

Ellie Myers

From: Timothy Batin <batt@yakamafish-nsn.gov>
Sent: Tuesday, March 18, 2025 2:16 PM
To: Ellie Myers
Subject: SP-25-00005 Hanson

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, SP-25-00005 Hanson, Lies within the Ceded lands/ Usual & Accustomed area of the Confederated Tribes and Bands of the Yakama Nation. The project review didn't yield any new information that would require further investigation of the potential impacts on Archaeological/ Cultural Resources.

Thank you,

Timothy Batin, TFW Archaeologist, Yakama Nation Fisheries

Ellie Myers

From: Connor Armi <connor.armi.hsy@colvilletribes.com>
Sent: Tuesday, April 1, 2025 1:13 PM
To: Ellie Myers
Cc: Guy Moura; DAHP SEPA
Subject: Re: SP-25-00005 Hanson - 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 Ellie,

This compliance review is in response to SP-25-00005 Hanson. The project involves no ground disturbing activity and is in an area considered Very Low probability for an inadvertent discovery.

We request an IDP be in place prior to any ground disturbing activities.

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, Mar 18, 2025 at 8:32 AM Ellie Myers <ellie.myers@co.kittitas.wa.us> wrote:

Good Morning,

CDS is requesting comment on the following short plat application: SP-25-00005 Hanson. Links to the file materials can be found below. The comment period will end **April 2nd, 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-25-00005 Hanson

External Link: [SP-25-00005 Hanson](#)

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-25-00005 Hanson”.

Best,



Ellie Myers

(she/her/hers)

Planner I | **Kittitas County Community Development Services**

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: ellie.myers@co.kittitas.wa.us

<https://www.co.kittitas.wa.us/>

If this is about a Public Records Act 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.

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.
message id: 38eb45916c6dcbdac24bb8719d004a14

Ellie Myers

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Friday, March 21, 2025 8:41 AM
To: Ellie Myers
Cc: Melissa Schumaier
Subject: RE: SP-25-00005 Hanson - 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.

Ms. Myers:

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

- A shared well – shared by two single-family homes – is a private well and not subject to public drinking water regulations.
- If the applicant were to add a third connection to this common well whether another property or an additional structure or apartment on one of the current properties, then the use of the well would be public requiring public water system review. In this case, the water system would be a “Group B” and under the exclusive administration by Kittitas County Health.

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
Russell.Mau@doh.wa.gov
www.doh.wa.gov | 509-329-2116

From: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Sent: Tuesday, March 18, 2025 8:32 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>; 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; 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; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; mark.a.gradwohl.civ@mail.mil; johnsond@kvfr.org; habermanj@kvfr.org; prevention@kvfr.org; goldsmithd@kvfr.org; moenc@kvfr.org; sara@krdistrict.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; Kimberly Snider <kim.snider@esd401.org>; leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org; traci.russell@esd401.org
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>

Subject: SP-25-00005 Hanson - Notice of Application

External Email

Good Morning,

CDS is requesting comment on the following short plat application: SP-25-00005 Hanson. Links to the file materials can be found below. The comment period will end **April 2nd, 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-25-00005 Hanson](#)

External Link: [SP-25-00005 Hanson](#)

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-25-00005 Hanson”.

Best,



Ellie Myers

(she/her/hers)

Planner I | **Kittitas County Community Development Services**

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: ellie.myers@co.kittitas.wa.us

<https://www.co.kittitas.wa.us/>

If this is about a Public Records Act 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.

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.
message id: 38eb45916c6dcbdac24bb8719d004a14



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: April 1, 2025
SUBJECT: SP-25-00005 Hanson

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. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County 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	<ol style="list-style-type: none"> 1. The proposed new boundary does not meet the setback requirements of KCC:17.29.080. 2. Of the 8 property corners shown, only 3 can be mathematically retraced from this survey. If any of the others have been utilized for survey control, ties to them shall be shown on the face of the survey. 3. The detail window on sheet 2 appears to have the West line of the access easement drawn in the incorrect position. (JT)
TRANSPORTATION CONCURRENCY	No transportation concurrency requirement for this project. (KAH)
FLOOD	Parcel #960081 is not within a FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit is not required. (SC)

<p>WATER MITIGATION/ METERING</p>	<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; or 3. 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>
<p>AIRPORT</p>	<p>No comments. (JS)</p>

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