

Bradley Gasawski

From: Murray, Jamie C (BPA) - TERR-KALISPELL <jcmurray@bpa.gov>
Sent: Tuesday, August 25, 2026 7:38 AM
To: Bradley Gasawski
Subject: RE: PF-26-0001 CWU Aviation - Notice of Application

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 plan and does not have any facilities within this area. BPA has no comments 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: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

Sent: Monday, August 24, 2026 5:17 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; THastings@snopass.org; sepa@dahp.wa.gov; enviroreview@yakama.com; jessica_lally@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.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; russell.mau@doh.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; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; Emily.Grabowsky@dfw.wa.gov; Michael.Ritter@dfw.wa.gov; Michelle.Huppert@dfw.wa.gov; solarandwind@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; 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>; 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; jorgjenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; legals@nkctribune.com; terry@nkctribune.com; snutt@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; sara@krdistrict.org; johnsond@kvfr.org; habermanj@kvfr.org; prevention@kvfr.org; Chris Moen <moenc@kvfr.org>; clerfp@kvfr.org
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>

Subject: PF-26-0001 CWU Aviation - Notice of Application

Good Morning,

CDS is requesting comment on the following Public Facilities Permit (PF) application: PF-26-00001 CWU Aviation. Links to the file materials can be found below. The comment period will end **September 7, 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 Link: [PF-26-00001 CWU Aviation](#)

External Link: [PF-26-00001 CWU Aviation](#)

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 "Public Facilities" and then the project file number "PF-26-00001 CWU Aviation".

Best,
Bradley

Bradley Gasawski | Planner I

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

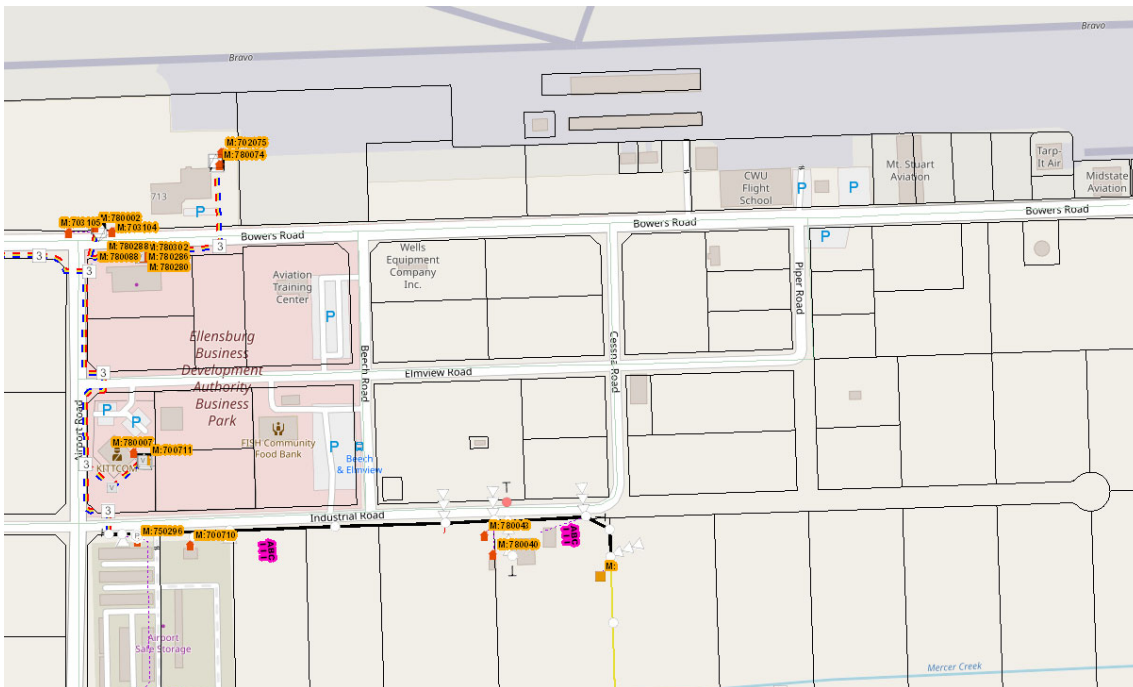
Office: 509.962.7539

Email: bradley.gasawski@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.

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Thank you for the opportunity to comment. The Kittitas PUD has facilities in the vicinity of the proposed project. The developer can apply for a new service and line extension at the link below if interested in obtaining a quote from the Kittitas PUD for electrical service. Also, I have included a snippet from our system map to show the location of existing Kittitas PUD facilities. No further comments.



**Matt Boast
General Manager
PUD #1 of Kittitas County**

1400 Vantage Highway
Ellensburg, WA 98926
Phone: 509-260-2300 Ext 804



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

Sent: Monday, August 24, 2026 4:17 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 <matt.boast@kittitaspud.com>; Kyle Bennett <kyle.bennett@kittitaspud.com>; THastings@snopass.org; sepa@dahp.wa.gov; enviroreview@yakama.com; jessica_lally@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.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; russell.mau@doh.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; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; Emily.Grabowsky@dfw.wa.gov; Michael.Ritter@dfw.wa.gov; Michelle.Huppert@dfw.wa.gov; solarandwind@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; 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; jcmurray@bpa.gov; accastle@bpa.gov; vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; legals@nkctribune.com; terry@nkctribune.com; snutt@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; sara@krdistrict.org; johnsond@kvfr.org; habermanj@kvfr.org; prevention@kvfr.org; Chris Moen <moenc@kvfr.org>; clerfp@kvfr.org

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

<ellie.myers@co.kittitas.wa.us>

Subject: PF-26-0001 CWU Aviation - Notice of Application

Good Morning,

CDS is requesting comment on the following Public Facilities Permit (PF) application: PF-26-00001 CWU Aviation. Links to the file materials can be found below. The comment period will end **September 7, 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.

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Best,
Bradley

Bradley Gasawski | Planner I

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

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

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Bradley Gasawski

From: Jordan Bovee <jordan.bovee.hsy@colvilletribes.com>
Sent: Wednesday, August 26, 2026 3:45 PM
To: Bradley Gasawski
Subject: Re: PF-26-0001 CWU Aviation - Notice of Application

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Hi Bradley,

This review is in response to permit notification PF-26-00001.

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

We hope project work proceeds smoothly.

Thank you,

Jordan Bovee I Archaeologist Senior

CTCR History/Archaeology Program

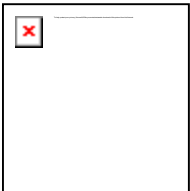
jordan.bovee.hsy@colvilletribes.com

Desk Phone: 509-634-2690

Mobile Phone: 509-631-1131

PO Box 150

Nespelem, WA 99155



On Mon, Aug 24, 2026 at 4:16 PM Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us> wrote:

Good Morning,

CDS is requesting comment on the following Public Facilities Permit (PF) application: PF-26-00001 CWU Aviation. Links to the file materials can be found below. The comment period will end **September 7, 2026, at 5pm**. CDS will

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Best,

Bradley

Bradley Gasawski | Planner I

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

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

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Bradley Gasawski

From: Timothy Batin <batt@yakamafish-nsn.gov>
Sent: Wednesday, August 26, 2026 10:39 AM
To: Bradley Gasawski
Subject: Re: PF-26-0001 CWU Aviation - Notice of Application

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The project, PF-26-00001 CWU Aviation, 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 Mon, Aug 24, 2026 at 4:16 PM Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us> wrote:

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Best,

Bradley

Bradley Gasawski | Planner I

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

Office: 509.962.7539

Email: bradley.gasawski@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



August 27, 2026

Fire Marshal comments
CWU Aviation
PF-26-0001

Bradley Gasawski, 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.

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.

Fire flow in the amount of 1000 gallons per minute supplied for 120 minutes duration is required for this application. Prior to obtaining building permits, submit proof from the water purveyor indicating that the required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to the commencement of combustible building construction. Fire flow is based on a Type IIB building of 8,800 square feet with fire sprinklers.

Fire hydrants are required for this application. The indicated number and spacing of the fire hydrants is adequate.

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application do not adequately provide required fire apparatus access. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building.

An automatic sprinkler system is required at the time of construction for buildings subject to this application. Such systems require separate reviews, permits and approvals issued by our office. Sprinkler system indicating valves for sprinkler systems shall be wall or post indicating valves unless the control valves are located in a room with direct access to the exterior of the building within five feet of the sprinkler riser.

An approved fire alarm system is required at the time of construction for buildings subject to this application. Such systems require separate reviews, permits and approvals issued by the fire marshal's office.

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.

New and existing buildings must have approved radio coverage for emergency responders as outlined by Section 510 of the fire code and may require the installation of an Emergency Responder Radio Coverage System (ERRCS). Proof of adequate radio coverage will be required. A separate permit is required to install or modify an ERRCS and related equipment. For more information, contact KITTCOM at (509)925-8537.

Dan Young
Fire Marshal

These comments are based on the information provided with the pre-application materials. 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: August 28, 2026
SUBJECT: PF-26-0001 CWU Aviation

ACCESS	1. An approved access permit is required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. The County agrees to adopt and apply as County regulations the City's regulations controlling land uses, setback standards, density requirements, and the most current City Public Works development regulations and standards to project permits, as defined in the Interlocal Agreement Section 11.4. (RC)
ENGINEERING	1. 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). 2. If any work occurs within the County ROW a ROW permit will need to be applied for. Any impacted infrastructure will need to be replaced to current County Standards. If the ROW work is included with a grading permit then additional ROW permits will not be required.
SURVEY	1. Please show setbacks and confirm new building footprint meets setback requirements. 2. Please confirm and show utility easement exists for installation of proposed transformer. (JT)
TRANSPORTATION CONCURRENCY	Please provide a scoping letter so a courtesy screening may be completed to determine if TIA is required. Scoping letter should include quantity of vehicles throughout the entire operation hours, quantity of vehicles in the peak hour of operation, and estimated number of vehicles arriving and departing East and West. Vehicles in scoping letter should include all vehicles such as delivery vehicles, employees, students, customers, etc.
FLOOD	While the property is not currently mapped within the 100-year floodplain, Kittitas County Public Works and the City of Ellensburg have been working on a flood map revision for Whiskey and Mercer Creeks that may affect this property. A draft map can be provided for reference. Additional information will be available as the map is refined for FEMA approval. (SC)

WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	1. This project is located on Bowers Field within the airport overlay zone. All projects proposed within the Airport Overlay Zones are required to submit written approval by the Airport Manager at Building Permit Submittal. Please Contact Kittitas County Public Works at 509-962-7523 or publicworks@co.kittitas.wa.us. 2. FAA Form 7460-1 may be required for construction of the building. Please provide the following: a. Will need lat/long of building corners and maximum height of building b. Location and height of antenna c. Public Works can submit this form if requested. CWU can also submit but will need to provide a copy of the result to Public Works. 3. Seattle Airports District Office (ADO) will require an Airport Layout Plan Review. Please provide project information (location, building height) for Public Works to request the review. ADO requires an environmental review. Attached is an Environmental Intake Form which will need to be completed. Once complete, please return to Public Works for submittal to the ADO.

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



September 2, 2026

Bradley Gasawski, Planner I
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

RE: PF-26-00001 / PM-26-00008 - CWU Aviation Degree Expansion, 1101 E. Bowers Road, Bowers Field

Dear Mr. Gasawski:

Thank you for the opportunity to review the Central Washington University Aviation Degree Expansion at Bowers Field. The proposal replaces the existing Flight Instructor Office Building with an approximately 8,800-square-foot, one-story facility for classroom instruction, flight simulators, preflight and dispatch functions, instructor and program offices, and related site improvements. Based on the location information provided, the site appears to be within WSDOT Airport Compatibility Zone 6.

Appendix F of the WSDOT Airports and Compatible Land Use Guidebook identifies airport uses and activities, junior or community college uses, business and vocational schools, and professional office uses as permitted within Zone 6, subject to review for height hazards, smoke, glare, electronic interference, wildlife attractants, and other airspace hazards. The proposed functions directly support CWU's flight-training program and existing operations at Bowers Field and therefore appear to preserve and enhance the site's aeronautical use.

Because the project is located on the airport, WSDOT Aviation recommends continued coordination with the Bowers Field airport manager and sponsor and completion of the FAA reviews already identified by Kittitas County Public Works, including FAA Form 7460-1 if required, Seattle Airports District Office Airport Layout Plan review, and the applicable environmental review. Include temporary construction equipment in airspace screening, as applicable. The proposed AOA fence modification, airside storm-drain work, and landscaping should not interfere with aircraft movement, airport safety areas, protected airspace, or create wildlife attractants.

Based on the submitted information, WSDOT Aviation supports the project from a state airport land use compatibility standpoint and has no objection, subject to completion of the airport sponsor and FAA coordination described above. We appreciate the County's coordination on development at Bowers Field. Please contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Ison'.

David Ison, PhD
Aviation Planner, Land Use Compatibility
WSDOT Aviation Division



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

September 4, 2026

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

RE: ECY 202603591; PF-26-0001

Dear Bradley Gasawski:

Thank you for the opportunity to comment during the Notice of Application for the CWU Aviation proposal. We have reviewed the documents and have the following comments.

Solid Waste Management Program

Construction, demolition and land clearing (CDL) debris can often be recycled for less than it costs to landfill the materials. Please visit www.1800recycle.wa.gov or contact Canming Xiao at canming.xiao@ecy.wa.gov to see if there are facilities in the area that will accept your demolition wastes.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Sincerely,

Amber Johnson
SEPA Coordinator
Central Region Office
509-723-5677
crosepa@ecy.wa.gov