

From: [Murray, Jamie C \(BPA\) - TERR-KALISPELL](#)
To: [Zach Torrance-Smith](#)
Subject: RE: SPF-26-00005 McGregor Land Holdings - Request for Final Short Plat Review
Date: Monday, August 17, 2026 7:30:51 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 plat 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: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Friday, August 14, 2026 4:53 PM
To: CMOLcese@bpa.gov; Murray, Jamie C (BPA) - TERR-KALISPELL <JCMurray@bpa.gov>; Castle, Angela C (CONTR) - TERR-PASCO <ACCCastle@bpa.gov>; Connell, Valorie L (BPA) - TERR-PASCO <vlconnell@bpa.gov>; Rodgers, Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.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>; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; rand461@ECY.WA.GOV; Josh Fredrickson <josh.fredrickson@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>; Justin Turnbull <justin.turnbull@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Shane Johnson <shane.johnson@co.kittitas.wa.us>; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; crosepacoordinator@ecy.wa.gov; Christian Preszler <christian.preszler@co.kittitas.wa.us>
Cc: Ellie Myers <ellie.myers@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: SPF-26-00005 McGregor Land Holdings - Request for Final Short Plat Review

Good afternoon,

CDS received an application for final short plat for SPF-26-00005 McGregor Land Holdings (SP-24-00014 MLH). Please review the submitted documents at the links below and verify compliance with the conditions and your department's submitted comments. Please find the preliminary approval document attached.

Pursuant to RCW 58.17.140, CDS has 30 days to review a complete final short plat application.

Please respond by August 21, 2026, stating whether your department requirements have been met.

Please have all comments submitted by Friday, August 21, 2026, at 5pm.

Internal Link: [SPF-26-00005 McGregor Land Holdings](#)

External Link: [SPF-26-00005 McGregor Land Holdings](#)

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: [Shane Johnson](#)
To: [Zach Torrance-Smith](#)
Cc: [Dan Suggs](#); [Clay Parrott](#); [Kim Shilley](#)
Subject: RE: SPF-26-00005 McGregor Land Holdings - Request for Final Short Plat Review
Date: Tuesday, August 18, 2026 3:45:37 PM

Hi Zach,

The applicant has not submitted a AWSD I/S for their project. They have the correct documents that need to be attached to the AWSD I/S in the files they just need to attach that to the AWSD application and submit it. Once we have that all our requirements will be met.

I have CC'd my coworkers on this email as well because I will be out of the office from the 19th- 30th and they will be able to assist the applicant with what they need.

Best,

Shane

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Friday, August 14, 2026 3:53 PM
To: 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; 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>; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; rand461@ECY.WA.GOV; Josh Fredrickson <josh.fredrickson@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>; Justin Turnbull <justin.turnbull@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Shane Johnson <shane.johnson@co.kittitas.wa.us>; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; crosepacoordinator@ecy.wa.gov; Christian Preszler <christian.preszler@co.kittitas.wa.us>
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Zach Torrance-Smith

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From: [Rebecca Cruse](#)
To: [Zach Torrance-Smith](#)
Subject: SPF-26-00005 McGregor Land Holdings- KCPW Comments
Date: Wednesday, August 19, 2026 11:35:26 AM
Attachments: [SPF-26-00005 McGregor Land Holdings - KCPW Plan Review Team Comments.pdf](#)

Zach,

Attached are general Public Works comments for SPF-26-00005. All previous comments have been addressed.

Let me know if you have any questions.

Thanks,

Rebecca Cruse | Engineer Tech 1

Kittitas County Public Works
411 North Ruby Street Suite 1
Ellensburg, WA 98926
509.962.7523



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: August 19, 2026
SUBJECT: SPF-26-00005 McGregor Land Holdings

ACCESS	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. 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	Not required. (RC)
FLOOD	No comments. (SC)
WATER MITIGATION/ METERING	Water mitigation and metering requirements have been satisfied for final short plat approval. No further comments. (SC)
AIRPORT	No Comment. (RC)

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