-466-0263

Email: aaron@snoqualmietribe.us

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

Sent: Friday, July 24, 2026 3:15 PM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health 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>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp

<jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; matt.boast@kittitaspud.com; kyle.bennett@kittitaspud.com; sepa@dahp.wa.gov; enviroreview@yakama.com; Jessica_Lally@Yakama.com; noah_oliver@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; sam.rushing@colvilletribes.com; jordan.bovey.hsy@colvilletribes.com; Darnell Sam (darnell.sam.adm@colvilletribes.com) <darnell.sam.adm@colvilletribes.com>; John Sirois (john.sirois.adm@colvilletribes.com) <john.sirois.adm@colvilletribes.com>; milton.davis.adm@colvilletribes.com; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; Steven Moses <steve@snoqualmtribe.us>; DAHP <dahp@snoqualmtribe.us>; Adam Osbekoff <adam@snoqualmtribe.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; john.ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; sepa@parks.wa.gov; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; jacob.prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; Murray,Jamie C (BPA) - TERR-KALISPELL <JCMurray@bpa.gov>; Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>; vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com; brooksideconsulting@gmail.com; jwiseman@spfire.org; kombola@easton.wednet.edu; jensens@easton.wednet.edu
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

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From: [Mau, Russell E \(DOH\)](#)
To: [Zach Torrance-Smith](#)
Cc: [Shane Johnson](#)
Subject: Re: AU-26-00008 Sellers - Notice of Application
Date: Sunday, July 26, 2026 7:37:31 PM

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Mr. Torrance-Smith:

The Department of Health (DOH) Office of Drinking Water (ODW) has reviewed the application generating the following comments:

- The ADU and existing residence - 2 "connections" to a shared well - do not meet the definition of a public water system.
- If this property adds a third connection, then the shared well meets the definition of a Group B public water system.

If anyone has any questions or concerns, please contact DOH ODW.

Thanks,

Russell E. Mau, PhD, PE

Engineer

Office of Drinking Water

Washington State Department of Health

Russell.Mau@doh.wa.gov

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

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

Sent: Friday, July 24, 2026 3:14 PM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org <adminstaff@kittcom.org>; storch@kittcom.org <storch@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health 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>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Cox,

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Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

Subject: AU-26-00008 Sellers - Notice of Application

External Email

Good afternoon,

CDS is requesting comments on the following Accessory Dwelling Unit application: AU-26-00008 Sellers.

Links to the file materials can be found below. The comment period will end on **August 12, 2026, 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 Links: [AU-26-00008 Sellers](#)

External Links: [AU-26-00008 Sellers](#)

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 “**Accessory Dwelling Units**” and then the project file number “AU-26-00008 Sellers”.

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

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: [Timothy Batin](#)
To: [Zach Torrance-Smith](#)
Subject: Re: AU-26-00008 Sellers - Notice of Application
Date: Monday, July 27, 2026 1:30:43 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.

The project, AU-26-00008 Sellers, Lies within the Ceded lands/ Usual & Accustomed Area of the Confederated Tribes and Bands of the Yakama Nation. The project review didn't yield any new information that would require further investigation of the potential impacts on Archaeological/Cultural Resources.

Thank You,

Timothy Batin. TFW Archaeologist, Yakama Nation Fisheries

On Fri, Jul 24, 2026 at 3:15 PM Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us> wrote:

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Zach Torrance-Smith

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