

Bradley Gasawski

From: Dan Young
Sent: Thursday, March 13, 2025 9:49 AM
To: Bradley Gasawski
Subject: RE: RU-25-00001 Immer - Notice of Application

Bradley,

Fire Marshal comments: Must meet code requirements for Wildland Urban Interface and driveway requirements at time of building permit.

Dan Young
Fire Marshal
Dan.young@co.kittitas.wa.us

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Thursday, March 13, 2025 9:02 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <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 (PW) <rebecca.cruse.pw@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@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>; ken.edwards@kittitaspud.com; THastings@snopass.org; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; 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; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; brietta.carter@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; 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; Real.Estate@parks.wa.gov; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jena.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; vlconnell@bpa.gov; dxroddgers@bpa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@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; jwiseman@spfire.org; kombola@easton.wednet.edu; jensens@easton.wednet.edu
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Zach

Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>

Subject: RU-25-00001 Immer - Notice of Application

CDS is requesting comment on the following Immer Reasonable Use permit application (RU-25-00001). Links to the file materials can be found below. The comment period will end **March 27, 2025, 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: [RU-25-00001 Immer](#)

External Link: [RU-25-00001 Immer](#)

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 “Reasonable Use” and then the project file number “RU-25-00001 Immer”.

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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message id: 38eb45916c6dcbdac24bb8719d004a14

Bradley Gasawski

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Friday, March 14, 2025 9:00 AM
To: Bradley Gasawski; Carter, Brietta J (DOH)
Cc: Jamey Ayling; Zach Torrance-Smith; Ellie Myers
Subject: RE: RU-25-00001 Immer - Notice of Application

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All:

I simply needed to know their source of drinking water:

- If provided by an existing drinking water system, then DOH ODW would simply check capacity of that system to confirm water is available.
- If seeking to install their own well, then DOH ODW would need to assess population served to determine if private, Group B, or Group A.

Depending on which of the above, I would then provide a more detailed response.

In this case, I will be forwarding this to DOH ODW on the west side who manage King County and have responsibility for the Snoqualmie Pass Water District.

Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Office of Drinking Water
Washington State Department of Health
Russell.Mau@doh.wa.gov
www.doh.wa.gov |509-329-2116

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Friday, March 14, 2025 8:52 AM
To: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: RE: RU-25-00001 Immer - Notice of Application

External Email

Good Morning Russell,

According to the site plan submitted by the applicant, the Snoqualmie Pass Utility District will provide water and sewer. I've attached the site plan to this email and the link to view the files is provided in the email below should you decide to further review the submitted application materials.

With future permit applications, please submit comments that give the applicant some direction and/or communicate WA DOH ODW expectations so the applicant can successfully navigate getting water to the property.

If you have any additional comments for this applicant and the Reasonable Use Permit application RU-25-00001 Immer, please submit them by **March 27, 2025, at 5pm**. Thank you.

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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From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>

Sent: Thursday, March 13, 2025 6:44 PM

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

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Mr. Gasawski:

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

1. What is the source for drinking water for the building?

Depending on the response, DOH ODW may have additional comments or questions.

Thanks,

Russell E. Mau, PhD, PE

Regional Engineer
Office of Drinking Water
Washington State Department of Health
Russell.Mau@doh.wa.gov
www.doh.wa.gov | 509-329-2116

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Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>

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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

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message id: 38eb45916c6dcbdac24bb8719d004a14

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1. What is the source for drinking water for the building?

Depending on the response, DOH ODW may have additional comments or questions.

Thanks,

Russell E. Mau, PhD, PE

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nsn.gov; 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; steve@snoqualmtribe.us; dahp@snoqualmtribe.us; adam@snoqualmtribe.us; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Carter, Brietta J (DOH) <brietta.carter@doh.wa.gov>; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; Neet, Wendy (ECY) <wnee461@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>; Weekes, Cassandra L (DFW) <Cassandra.Weekes@dfw.wa.gov>; Grabowsky, Emily R (DFW) <Emily.Grabowsky@dfw.wa.gov>; Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>; Huppert, Michelle (DFW) <Michelle.Huppert@dfw.wa.gov>; Solar and Wind (DFW) <solarandwind@dfw.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; Warthen, Luke (DNR) <Luke.Warthen@dnr.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; MAUNEY, MARTY (DNR) <MARTIN.MAUNEY@dnr.wa.gov>; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; jhoff@usbr.gov; Graham, Ken (PARKS) <Ken.Graham@PARKS.WA.GOV>; Ernster, John (PARKS) <John.Ernster@PARKS.WA.GOV>; Mazzacavallo, Rachel (Parks) <Rachel.Mazzacavallo@PARKS.WA.GOV>; Real Estate (Parks) <Real.Estate@parks.wa.gov>; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Prilucik, Jacob <jacob.prilucik@wsdot.wa.gov>; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@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; jwiseman@spfire.org; kombola@easton.wednet.edu; jensens@easton.wednet.edu
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>
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Bradley

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message id: 38eb45916c6dcbdac24bb8719d004a14

Bradley Gasawski

From: Timothy Batin <batt@yakamafish-nsn.gov>
Sent: Tuesday, March 18, 2025 2:00 PM
To: Bradley Gasawski
Subject: RU-25-00001 Immer
Attachments: YN IDP- RU-25-00001 Immer.docx

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, [RU-25-00001 Immer](#), 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. I am also attaching an Inadvertent Discovery Plan which you can share with the contractor.

Thank you,

Timothy Batin, TFW Archaeologist, Yakama Nation Fisheries

Yakama Nation Timber Fish and Wildlife
Monitoring and Inadvertent Discovery Protocol
RU-25-00001 Immer

1. If the Monitor or any member of the construction work force believes that **they have encountered archaeological materials, the Monitor will direct the onsite foreman or designee to stop excavation work.** If necessary, the Monitor, archeologist, foreman or designee will take appropriate steps to protect the discovery site by installing a physical barrier (i.e., exclusionary fencing) and prohibiting all machinery, other vehicles, and unauthorized individuals from crossing the barrier. The Monitor will inform the Lead Archaeologist, who will then notify the THPO.
2. If it is not possible to reach an Archaeologist (no cell phone coverage etc.) mark the location of the cultural materials on a map and, if possible, take a GPS point and photos (cell phone cameras work if necessary) of the materials and the surrounding areas (including any possible damage). **ALL CULTURAL MATERIALS ARE TO BE LEFT AS THEY LAY.**
3. The discovery of cultural materials should be brought to the attention of the lead Archaeologist as soon as possible along with the location information and photos. **Work within the immediate vicinity of the cultural materials should be halted until an archaeologist can assess the extent of the cultural materials and determine the proper protection measures.**
4. Cultural features and artifacts (**See examples below**) detected at the very minimum will be documented, by the lead archeologist for the project. Depending on the finding, a site treatment plan will be determined in coordination with the THPO, CRP, and Project Archaeologist. The Culture Committee will have the final determination on all decisions regarding the disposition of the finding. Work cannot commence without Yakama Nation Culture Committee Clearance. Questions and concerns can be directed towards the Yakama Nation THPO and the YNCRP Manager. Archaeologists and Cultural Specialists do not have the authority to provide a Cultural Clearance.

Procedures for the Inadvertent Discovery of Human Skeletal Materials

Any human remains, burial sites, or burial related materials that are discovered during construction will at all times be treated with dignity and respect.

5. **If ground disturbing activities reveal human skeletal remains, funerary objects, scared objects or objects of cultural patrimony during the course of construction, then immediately halt construction activity that resulted in the exposure of the discovery** and all other ground-disturbing activity within a buffer deemed appropriate by the Monitor, but no less than 500 ft. of the discovery. The Monitor or foreman (or designee) will immediately call the THPO and Lead Archaeologist (if not on site). The Yakama Nation Tribal Police will be contacted by the THPO to begin the process of determining if the finding is part of a crime scene or Native American.

6. After all construction activity has stopped, the following steps shall be taken to ensure that no further disturbance occurs to the discovery, while Yakama Nation Tribal Police are in route:
 - 1) Secure an area at least 500 ft. in each direction.
 - 2) Prevent vehicle traffic through the area immediately surrounding the discovery beyond that necessary to remove vehicles and equipment already present in the area.

7. The remains will not be touched, moved, or further disturbed or photographed beyond what is needed for identification purposes. Tribal Police will determine if the remains are forensic or archeological in nature. Should the remains be determined archeological, a site treatment plan will be determined in coordination with the THPO, CRP and Tribal Government. The Culture Committee will have the final determination on all decisions regarding the disposition of the human remains. **Work cannot commence without Yakama Nation Clearance.** Questions and concerns can be directed towards the Yakama Nation Timber Fish and Wildlife Archaeologist and the YN THPO (if project is on reservation lands).

Contact Information:

Timothy Batin, TWF Archaeologist 509-305-9887

Serafina Ferri, Yakama Nation Fisheries Lead Archaeologist: 509-831-1661

Rose Ferri, THPO 509-307-2009



Old Corrals



Rock flakes (material- chalcedony, jasper, basalt, obsidian, petrified wood)



Projectile points (arrowheads) and tools (knives and scrapers)



Rock Stack Feature (Cairns, fence lines, fire rings etc)

Bradley Gasawski

From: colin macrae <bambklr@yahoo.com>
Sent: Monday, March 24, 2025 11:14 PM
To: Bradley Gasawski
Subject: RU 25-00001 Immer Reasonable Use

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.

March 24, 2025

RE: Notice of Application

RU 25-00001

Attention: Bradley Gasawski

Good Day,

My Name is Colin MacRae and I own the house located at 81 Jay Way - Off Yellowstone Road in Snoqualmie Pass, WA.

I'm concerned that upgrades planned for Jay Way are going to create hardships for me. I'm asking that Jay Way be left as it is.

I have been using Jay Way for the last 28 years to access my home/cabin. If you look at my home on 81 Jay Way, the only access to enter my home is from the South side, or the back of my home. My family and I park on Jay Way, next to the South (or back side) of my home for access to the home. Currently, we have a three- or four-foot climb-up the embankment.

Cutting the road to meet today's standards, will most likely cut off the only reasonable access to my home. It will create a large estimated 12 foot drop off on the back side of my home. I currently have no access to my home from the front or on either sides of my home. There are only narrow paths along the sides of my home to the back, that are not wide enough to accommodate a wheelchair. At the edge of these narrow paths on the sides of my home, are drop offs.

Another major concern I have is the undermining of my home and shed. Cutting a new road will place the road grade below my foundation grade, just a few feet away. Sluffing has already occurred along the Jay Way side of my home, given the four-foot bank drop which is worsened by the snow loads coming off my roof onto Jay Way.

In the past I have had concrete trucks, propane tank trucks and other commercial type of trucks using Jay Way. While Jay Way may not meet today's standards, we have been able to make it work. Those that purchased properties around me on Jay Way, purchased their properties knowing the condition of the road and my home.

Again, please consider the impacts to me with your decision.

Best Regards,

Colin MacRae

2714 228th St SE

Bothell, WA 98021

425 381-0873

Bradley Gasawski

From: kari Schaller <kari.1064@hotmail.com>
Sent: Thursday, March 27, 2025 6:18 AM
To: Bradley Gasawski
Subject: Notice of Application Response - (Project RU 25-00001 Chris Immer)

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,

My name is Kari Schaller and I am the owner of Lot 6 & 8 located off of Jay Way. I have received the letter regarding the application for Reasonable use for Lot 9. I am responding because I plan to develop and build on the lots that I own.

My dad purchased these lots in the 60's and I inherited them about 5 years ago. We have visited the lots over the last 40+ years and have used the road that has been in existence this entire time. When we started to look into developing, it seemed like it would be a simple thing to just smooth out the road that we have been using for access to all of the lots and put gravel down and we would be good.

This has been functioning as our main access this entire time and I do not see that it is necessary at all to do the scope of work that they are proposing that we do for a road and the astronomical cost. We need to have an exception and find some sort of variance that we can make the existing road work, as well as all of us being able to develop our lots.

Thank you,

Kari Schaller



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: March 26, 2025
SUBJECT: RU-25-00001 Immer

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. Roads not certified and associated with plats or lots approved prior to the development of Kittitas County 2015 Road Standards shall be certified to Kittitas County 2015 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. (JS)
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). (CP)
SURVEY	Given that the proposed building site is to be a close as possible to setback lines, I propose that a licensed land surveyor be utilized to stake out the building envelope, in order to ensure that the building does not encroach on neighboring parcels. (JT)
TRANSPORTATION CONCURRENCY	No transportation concurrency requirement for this project. (KAH)
FLOOD	Parcel #738035 is not mapped within a FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit is not required for the proposed project. (SC)
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No comments. (JS)

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



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

March 27, 2025

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

SUBJECT: WDFW COMMENTS RU-25-00001 Immer

Dear Mr. Gasawski,

Thank you for the opportunity to comment on RU-25-00001, a reasonable use application to build an accessory building and driveway access road at 101 Jay Way, Snoqualmie Pass (Kittitas County parcel 738035). The Washington Department of Fish and Wildlife (WDFW) is familiar with the area and has reviewed the application materials on file. Our comments are regarding the project's impact on Fish and Wildlife Habitat Conservation Areas, such as priority habitats and species (PHS), particularly stream and wetland habitats.

Coal Creek, a perennial fish-bearing tributary to Lake Keechelus, is located on the northeastern portion of parcel 738035, as reflected in the Critical Areas Report. Coal Creek is an important tributary that provides habitat for native salmonids, such as Endangered Species Act (ESA) listed bull trout, and westslope cutthroat trout.

The project area is also located within a large wetland complex. Wetlands are crucial ecosystems that provide habitat for a wide variety of fish, amphibians, reptiles, birds, mammals and beyond. Wetlands also have human-related benefits, such as flood control and water quality improvement. Any infrastructure-related impacts to Coal Creek or the wetlands are likely to degrade the habitat quality and quantity.

Coal Creek and the wetland complex are designated Fish and Wildlife Habitat Conservation Areas (FWHCAs) under Kittitas County's Critical Areas Ordinance (CAO; Chapter 17A.04) and mitigation for alteration or impacts to these areas shall achieve equivalent or greater biological functions (Chapter 17A.04.070).

The proposed mitigation ratio of 1:1 as suggested in the Critical Areas Report is inadequate to achieve equivalent or greater biological functions and needs to be increased to be consistent with Kittitas County's CAO. The parcel is within the buffer of a forested Category II wetland, per

the Critical Areas Report. Kittitas County CAO lists mitigation ratios for Category II forested wetlands from 4:1 (Restoration) up to 16:1 (Enhancement). While no mitigation ratios are listed for disturbance to riparian areas, the standard is that the mitigation must achieve no net loss, including loss of shade and any impervious surfaces being placed within the Riparian Management Zone (RMZ) that would preclude ecosystem function.

When evaluating the proposed development on parcel 738035, it's imperative to consider the development that has already occurred adjacent to the site along Coal Creek. On the parcel to the east, Kittitas County parcel 768035 which is also owned by Mr. Immer, a new residence was permitted in 2021. The residence is very near to Coal Creek, thus as part of the development, bio-engineered bank armoring was constructed along the streambank to harden the northern bank to protect the new residence. As designed, the armoring forces Coal Creek to migrate to the south, within parcel 738035 currently proposed for development. The existing development has direct and negative impacts to FWHCAs.

Further, it's unclear and we request clarification on whether this proposal is only for Kittitas County parcel 738035 or if the additional parcels mentioned within the project narrative and included in the Critical Areas Report are included. If there is a larger development planned for the Jay Way parcels referenced, the development and mitigation should be evaluated as a whole and not piecemealed by individual parcel.

WDFW requests that Kittitas County include development of a comprehensive Habitat Management Plan (HMP) to be reviewed and approved by WDFW prior to approval of the reasonable use application. A completed HMP is necessary to evaluate if the application meets the no net loss standard of critical areas function required for approval of the application. The plan should quantify the proposed development impacts and identify appropriate mitigation for all stream and wetland impacts, consistent with the Best Available Science and associated recommendations.

To evaluate the HMP for sufficiency to offset impacts to the RMZ and wetlands, WDFW requests a site visit with the applicant, County, and Department of Ecology when the ground is free of snow to fully understand the impacts and whether proposed mitigation is sufficient. We ask that the Department of Ecology be included in the site visit as this reasonable use involves impacts to both riparian and wetlands, and a combined discussion is needed to evaluate and mitigate for overall impacts. We ask that the applicant prepare a revised mitigation plan to be shared with WDFW prior to a site visit. Without a sufficient mitigation plan to offset impacts to both the RMZ and wetland, WDFW recommends disapproval of this application due to the impacts that development of this parcel could cause to the riparian and wetland ecosystems.

Thank you for the opportunity to comment and for the County's commitment to protecting critical areas. Please let me know if there are any questions about our comments; we look forward to working collaboratively on next steps. I can be reached by phone at (509) 406-3206 or email at Cassandra.Weekes@dfw.wa.gov.

Sincerely,

Cassandra Weekes

Cassandra Weekes
Area Habitat Biologist

March 24, 2025

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

Attn: Bradley Gasawski, Planner I

RE: RU-25-00001 Immer
I-90 milepost 53.6 left, Exit 53 East Summit Interchange Vicinity

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

- The subject property is adjacent to Interstate 90 (I-90), a fully controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to I-90. Direct access to the interstate is prohibited.
- I-90 is an existing facility, and the proponent is proposing a more noise-sensitive land use. The proponent and future residents should be aware this is an area with existing traffic noise. They should also expect traffic noise to continue to grow into the future, as an essential public facility, I-90 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

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

Sincerely,

Stephen P. (Phil) Nugent
Region Planning Manager

SPN jjp/mnk

cc: SR 90, File #2025_002
Jason Pratt, Area 1 Maintenance Superintendent