

**From:** [Aaron Webster](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Adam Osbekoff](#); [Steven Moses](#)  
**Subject:** RE: SP-23-00002 Mills-2 - Notice of Application  
**Date:** Thursday, May 18, 2023 1:41:12 PM

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**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 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 recommend an archeological review performed for this project. This is in an area the Snoqualmie Tribe considers culturally significant and has a moderate to high probability to have unknown archaeological deposits. We realize that though subdivisions do not cause ground disturbance, in almost all cases this process leads to development projects that will. If any archaeological work is performed, we request notification. An IDP should not be used in lieu of an archeological investigation. Cultural and archaeological resources are non-renewable and are best discovered prior to ground disturbance.

Thanks,

Aaron Webster

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**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

**Sent:** Thursday, May 18, 2023 1:11 PM

**To:** Darren Higashiyama <darren.higashiyama@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>; 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>; 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'

**From:** [Connor Armi](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)  
**Subject:** Re: SP-23-00002 Mills-2 - Notice of Application  
**Date:** Thursday, May 18, 2023 4:06:28 PM

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Hello Jeremiah,

This consultation is in reference to SP-23-00002 Mills-2. The proposed project falls outside the CTCR's traditional territory. We request any undertakings, particularly those involving ground disturbing activities, to have an IDP in place prior to implementation. This undertaking involves division of plats for the purpose of rural residential development. The Tribal Historic Preservation Officer expects to also see the development plans for these individual parcels throughout their various implementations.

If ground disturbing activities are to be conducted, such as the installation of a septic system or the scraping of a driveway, creation of a concrete pad, a cultural resource surface survey and sub-surface testing of the area in and directly around the proposed ground disturbance are recommended as a surface observation will not be an accurate assessment of the existent potential for sub-surface cultural deposits. Please do so prior to ground disturbing activities. These tests should be to the terminal depth of the implementation to ensure the totality of the presence or absence of cultural material.

There are known cultural resources of historic and pre-contact significance nearby and these particular parcels are considered Low to Moderate Risk for an inadvertent discovery according to the DAHP predictive model. CCT H/A recommends that during implementation there be an inadvertent discovery plan or (IDP) in place to ensure compliance with all Section 106 and 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](mailto:connor.armi.hsy@colvilletribes.com)

On Thu, May 18, 2023 at 1:11 PM Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)> wrote:

| Good afternoon,

**From:** [Mau, Russell E \(DOH\)](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#)  
**Subject:** RE: SP-23-00002 Mills-2 - Notice of Application  
**Date:** Friday, May 19, 2023 6:54:43 AM

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Mr. Cromie:

The Department of Health (DOH) Office of Drinking Water (ODW) has reviewed this application, generating the following comment(s):

1. For drinking water, the short plat to subdivide a single lot and create 2 lots appears to meet the definition of "project". For a "project", any and all groundwater extractions need to be evaluated as a singular total – as an example, if exempt wells are proposed, then the extractions for any or all wells can only be a single exempt well limit. The applicant should consult with Ecology to confirm.
2. The applicant should also contact Kittitas County regarding any water rights needs.
3. The use of a single well serving two homes or 2 individual wells serving each respective home would not constitute a public water system. However, the applicant should contact Kittitas County Health regarding any specific well installation regulatory requirements.

These constitute the full set of DOH ODW comments.

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

Thanks,

**Russell E. Mau, PhD, PE**

Regional Engineer

Office of Drinking Water

Washington State Department of Health

16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)

509-329-2116 | [www.doh.wa.gov](http://www.doh.wa.gov)

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**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

**Sent:** Thursday, May 18, 2023 1:11 PM

**To:** darren.higashiyama <darren.higashiyama@co.kittitas.wa.us>; Kim Dawson

**From:** [John Storch](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** RE: SP-23-00002 Mills-2 - Notice of Application  
**Date:** Friday, May 19, 2023 7:29:24 AM

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Hi Jeremiah,

Good morning, no structures are proposed with this application, if correct, no comment from KITTCOM.

Best regards,

John Storch  
KITTCOM 9-1-1

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**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>  
**Sent:** Thursday, May 18, 2023 1:11 PM  
**To:** Darren Higashiyama <darren.higashiyama@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; John Storch <storch@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@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>; 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>; 'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; 'separegister@ecy.wa.gov' <separegister@ecy.wa.gov>; 'tebu461@ecy.wa.gov' <tebu461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <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>; 'rand461@ECY.WA.GOV' <rand461@ECY.WA.GOV>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; 'Jennifer.Nelson@dfw.wa.gov' <Jennifer.Nelson@dfw.wa.gov>; 'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' <nelmsk@cwu.edu>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph



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

## Subdivision Comments

To: Jeremiah Cromie, CDS Planner II

From: Kim Shilley, Public Health Tech, Joseph Rainwater, Environmental Health Specialist 2

Date: 05/19/2023

RE: SP-23-00002- Mills-2

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Thank you for the opportunity to comment on the above-mentioned project regarding water and septic requirements to comply with Kittitas County Public Health Department's Water Resources and Environmental Health requirements.

### Findings

#### On Site Sewage

##### Finding 1

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. In accordance with KCC 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed.

#### Water

##### Finding 1

Proposed short plat indicates individual wells will be used. The wells must be drilled a minimum of 50 feet from any proposed property line. The applicant must prove physical availability of water for all new uses of water proposed lots of this project, which can be provided by (See Condition A-1) a well log or 4 hour draw down test as proof of water availability for each new well proposed. All persons who are making applications for land use including but not limited to short plats must comply with KCC Chapter 13.35.020.



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## **Additional information Required (Prior to Preliminary Plat Approval)**

- List what is needed for preliminary plat approval

## **Additional information Required (Prior to Final Plat Approval)**

### On-site sewage

A soil log is needed for the proposed lots

### Water

A well site review with site plan is needed for each proposed lots. Along with a current water right for the proposed lots.

**A-1** 13.35.020(b) requires proof of adequate water supply, which can be submitted through a well log or 4 hour draw down test if an existing well is used and is older then 10 years. If shared wells are used, a signed, notarized, and recorded shared well=users agreement must be submitted. All individual and shared wells must meet the distance requirement of 50 feet from the property line, 50 feet from the septic tank and 100 feet from the drain field as per Kittitas County Critical Areas Ordinance 17A.08.25, and KCC Chapter 13.

**A-2** Soil logs are required for lots. In accordance with KCC 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed prior to final plat approval. Soil logs can be scheduled at <https://www.co.kittitas.wa.us/health/septic-inspection.aspx>. Soil logs are performed in accordance with WAC 246.272A

## **Final Plat Notes**

### REQUIRED PLAT NOTES

1. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law. (settlement agreement).

**From:** [WSDOT Aviation Land Use Inquiries and Application Submittals](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** RE: [EXTERNAL] SP-23-00002 Mills-2 - Notice of Application  
**Date:** Monday, May 22, 2023 3:00:42 PM

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M Cromie,

WSDOT Aviation Division reviewed this proposal on 5/22/2023. We have no concerns or comments.

Cheers,

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

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**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>  
**Sent:** Thursday, May 18, 2023 1:11 PM  
**To:** Darren Higashiyama <darren.higashiyama@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>; 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>; 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>;



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

June 1, 2023

Jeremiah Cromie  
Planner II  
Kittitas County  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926

In future correspondence please refer to:  
Project Tracking Code: 2023-06-03557  
Property: Kittitas County\_Mills-2 Short Plat (SP-23-00002)  
Re: Survey Requested

Dear Jeremiah Cromie:

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 Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a moderate to high probability of encountering cultural resources within the proposed project area. Additionally, an historic trail passes through the proposed project area, and there may be archaeological material associated with that trail. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

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 shared with any hired cultural resource consultants and is attached to any



communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is written in a cursive style with a long horizontal line extending to the right.

Sydney Hanson  
Local Government Archaeologist  
(360) 280-7563  
Sydney.Hanson@dahp.wa.gov





# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** June 5<sup>th</sup>, 2023  
**SUBJECT:** SP-23-00002 Mills-2

<p><b>ACCESS</b></p>	<ol style="list-style-type: none"> <li>1. This application is subject to the latest revision of the Kittitas County Road Standards, dated 2015. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined KCC 12.01.150.</li> <li>2. An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.</li> <li>3. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length a fire apparatus turnaround if the driveway is more than 150'.</li> <li>4. Maintenance of the access is the responsibility of the property owners who benefit from its use.</li> <li>5. In addition to the above mentioned conditions, all applicable Kittitas County Road Standards apply to this application.</li> </ol>
<p><b>ENGINEERING</b></p>	<ol style="list-style-type: none"> <li>1. 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).</li> </ol>

<b>SURVEY</b>	<p>The following elements will need to be addressed prior to final:</p> <ol style="list-style-type: none"> <li>1. Legibility of small text for the topo features on Lot 5C, Sheet 1. Please check minimum text height of 0.08".</li> <li>2. Legibility of line Tag labels on sheet 1 due to crossing linework and staged Tag Labels.</li> <li>3. Please identify Dry Creek Road as "County Right of Way".</li> <li>4. Legibility of "Gravel Driveway" text on Sheet 2 due to hatching.</li> <li>5. Please clearly identify the Hatched area on Sheet 2 as the Access Easement, and identify it as "Herein Created" or "Created by separate document". (JT)</li> </ol>
<b>TRANSPORTATION CONCURRENCY</b>	<p>No transportation concurrency application is required at this time. (KH)</p>
<b>FLOOD</b>	<p>Parcel # 960738 is not mapped within the special flood hazard area (100-year floodplain).</p>
<b>WATER MITIGATION/ METERING</b>	<p>For the proposed short plat, the applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates. Prior to final plat approval and recording, the following conditions shall be met:</p> <p>In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:</p> <ol style="list-style-type: none"> <li>1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;</li> <li>2. An adequate water right for the proposed new use; or</li> <li>3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</li> </ol> <p>All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.</p> <p>Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.</p> <p><b>Final Plat Notes</b></p> <p>The following notes shall be placed on the face of the plat:</p> <p>C-1 "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations."</p>

	C-2 “The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.”
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