

From: [Rodgers,Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)
To: [Zach Torrance-Smith](#)
Cc: [Murray, Jamie C \(BPA\) - TERR-KALISPELL](#)
Subject: RE: SP-25-00006 Deatherage - Notice of Application
Date: Wednesday, May 14, 2025 4:42:36 PM

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Zach,

Bonneville Power Administration (BPA) has had the opportunity to review SP-25-00006 Deatherage - 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 Jamie Murray at (406) 751-7820 or by email at jcmurray@bpa.gov.

Thank you for the opportunity to review this application.

Deborah Rodgers
[BONNEVILLE POWER ADMINISTRATION](#)
[DEPARTMENT OF ENERGY](#)

(CONTR) Actalent

Realty Technician 3 | Real Property Field Services | TERR/Tri-Cities-RMHQ
dxrodgers@bpa.gov | O: 509-544-4749 | C: 360-624-0566

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

Sent: Tuesday, April 29, 2025 10:37 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; 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 <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; 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 <guy.moura@colvilletribes.com>; sam.rushing@colvilletribes.com; Jordan Bovee <jordan.bovee.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>; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepacoordinator@ecy.wa.gov; rand461@ECY.WA.GOV; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Jennifer.Nelson@dfw.wa.gov; cassandra.weekes@dfw.wa.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>; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; Hendrix, Leah D <lhendrix@usbr.gov>; Hoff, Jennifer L <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; 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 <dxrodgers@bpa.gov>; rightofway@pse.com; Marcus, Dylan <Dylan.Marcus@pse.com>; brooksideconsulting@gmail.com; johnsond@kvfr.org; Jeremy Haberman <habermanj@kvfr.org>; KVFR Fire Prevention <prevention@kvfr.org>; D.J. Goldsmith <goldsmithd@kvfr.org>; Chris Moen <moenc@kvfr.org>; sara@krdistrict.org

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

Subject: SP-25-00006 Deatherage - Notice of Application

Good morning,

CDS is requesting comments on the following short plat application: SP-25-00006 Deatherage. Links to the file materials can be found below. The comment period will end on **May 14, 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-25-00006 Deatherage](#)

External Link: [SP-25-00006 Deatherage](#)

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<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-25-00006 Deatherage”**.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Jordan Bovee](#)
To: [Zach Torrance-Smith](#)
Cc: [Guy Moura](#); SEPA@dahp.wa.gov
Subject: Re: SP-25-00006 Deatherage - Notice of Application
Date: Tuesday, April 29, 2025 2:30:37 PM

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,

This review is in response to the notice of application **SP-25-00006 Deatherage** for a short plat division between two existing structures at 1021 and 1051 Watson Rd., Ellensburg, WA.

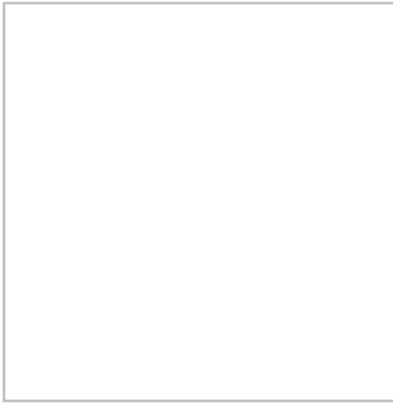
Please be advised, this project area is within the traditional territories of the Moses-Columbia, 1 of the 12 constituent tribes of the Confederated Tribes of the Colville Reservation (CTCR), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CTCR with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, the Palus territory in Idaho, and south-central British Columbia.

This area has also been determined to be at very high risk for having cultural resources as determined by the predictive model of Washington State's Department of Archaeology and Historic Preservation (DAHP) and has had no cultural resource survey recently (within the past 10 years)

In considering the above, but given that the proposed undertaking does not involve ground disturbing activities, we respectfully recommend that the proponent complete and have on hand an Inadvertent Discovery Plan (IDP) during the course of work.

Thank you,

Jordan Bovee 1 Archaeologist 2
CCT History/Archaeology Program
jordan.bovee.hsy@colvilletribes.com
Desk Phone: 509-634-2691



On Tue, Apr 29, 2025 at 10:36 AM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good morning,

CDS is requesting comments on the following short plat application: SP-25-00006 Deatherage.

Links to the file materials can be found below. The comment period will end on **May 14, 2025, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

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External Link: [SP-25-00006 Deatherage](#)

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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

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KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: May 13, 2025
SUBJECT: SP-25-00006 Deatherage

| | |
|-----------------------------------|---|
| 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. <p>OF NOTE: Please ensure Lots D1 and D2 are identified with the correct addresses upon final recording of short plat. (JS)</p> |
| ENGINEERING | <p>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)</p> |
| SURVEY | <p>There are no proposed revisions to this prelim Short Plat.</p> <p>For final, the following will need to be addressed:</p> <ol style="list-style-type: none"> 1. Property corners to be set 2. Basis of bearing to be addressed 3. Title report will need to be updated showing the legal owner, as this appears to be absent from the report. 4. Fence offsets from property lines to be shown. (JT) |
| TRANSPORTATION CONCURRENCY | <p>No transportation concurrency requirement for this project. (KAH)</p> |

| | |
|-----------------------------------|--|
| FLOOD | <p>A portion of parcel# 694934 is within the FEMA identified special flood hazard area (100-year floodplain) zone A. If possible, any future development should occur outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08.</p> <p>In accordance with KCC Chapter 14.08.220, all subdivisions as well as new development shall:</p> <ol style="list-style-type: none"> 1. Be consistent with the need to minimize flood damage. 2. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage. 3. Have adequate drainage provided to reduce exposure to flood damage. 4. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments containing greater than 50 lots or 5 acres (whichever is lesser) and shall be included as part of the application and shall be noted on the final mylar. 5. All subdivisions shall show on the face of both the preliminary and final plat, for either short or long plats, the boundary of the 100-year floodplain and floodway. <p>Since the parcel is located in zone A, KCC 14.08.220(4) is applicable. Please contact the Floodplain Administrator at 509-962-7523 for assistance. (SC)</p> |
| WATER MITIGATION/ METERING | <p>Water mitigation and metering standards in KCC 13.35.027 for plat approval are satisfied since the houses share an existing exempt well and the proposed project does not include a new use of groundwater. (SC)</p> |
| AIRPORT | <p>No comments. (JS)</p> |

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



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

To: All Staff
From: Environmental Health
Date: May 14, 2025
Subject: SP-25-00006

| | |
|-----------------------|--|
| Drinking Water | <ul style="list-style-type: none">• A subdivision with nonpublic wells must provide a 100-foot water supply protection zone for each existing and proposed well. This protection zone must fit within the lot lines, or a copy of a restrictive covenant must be provided to each property located partially or entirely within the protection zone. |
| Wastewater | <ul style="list-style-type: none">• The houses each have their own permitted 3-bedroom septic system. No requirements for wastewater. |



From: sara@krdistrict.org
To: [Zach Torrance-Smith](#)
Subject: RE: SP-25-00006 Deatherage - Notice of Application
Date: Tuesday, April 29, 2025 11:33:58 AM

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Hi Zach,

The Deatherage Short Plat lies within the Kittitas Reclamation District boundaries and will be required to meet the KRD General Subdivision Guidelines. Please have the applicant contact the KRD for a copy of the KRD division policy and requirements.

Thanks,

Sara Vickers
Lands Clerk/RRA Specialist
509-925-6158
www.kittitasreclamationdistrict.org

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Tuesday, April 29, 2025 10:37 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; 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 <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; 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 <guy.moura@colvilletribes.com>; sam.rushing@colvilletribes.com; Jordan Bovee <jordan.bovee.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>;
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wendy.neet@ecy.wa.gov; crosepacoordinator@ecy.wa.gov; rand461@ECY.WA.GOV; Downes, Scott
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cassandra.weekes@dfw.wa.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>; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; Hendrix,
Leah D <lhendrix@usbr.gov>; Hoff, Jennifer L <jhoff@usbr.gov>; ken.graham@parks.wa.gov;
john.ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; real.estate@parks.wa.gov;
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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; Marcus, Dylan
<Dylan.Marcus@pse.com>; brooksideconsulting@gmail.com; johnsond@kvfr.org; Jeremy Haberman
<habermanj@kvfr.org>; KVFR Fire Prevention <prevention@kvfr.org>; D.J. Goldsmith
<goldsmithd@kvfr.org>; Chris Moen <moenc@kvfr.org>; sara@krdistrict.org
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>;
Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: SP-25-00006 Deatherage - Notice of Application

Good morning,

CDS is requesting comments on the following short plat application: SP-25-00006 Deatherage.
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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

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

May 14, 2025

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

RE: 202501773; SP-25-00006

Dear Zach Torrance-Smith:

Thank you for the opportunity to comment on the Notice of Application for the Deatherage 2-Lot Short Plat. We have reviewed the documents and have the following comments.

Water Quality Program

Dividing or platting a piece of property is often the first step in a proposed development. An NPDES Construction Stormwater Permit may be required if there is a potential for stormwater discharge from a construction site with disturbed ground. Ground disturbance includes all utility placements, and building or upgrading roads. The permitting process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application, and a 30-day public notice process. This may take 38-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact **Wendy Neet** with the Department of Ecology, (509) 571-6733, with questions about this permit.

Sincerely,

Amber Johnson
SEPA Coordinator
Central Region Office
509-723-5677
crosepa@ecy.wa.gov

From: [Mau, Russell E \(DOH\)](#)
To: [Zach Torrance-Smith](#)
Cc: [Melissa Schumaier](#)
Subject: RE: SP-25-00006 Deatherage - Notice of Application
Date: Thursday, May 1, 2025 8:04:04 AM

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Mr. Torrance-Smith:

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

1. Will the two homes continue to share the well?
2. As a 2-home, shared well, the water system meets the definition of a private water system.
3. If they will continue to share the well, any additional connection(s) to this well would meet the definition of a public water system – in this case, meeting the definition of Group B.
4. Kittitas County Health has exclusive authority regarding Group B public water systems.

If anyone has any questions or concerns regarding these comments, 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: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

Sent: Tuesday, April 29, 2025 10:37 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; 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

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Subject: SP-25-00006 Deatherage - Notice of Application

External Email

Good morning,

CDS is requesting comments on the following short plat application: SP-25-00006 Deatherage.

Links to the file materials can be found below. The comment period will end on **May 14, 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-25-00006 Deatherage](#)

External Link: [SP-25-00006 Deatherage](#)

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-25-00006 Deatherage”.

Zach Torrance-Smith

Planner I

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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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