

CASCADE IRRIGATION DISTRICT

8063 Highway 10
Ellensburg, Washington 98926
509-962-9583

Overview

Cascade Irrigation District will require a \$50 per lot plat fee (*CID Resolution #01-2006*) as well as an engineered irrigation plan based on Cascade Irrigation District specifications (*CID Resolution #3-94 & CID Procedure #1 Standard Specifications for Irrigation Water Distribution Systems*).

The irrigation plan must include the point of entry of irrigation water, the system for provision of irrigation water to each parcel, a description of system proposed, and a description of provisions made including right of ways for the protection of other parcel within Cascade Irrigation District which are affected.

If pressurized pipe is proposed, it must include a sump, pump and the proposed system of water to the sump. (*CID Resolution #03-94 and CID Procedure #1 Standard Specifications for Irrigation Water Distribution Systems*).

Before Cascade Irrigation District can release or sign-off we require 1) approved, inspected and in place irrigation system, or 2) a signed Irrigation Facility Installation Agreement with respective bond covering proposed construction and costs, (*CID Procedure #1*) or 3) a variance. A variance is only by Cascade Irrigation District Board of Directors action after Board of Directors receives, reviews, and approves a formal petition for such.

If the plat is part of or wishes to become part of an existing LID operating within CID, they must complete all work to hook-up to the LID and pay the associated hook-up fees or a signed Irrigation Facility Installation Agreement with respective bond covering proposed construction and costs involved in such hook-up.

If installing a pressurized system not associated with an LID, the Developer will be required to form an owner's association to cover the operating costs and maintenance of the infrastructure. (*CID Resolution #2-2006*)

Attachments: *All attachments may be obtained by Dropbox, please call or email Cascade Irrigation District at CID@fairpoint.net for the Dropbox online link to the files OR you may come to our office and pick up hard copies.*

Thank you,

Kelton Montgomery
Cascade Irrigation District Manager
509-962-9583

Bradley Gasawski

From: Connor Armi <connor.armi.hsy@colvilletribes.com>
Sent: Thursday, January 23, 2025 1:00 PM
To: Bradley Gasawski
Cc: Guy Moura; sepa@dahp.wa.gov
Subject: Re: SP-25-00001 Graf - 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.

Hello Bradley,

This compliance review is in response to SP-25-00001 Graf. As stated in the project narrative this is merely a plat division with no current or future plans for development.

We have no concerns at this time.

Sincerely,

Connor Armi | Archaeologist Senior MA, RPA

History/Archaeology Program

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespelem, WA 99155

d: 509-634-2690 | c: 509-631-1131

connor.armi.hsy@colvilletribes.com

On Tue, Jan 21, 2025 at 8:22 AM Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us> wrote:

Good Morning,

CDS is requesting comment on the following short plat application: SP-25-00001 Graf. Links to the file materials can be found below. The comment period will end **February 4, 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: SP-25-00001 Graf

External Link: [SP-25-00001 Graf](#)

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 “Short Plats – 2018 and Forward - Preliminary” and then the project file number “SP-25-00001 Graf”.

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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message id: 38eb45916c6dcdbdac24bb8719d004a14

Bradley Gasawski

From: MacNaughton, James (DAHP) <james.macnaughton@dahp.wa.gov>
Sent: Monday, February 3, 2025 9:28 AM
To: Bradley Gasawski
Cc: arrow.coyote@colvilletribes.com; Corrine Camuso; dahp@snoqualmtribe.us
Subject: 2025-02-00645 - RE: SP-25-00001 Graf - Notice of Application

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Hello Bradley Gasawski,


Thank you for contacting the DAHP about above-referenced project. The project is in an area determined to be at Low- to Moderate- risk of containing archaeology according to the DAHP predictive model. However, the current project has a small footprint, therefore, the DAHP does not recommend direct archaeological supervision of the project but rather recommends that an Inadvertent Discovery Plan be followed.

Please note that this review reflects only the opinion of the DAHP, and any comment from Affected Tribes would be taken into consideration and could change our recommendation.

I have assigned these recommendations to DAHP Project Tracking Number 2025-02-00645. Please reference this number in any future communications about this project.

Feel free to contact me if you have questions about these recommendations.



	<p>James MacNaughton, MSc, RPA (<i>He/Him</i>) Local Government Archaeologist Email: James.MacNaughton@dahp.wa.gov Mobile: (360) 280-7563 Main Office: (360) 586-3065 Hours: 7AM - 3:30PM Monday to Friday Physical Address: 1110 Capitol Way South Suite 30, Olympia, WA 98501 Mailing Address: PO Box 48343, Olympia, WA 98504-8343 www.dahp.wa.gov</p>
---	--

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

Sent: Tuesday, January 21, 2025 8:23 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>; Cox, Samantha (DOHi) <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>; DOR CU Kittitas <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; Tom Hastings <thastings@snopass.org>; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; Jeff Kozma <kozj@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; Mau, Russell E (DOH) <Russell.Mau@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; 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; Rich Elliott <elliott@kvfr.org>; Kelton Montgomery <cid@fairpoint.net>; Kimberly Snider <kim.snider@esd401.org>; leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org; traci.russell@esd401.org; yusid@ci.ellensburg.wa.us; pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us; jonesc@ci.ellensburg.wa.us; johnstonj@ci.ellensburg.wa.us

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: SP-25-00001 Graf - Notice of Application

External Email

Good Morning,

CDS is requesting comment on the following short plat application: SP-25-00001 Graf. Links to the file materials can be found below. The comment period will end **February 4, 2025, at 5pm**. CDS will assume your agency does not

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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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message id: 38eb45916c6dcdbdac24bb8719d004a14



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

Shane Johnson BS, MA
Environmental Health Specialist II
Kittitas County Public Health
507 N. Nanum St. Suite 102

January 29, 2025

Bradley Gasawski
Planner 1
Kittitas County Community Development Services
411 North Ruby St; Sute 2

RE: SP-25-00001

Dear Bradely Gasawski,

KCPHD has reviewed the application and has comments pertaining to SP-25-00001.

1. Proposed shot plats do not meet minimum land area requirements stated in WAC 246-272A-0320.

If there are any questions or concerns, please do not hesitate to contact me.

Thank you,

A handwritten signature in blue ink, appearing to read "Shane Johnson", is written over a light blue horizontal line.

Shane Johnson BS MA





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

Shane Johnson BS, MA
Environmental Health Specialist II
Kittitas County Public Health
507 N. Nanum St. Suite 102

February 3, 2025

Bradley Gasawski
Planner 1
Kittitas County Community Development Services
411 North Ruby St; Sute 2

RE: SP-25-00001

Dear Bradely Gasawski,

KCPHD has reviewed the application and has provided the following comments regarding SP-25-00001:

1. Non-Compliance with Minimum Land Area Requirements

The proposed plat split of 841133, a 1.87-acre plat, into two plats, one measuring 41,403 square feet and the other 40,000 square feet, with existing septic and well systems, cannot be approved at this time due to current regulatory requirements. The primary issue is that the proposed plats do not meet the minimum land area requirements for developments with individual wells, as outlined in Washington Administrative Code (WAC) 246-272A-0320.

2. System is Not Permitted

Septic system is not permitted for use because a recorded drawing (as-built) has never been submitted.

Under the regulations, effective until April 1, 2025, a minimum of one acre (43,560 square feet) per unit of sewage volume is required for soil types 1-4 when using an individual well. For soil types 5 and 6, a minimum of two acres (87,120 square feet) is required. On June 24, 2024, the soil type for the parcel was classified as type 4, which requires a minimum of one acre per lot. As such, both proposed lots fall short of meeting the minimum land area requirement.

Additionally, the WAC requires individual water supplies having at least one acre per unit volume of sewage. Also, each lot must provide a 100-foot radius water supply protection zone, which must be accounted for in addition to the minimum land area requirements. The 100-foot radius applied to public water systems as well.





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

The recorded drawing is a WAC requirement that must be submitted upon completion of new construction, alteration, or repair of a septic system. A recorded drawing still needs to be submitted for the system to be considered permitted. Without recorded drawing this septic system is not permitted.

Feel free to contact me with any additional questions or concerns.

Thank you,

A handwritten signature in blue ink, appearing to read "Shane Johnson", is written over a light blue horizontal line.

Shane Johnson BS MA
Environmental Health Specialist II



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

www.co.kittitas.wa.us/health/

Bradley Gasawski

From: Rodgers, Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>
Sent: Tuesday, February 4, 2025 4:55 PM
To: Bradley Gasawski
Subject: RE: SP-25-00001 Graf - Notice of Application

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Bradley,

Bonneville Power Administration (BPA) has had the opportunity to review SP-25-00001 Graf - Notice of Application.

In researching our records, we have found that this proposal will not directly impact BPA facilities. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Valorie Connell at (509) 544-4746 or by email at VLConnell@bpa.gov.

Thank you for the opportunity to review this application.

Deborah Rodgers

BONNEVILLE POWER ADMINISTRATION

DEPARTMENT OF ENERGY

(CONTR) Actalent

Technician 3 | Realty | TERR

dxrodgers@bpa.gov | 509-544-4749 – 360-624-0566

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

Sent: Tuesday, January 21, 2025 8:23 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; 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; 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; 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; Jenae.N.Churchill@usace.army.mil;
Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov;
Connell,Valorie L (BPA) - TERR-PASCO <VLConnell@bpa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ
<dxrodders@bpa.gov>; rightofway@pse.com; Dylan.Marcus@pse.com; jorgjenja@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; Rich
Elliott <elliott@kvfr.org>; cid@fairpoint.net; kim.snider@esd401.org; leslee.caul@esd401.org;
angela.garrettgordon@esd401.org; carol.chrisman@esd401.org; traci.russell@esd401.org; yusid@ci.ellensburg.wa.us;
pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us;
jonesc@ci.ellensburg.wa.us; johnstonj@ci.ellensburg.wa.us
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: SP-25-00001 Graf - Notice of Application

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CDS is requesting comment on the following short plat application: SP-25-00001 Graf. Links to the file materials can be found below. The comment period will end **February 4, 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.

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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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COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St., Ellensburg WA 98926

Land Use Permitting (509) 962-7231
comdev@ci.ellensburg.wa.us

Construction Permitting (509) 962-7239
permits@ci.ellensburg.wa.us

February 4, 2025

Bradley Gasawksi
Kittitas County Planning Department
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

RE: SP-25-00001 Graf Short Plat – City of Ellensburg Comments (File # EX25-001)

Dear Mr. Gasawski,

Thank you for the opportunity to comment on the proposed Graf 2-lot Short Plat at 2601 Hannah Road, in the unincorporated Ellensburg Urban Growth Area. The City of Ellensburg has reviewed the preliminary short plat and narrative, and provides comments from:

- Mark Rud, Associate Planner
- Craig Jones, Development Coordinator
- Dan Johnson, Fire Marshall
- Darin Yusi, Gas Engineer

Luis Perez, Engineering Technician with the Light Department additionally provides the following:

COE Light Dept. Requires a 10ft utility easement along Hannah Road. Contact the County PUD if they require a 10ft easement for their pole lines on lot "A". It may be in the applicant's interest to provide an easement for the solar panels and its equipment if they are to continue to provide power to lot "B".

If you have any questions, or would like to respond to these comments, please contact Senior Planner Stacey Henderson, at (509) 925-8608 or via email at hendersons@ci.ellensburg.wa.us.

Thanks,

A handwritten signature in black ink, appearing to read "Mark Rud", is written over a light blue horizontal line.

Mark Rud
Associate Planner



COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St., Ellensburg WA 98926

Land Use Permitting (509) 962-7231
comdev@ci.ellensburg.wa.us

Construction Permitting (509) 962-7239
permits@ci.ellensburg.wa.us

DATE: February 4, 2025

FROM: Mark Rud, Associate Planner

THRU: Dan Carlson, Community Development Director

FILE #: EX25-001 – County File SP-25-00001

RE: Proposed Graf 2-Lot Short Plat

LOCATION: 2601 Hannah Rd – Parcel ID # 841133

The "Interlocal Agreement Between The City of Ellensburg and Kittitas County Concerning Annexation and Development Within the Ellensburg Urban Growth Area" was executed December 20, 2021, adopted by Kittitas County Resolution No. 2022-013 January 18, 2022. The Agreement requires unincorporated development within the Ellensburg UGA to meet certain City standards. Section 11.4 includes subdivisions among Project Permit Applications subject to applicable LDC standards.

Section 6.1 requires unincorporated UGA developments meet LDC regarding "land uses, setback standards, [and] density requirements" as modified by Agreement Exhibit C.

The property's County zoning designation is Urban Residential. Exhibit C-5 applies the LDC's Residential Suburban (R-S) zoning standards to this County zone.

No LDC standards of the Agreement apply to the short plat in and of itself, as the intensity standards of the R-S District re. lot size and frontage are "None."

Ellensburg Planning noted solar panels on proposed Lot A, presumably providing power to the residence on proposed Lot B. Applicant may wish to consider recording a private easement for these panels and its electrical service that crosses lot boundaries on the face of the plat.

The City appreciates continued consultation with the County at the time development applications are submitted, to ensure proposals' conformance with LDC land uses, densities, and setbacks per Section 6.1 and Exhibit C of the Agreement.



CITY OF ELLENSBURG

Public Works Department
501 North Anderson Street; Ellensburg, WA 98926
Ph: (509) 962-7230 Fax: (509) 962-7127

Memorandum

Date: January 27, 2025

To: Bradley Gasawski, County Planner

From: Craig Jones, Development Coordinator *CJ*

Thru: Derek Mayo, City Engineer *DKM*

Re: County SP-25-00001 Graf – EX25-001

The City Public Works Department has no direct comment at this time on the proposed short plat at 2601 Hannah Rd. Applicant is cautioned that future development of these parcels may trigger utility extensions and street frontage improvements. City water is available to be extended to serve the property from Bender Rd. No sewer available to serve the property.

Public Works will comment on all future development of the property at time of development. Future land use actions or construction may trigger additional easements or right of way dedications along with utility and street improvements.





Fire Marshal
509-856-4455 cell
509-933-7241 office
prevention@kvfr.org

Fire Marshal Short Plat Comments

Project: Short Plat Graf EX25-001
Permit#: SP-25-00001 / EX25-001
Occupancy Type: R
Date: 01/27/2025

Comments:

- 1) Must meet current IFC and City of Ellensburg Code requirements at the time of construction for the occupancy classification and construction type. Will be required to meet current IFC and City of Ellensburg Code anytime there is a change in occupancy classification.
- 2) Standard Addressing per City Code requirements to include ADU units if applicable.
- 3) Fire dept. access and turnarounds per IFC Section 503 and Appendix D. Fire department access roads shall be a minimum of 20' wide, access roads shall be a minimum of 26' wide in the vicinity of fire hydrants. No parking signs shall be posted on one or both sides of the fire access road depending on width. Fire dept. access roads cannot exceed 150' in length without an approved turnaround per IFC Appendix D. Road surfaces must be rated for a minimum of 75,000 lbs. or City of Ellensburg Road standard if it requires a higher rating.

Thank you,

Dan Johnson
Fire Prevention Captain
Fire Investigator, IAAI FIT
Kittitas Valley Fire & Rescue
400 E. Mountain View Ave, Ellensburg WA 98926
Office: 509.933.7241
Cell/Text: 509.856.4455
Fax: 509.933.7245
prevention@kvfr.org





Public Works & Utilities Department


Natural Gas Division

501 North Anderson Street; Ellensburg, WA 98926

Ph: (509) 962-7124 Fax: (509) 925-8662

www.ci.ellensburg.wa.us

Memorandum

Date: January 22, 2025
To: Bradley Gasawski, Kittitas County Community Development
From: Darin Yusi, Gas Engineer 
Re: Graf Short Plat – KC25-001 / SP-25-00001

The following are the City of Ellensburg Gas Division comments for the proposed short plat at 2601 Hannah Road.

Natural Gas:

There is a natural gas utility map attached showing the existing infrastructure in the vicinity of the proposed project. The existing residence has a service line that runs from Hannah Rd to the northeast corner of the residence.

There are no direct requirements by the City Gas Division for the proposed short plat as presented.

If at any time in the future natural gas is desired for new buildings, please visit the City webpage or call the City Energy Services Department for information on natural gas service.

Statement from the Gas Division regarding the new building/energy codes: *With growing concerns about whether existing or new buildings can utilize natural gas, I would like to inform the applicant that there have been no laws, codes, or rules in Washington State or with the City of Ellensburg prohibiting the use of natural gas. The new building/energy codes that went into effect on March 15, 2024, have more stringent energy code requirements for certain buildings that **may** increase costs to utilize natural gas. However, none of the code changes prohibit natural gas use.*

For any further questions or clarifications regarding these comments or the proposed project, please contact myself at 509-962-7229.



**Know what's below.
Call before you dig.**

Remember to always call 811 (the One-Call Underground Utility Notification Center) prior to any excavation on private property or in the right-of-way.



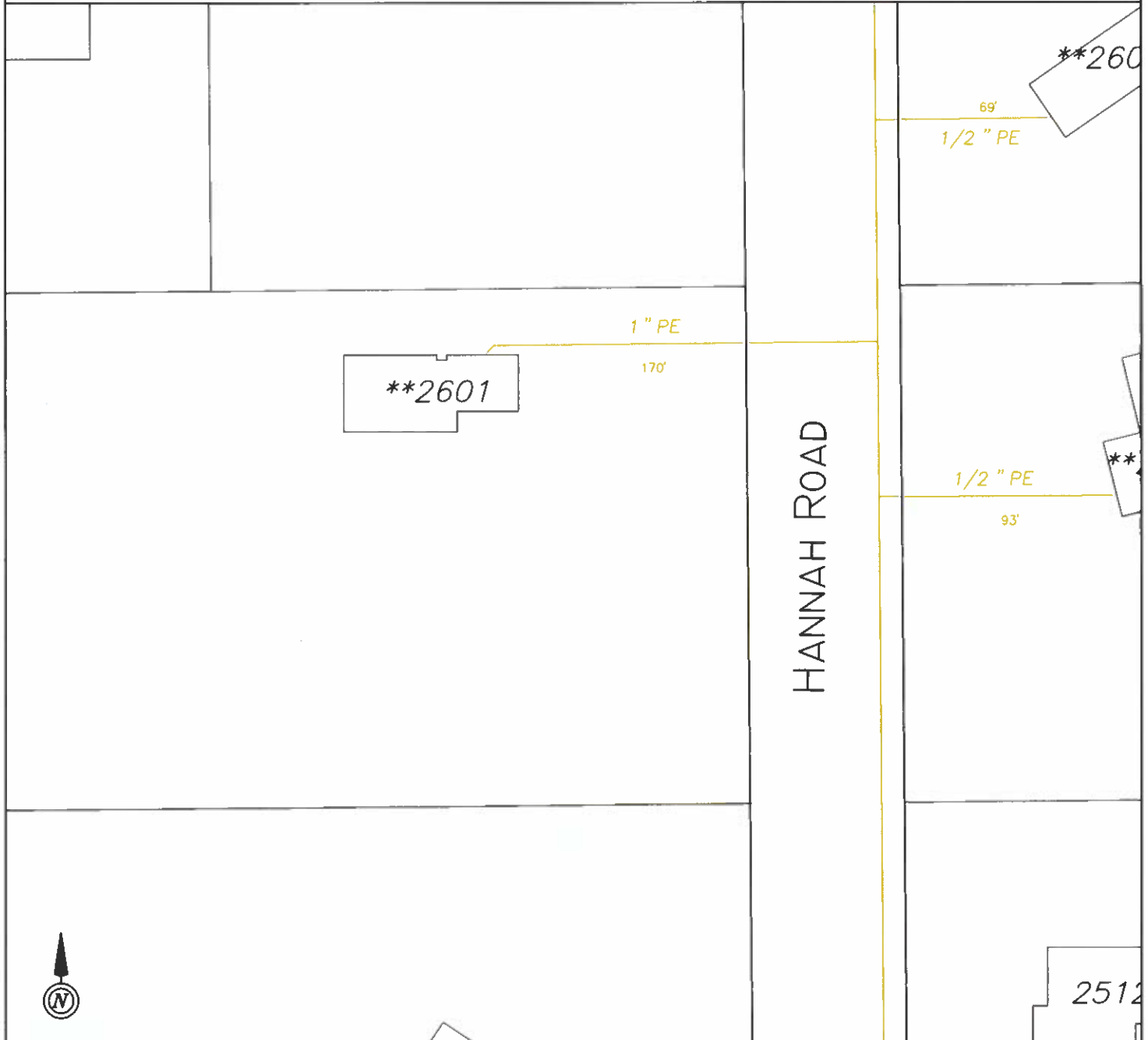
CITY OF ELLENSBURG
NATURAL GAS DIVISION
UTILITY MAP REQUEST INFORMATION

PROJECT ADDRESS
2601 HANNAH ROAD

DATE
01/22/2025

CONTACT NAME
JOHN & LINDA GRAF

WORK PHONE



QUESTIONS: DARIN YUSI 509-962-7229

DISCLAIMER:

THE CITY OF ELLENSBURG GAS DIVISION CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLAN FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.



Know what's below.
Call before you dig.

Bradley Gasawski

From: Jeremy Larson
Sent: Tuesday, February 4, 2025 2:52 PM
To: Bradley Gasawski
Subject: RE: SP-25-00001 Graf - Notice of Application

Bradley,

Thank you for the opportunity to provide comment on this short plat application.

The site plan provided appears to show a corner of an existing shed on the proposed parcel boundary line. The note states "Shed to be moved." The shed would need to be moved prior to the short plat to remain compliant with the Fire Separation requirements of the Washington State International Residential code. Additionally, if the shed is over 200 square feet and/ or contains any habitable space, mechanical systems or plumbing, a building permit would be required to relocate the structure.

-Jeremy

Jeremy Larson, CBO
Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
jeremy.larson@co.kittitas.wa.us
P: 509.962.7559



From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Tuesday, January 21, 2025 8:23 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; 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@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; 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; 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; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; vlconnell@bpa.gov; dxrogers@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; Rich Elliott <elliott@kvfr.org>; cid@fairpoint.net; kim.snider@esd401.org; leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org; traci.russell@esd401.org; yusid@ci.ellensburg.wa.us; pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us; jonesc@ci.ellensburg.wa.us; johnstonj@ci.ellensburg.wa.us
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: SP-25-00001 Graf - Notice of Application

Good Morning,

CDS is requesting comment on the following short plat application: SP-25-00001 Graf. Links to the file materials can be found below. The comment period will end **February 4, 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: [SP-25-00001 Graf](#)

External Link: [SP-25-00001 Graf](#)

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 "Short Plats – 2018 and Forward - Preliminary" and then the project file number "SP-25-00001 Graf".

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.

you received this in error, please contact the sender immediately and delete the material from all devices.
message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: February 3, 2025
SUBJECT: SP-25-00001 Graf

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. KCC Title 12.04.07.060 requires a minimum 30' easement for a shared residential driveway.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. <p>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)</p>
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	<ol style="list-style-type: none">1. As the Prelim Short Plat shows elevations, it will need to meet the requirements of WAC 332-130-145. <p>The following reflect changes that will need to be shown on the final Short Plat:</p> <ol style="list-style-type: none">2. The Basis of Bearing should refer to a document of record for the Deed. (EX: Basis of Bearing=Deed (AFN:12345))3. Label Bender Road (label only, width and surfacing not required)4. Set and show property corners.
TRANSPORTATION CONCURRENCY	No transportation concurrency requirement for this project. (KAH)
FLOOD	Parcel #841133 is not mapped within the FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit is not required for the proposed project. (SC)

WATER MITIGATION/ METERING	<p>The following comments outline the requirements for legal availability of water and metering for the proposed short plat:</p> <p>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">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;2. An adequate water right for the proposed new use; or3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. <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>Final Plat Notes</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> <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."</p> <p>(SC)</p>
AIRPORT	No comments. (JS)

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