

Bradley Gasawski

From: Timothy Batin <batt@yakamafish-nsn.gov>
Sent: Wednesday, December 10, 2025 2:09 PM
To: Bradley Gasawski
Subject: Re: SP-25-00012 Clear View - 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.

The project, SP-25-00012 Clear View, 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

On Wed, Dec 10, 2025 at 7:45 AM Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us> wrote:

Good Morning,

CDS is requesting comment on the following short plat application: SP-25-000012 Clear View. Links to the file materials can be found below. The comment period will end **December 29, 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-25-00012 Clear View

External Link: [SP-25-00012 Clear View](#)

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-25-00012 Clear View".

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.



**Department of Energy
Bonneville Power Administration
2520 US Highway 2 East
Kalispell, MT 59901**

TRANSMISSION SERVICES

December 11, 2025

In Reply Refer to: TERR/Kalispell

Kittitas County Planning and Zoning Office
ATTN: Bradley Gasawski, Planner I
411 N. Ruby St., Ste 2
Ellensburg, WA 98926

RE: Short plat application: SP-25-000012 Clear View

Dear Bradley:

The Bonneville Power Administration (BPA) has reviewed the above-mentioned proposed plat and its relationship to the BPA 14-foot-wide access road. BPA does have some concerns with the activity that may occur within the short plat (Plat - Project Number SP-25-000012) and the proposed lots (numbered C and D) intended for residential use.

BPA easements are taken with certain restrictions on the underlying land. In order to maintain operation and safety criteria, all activities planned within the BPA right-of-way need to be approved by BPA prior to their occurrence. Activities that block maintenance crews (such as the installation of fences) or safety concerns (such as buildings, public roads, driveways, utilities, small structures) need to be addressed prior to construction in order to avoid later modification, at the landowner's expense.

In order to avoid problems in this location and to notify prospective landowners, BPA requests that the language be included on the plat map:

The Bonneville Power Administration (BPA) imposes certain conditions on the portions of those properties encumbered by its high voltage transmission line right-of-way and access roads. BPA does not allow structures to be built within the right-of-way, nor does it allow access to be blocked to any transmission facilities. Any activity that is to occur within the right-of-way needs to be permitted by BPA prior to installation or construction. Information regarding the permitting process for proposed uses of the right-of-way may be addressed to BPA Real Estate Field Services at (800) 282-3713.

Whether or not this property is subdivided and/or this plat approved, the owner will need to submit a land use application, the associated \$250 application fee and acquire a Land Use Agreement from BPA for any portion of the owner's development plans that lie within BPA's right-of-way. Enclosed is some information indicating compatible uses of BPA rights-of-way and a land use application for the developers use.

If you have any questions regarding this request or need additional information, please feel free to contact me at the above address or by telephoning me at 406-751-7820.

Sincerely,

A handwritten signature in cursive script that reads "Jamie C. Murray".

Jamie C. Murray

BPA Field Realty Specialist

U.S. DEPARTMENT OF ENERGY – BONNEVILLE POWER ADMINISTRATION (BPA)
APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY

Privacy Act Statement:

Authority: 42 USC § 7101 and 50 USC § 2401

Purpose: BPA will use this information to assess whether your proposed use of our right-of-way will interfere with BPA's land rights.

Routine Uses: This information is authorized to be maintained in Privacy Act system of records DOE-24, "Land Records System." Other routine uses for which this information may be disclosed are listed in the Privacy Act system of records notice for DOE-24, which is published in the Federal Register.

Disclosure: Voluntary; however, failure to provide complete information may result in a delay or denial of your application.

INSTRUCTIONS: Applicant is required to complete all of page 1 and 2. If not submitting an attached map, plan or sketch, page 3 is required.

Payment must be made electronically. To make a payment go to: <https://www.bpa.gov/goto/HowtoPay>: Select "BPA online payments" hyperlink. In the form please fill in all the required fields. Under Purpose of Payment select REALTY APPLICATION FEE. Please make sure to select the appropriate box below before making your payment. You should receive a confirmation when finished.

No Application Fee: For individual landowners requesting personal use of BPA Right-of-Way.

\$250 Application Fee: For developments or subdivisions. Application fee is non-refundable.

\$2500 Application Fee: For longitudinal occupancies that require multiple miles of BPA Right-of-Way. Application fee is non-refundable.

Ask for Real Property Services at : 1-800-282-3713/www.bpa.gov/goto/LandsCommunity

1. Date _____

2. Applicant Information:

Applicant Name _____ Phone Number _____ Fax Number _____

Address: Street _____ City _____ State _____

ZIP Code _____ Email Address _____

3. Owner Information (Complete only if the applicant is not the owner):

Owner Name _____ Phone Number _____ Fax Number _____

Address: Street _____ City _____ State _____

ZIP Code _____ Email Address _____

4. Legal description of the property (This information is on your title, insurance policy, courthouse deed, or your tax statement.)

Note: Applicant must provide a county assessor's map showing the owner's boundary lines and the location of use.

Location Of Property:

Quarter Section(s) Section(s) Township Range County State

APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY

5. Purpose For Which BPA Right-Of-Way/Property Is To Be Used. Check all boxes that apply and complete the information on the following page. (Include a map, plan or sketch if appropriate.)

NOTE: For submission of digital plans please provide a PDF version. BPA will request larger plans, if needed.

Driveway/Roadway Width (Note: Please attach existing and proposed grading plans)

Width _____ Material _____

Electric Service Line

Voltage _____ Underground _____ Overhead _____

Pipelines	Type:	Gas	Sewer	Water
	Diameter	_____	_____	_____
	Material	_____	_____	_____
	Buried Depth	_____	_____	_____

Customer Interconnection Request Number (for interconnection requests only) _____

Other Uses: Please describe your intended use in detail. In order to assure safe clearance, please describe any equipment that will be used for applied use (including equipment intended to construct and maintain the use). Space is provided on page 3 for a drawing. If grading, please attach existing and proposed grading plans.

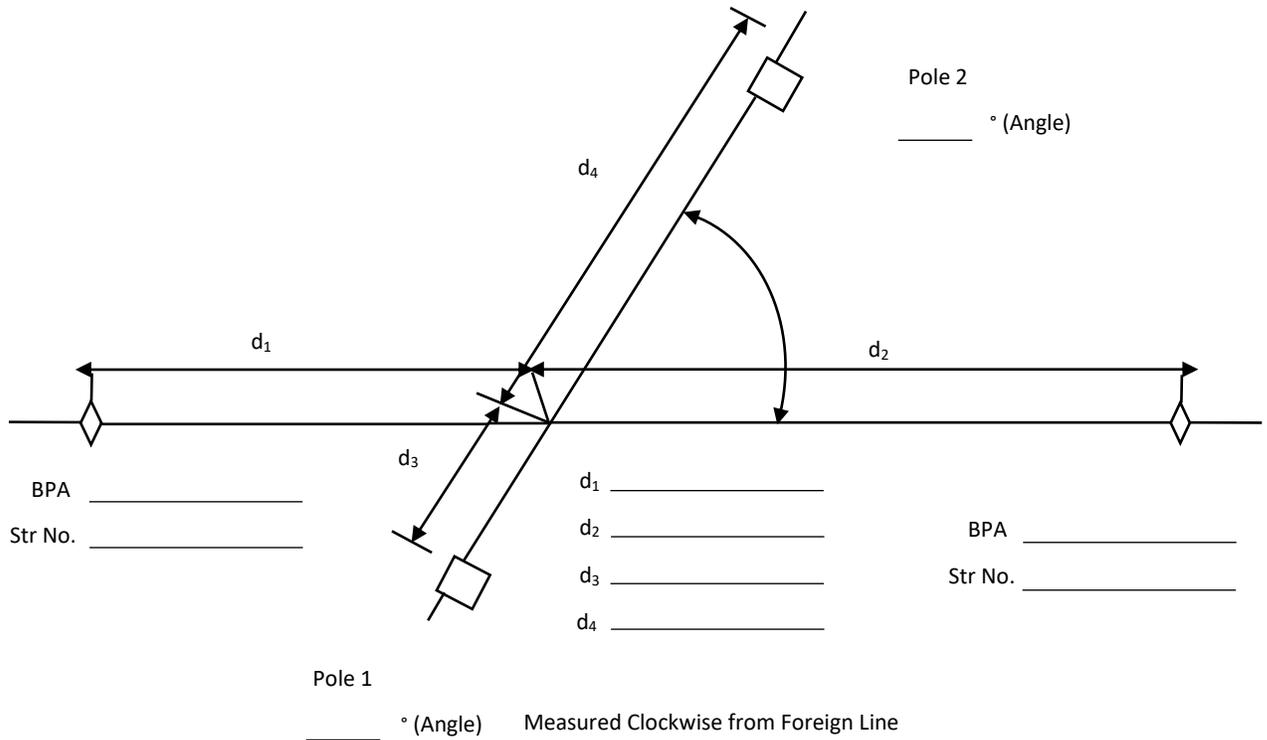
6. Applicant Name _____ 7. Applicant Title _____

8. Applicant Signature _____

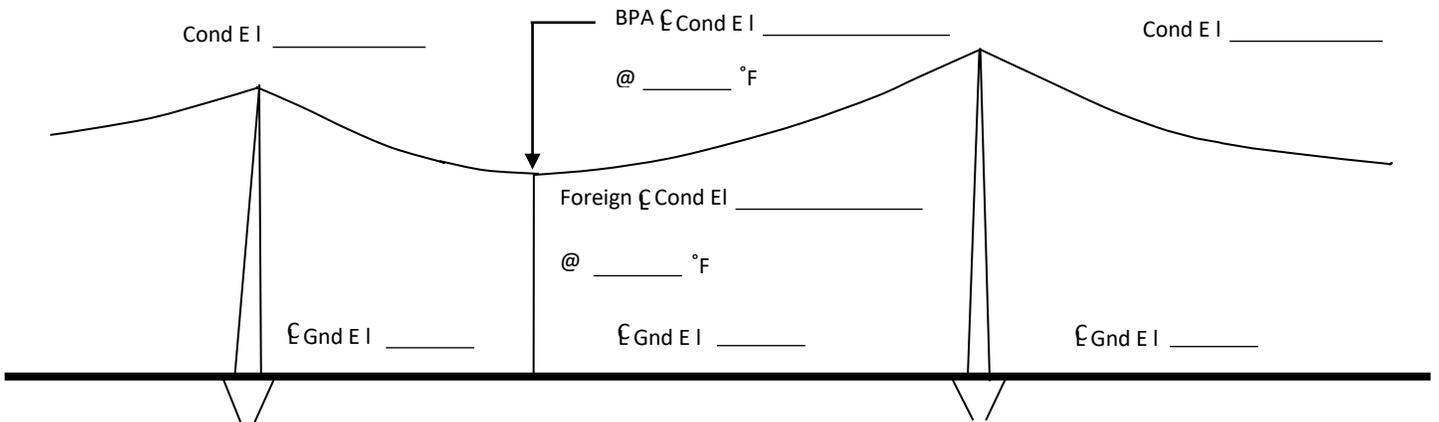
APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY

Applicant Name _____

Complete **ONLY** if overhead or underground foreign line crosses an overhead BPA line. If the foreign line crosses more than one BPA line use additional sheets



PLAN



APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY

Applicant Name _____

<u>Elevation BPA line</u>			
Poles	Length	Depth Set	Class Pole
Pole 1			
Pole 2			

Fixtures
Size of Crossarms _____
Make & Catalog Number Of Insulators:

Conductors			
Number _____	Size _____		
Kind _____	Voltage _____		
MWT _____	Loading _____		
Comments: 			

Pole 1 Configurations _____

Pole 2 Configurations _____

APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY

Mail your application to the location nearest to your project:

WESTERN WASHINGTON	
Location and Address	Phone Number
Snohomish District Office, 914 Ave D, Snohomish, WA 98290	360-563-3640
Covington District Office, PO Box 3621, Portland, OR 97208-3621	253-638-3741
Olympia District Office, 5240 Trosper St SW, Olympia, WA 98512	360-570-4352, 360-570-4333 OR 360-570-4332
Ross Maint. Hdqt. Office, PO Box 3621, Portland, OR 97208-3621	800-836-6691

OREGON	
Location and Address	Phone Number
Redmond District Office, 3655 SW Highland Ave., Redmond, OR 97756	541-516-3200
Eugene District Office, 86000 Hwy 99S, Eugene, OR 97405	541-988-7432
Salem District Office, 2715 Tepper Lane, Keizer, OR 97303	503-304-5900
Portland Office, PO Box 3621, Portland, OR 97208-3621	800-836-6619
Hood River, <i>(see Portland for mailing address)</i>	
North Bend Area, <i>(see Portland for mailing address)</i>	

EASTERN WASHINGTON, IDAHO AND MONTANA	
Location and Address	Phone Number
Idaho Falls District Office, <i>(see Tri-Cities Pasco, WA mailing address)</i>	509-544-4747
Tri-Cities District Office, <i>(OR Side)</i> , 2211 North Commercial Avenue, Pasco, WA 99301	509-544-4747
Tri-Cities <i>(WA side)</i> , 2211 North Commercial Avenue, Pasco, WA 99301	503-230-5510
Spokane District Office, 2410 E. Hawthorne Rd., Mead, WA 99021-9594	509-468-3081
Grand Coulee Area, PO Box 24, Grand Coulee, WA 99133	509-378-7447
Ellensburg Area, PO Box 3621, Portland, OR 97208-3621	503-230-5611
Kalispell Maintenance District Office, 2520 US Hwy 2 East, Kalispell, MT 59901	406-751-7824

Landowner's Guide for Compatible Use of BPA Rights-of-Way



February 2011

We need your help to keep the way clear for safe and reliable service

Keeping transmission lines safe and reliable is a critical priority for the Bonneville Power Administration. The key element in achieving those objectives is BPA's ability to construct, operate and maintain its transmission lines and rights-of-way — the area under and around the lines.

You can help BPA keep these rights-of-way clear of trees, brush and structures that could affect the safety or reliability of the transmission system.



Prior to planting, digging, or constructing within BPA's rights-of-way, fill out BPA's Land Use Application Form. The information you provide on the application helps BPA understand your proposed use and the potential impacts to public safety, and the safety of our crews. BPA also reviews the application to determine whether a proposed use of land is compatible with the construction, operation and maintenance of BPA transmission lines. Coordinating with BPA early in your planning process can keep you safe and avoid wasting time and money.

Coordination of land uses

BPA's rights-of-way can sometimes be available for other, compatible, uses. BPA wants to help you carry out your plans in ways that are safe and satisfactory for everyone. Therefore, you are encouraged to make prior arrangements with BPA through the Land Use Application process.

BPA takes several factors into consideration when applications for use of the right-of-way are reviewed.



Our transmission lines were designed to take topography, physical features, environmental and cultural constraints into consideration. BPA's land rights as they relate to the location of your proposed use are also reviewed. If your project is not compatible with BPA's transmission lines, you may be asked to modify your design. In extreme cases, BPA may be able to modify its transmission facilities; however, you would be required to pay for the modifications.

Please consider the following guidelines when preparing your application:

- Maintain at least 50 feet of clearance from BPA's poles, structures or guy wires, whether it be vegetation, roads, fences, utilities, pipelines, or any other improvements.
- Maintain at least 25 feet of clearance from the top of any vegetation and the lowest point of BPA's wires. Do not attempt to measure this distance yourself! You only need to identify the species of the vegetation you propose to plant in the right-of-way so that BPA can consider the mature height of the vegetation.
- Design roads, underground utilities and pipelines to withstand HS-20 loadings (a federal highway standard).

Who we are

The Bonneville Power Administration is a federal agency headquartered in Portland, Ore., that markets wholesale electricity and transmission services to the Pacific Northwest's public and private utilities as well as to some large industries.

BPA provides about one-third of the electricity used in the Northwest and operates more than 15,000 circuit miles of transmission lines. To deliver power, BPA operates and maintains a transmission network throughout Oregon, Washington, Idaho and Montana with small portions into Wyoming, Nevada, Utah and California.

- Design roads, utilities and pipelines to cross BPA's rights-of-way, rather than a long, parallel alignment.
- Ensure concurrence of underlying property owner when not BPA.

Three important steps

There are three important steps that you can take to keep safe and avoid wasting time and money:

1. Call BPA before you plant, dig or build: 1-800-836-6619.
2. Fill out BPA's Land Use Application: www.transmission.bpa.gov/LanCom/Real_Property.cfm.
3. Obtain a written Land Use Agreement from BPA before proceeding with your project.

Location surveys

You are encouraged to have a licensed surveyor determine the location of the BPA rights-of-way before beginning any construction activities. Unfortunately, many people inadvertently build structures on BPA rights-of-way because they believe they know the boundaries of their property, and believe measuring off the conductor or centerline of the towers is sufficient to fix the location of the rights-of-way. Without survey instruments, knowledge of survey law and an understanding of BPA's rights-of-ways, it is impossible to accurately locate property boundaries. By having your surveyor coordinate with the BPA Survey Section, we can prevent many of the encroachment problems that BPA experiences (call 1-800-836-6619 and ask to be connected to BPA's Survey Section).

Danger trees

BPA must identify and arrange to cut trees that, although outside the rights-of-way, may threaten the transmission line because they could fall into the conductor (wires) or structures. Trees that are unstable, diseased, dead or leaning toward the transmission facilities don't need to touch power lines to be dangerous. Electricity can "arc" or

Never cut or trim a tree near a power line. Call BPA!

“flashover” from wires, through the air, to trees or equipment, where it can cause fires, injuries or even fatalities to anyone near the tree or equipment. BPA will arrange to remove these trees.

Available uses of BPA-owned land

Although BPA acquired most of its transmission line rights-of-way as easements, some of BPA's transmission lines are constructed on property BPA owns in fee. BPA also has fee ownership of most of its substation sites as well as other properties BPA acquired to meet its responsibilities. There are three possible options if you wish to use land that BPA owns in fee. You will need to fill out BPA's

Land Use Application so that we can determine whether your proposed use interferes with BPA's use. Easements may be granted for permanent uses such as private road crossings or utilities. Leases may be granted primarily for agricultural purposes on occupied or vacant BPA property. Nontransferrable Land Use Agreements may also be granted for use of BPA's fee owned property. Current market value of the land is the basis for the consideration for these transactions.

Information resources

For more information, including regional realty specialist contacts, or access to BPA's electronic Land Use Application form visit BPA's Web site at: www.transmission.bpa.gov/LanCom/Real_Property.cfm.

Should you have any questions or would like assistance in completing the application, please call 1-800-836-6619. A BPA realty representative will return your call within two business days.

DOs and DON'Ts

BPA does not permit any use of rights-of-way that are unsafe or might interfere with constructing, operating or maintaining our facilities. These restrictions are part of the legal rights BPA acquires for its rights-of-way. Even when no transmission line has been constructed on the rights-of-way, BPA's rights are maintained for future use. You can avoid or minimize incurring redesign or removal costs and benefit from developing reasonable construction schedules by being aware of the prohibited uses and by applying early in your planning process to BPA for concurrence.

DO call BPA before planting, digging or constructing.

DO check your property and review your property records for transmission rights-of-way encumbrances.

DO take the time to plan projects that conform to proper use of the rights-of-way which includes submitting a BPA Land Use Application form for approval.

DO comply with the terms and conditions of the Land Use Agreement provided by BPA for your safety.

DO consult with BPA when planning subdivisions. Backyards and BPA rights-of-way may not be compatible.

DO report criminal or suspicious activities to local authorities and to BPA's federal Crime Witness Hotline at 1-800-437-2744.

DON'T cut or trim a tree near a power line. Call BPA!

DON'T plant, dig or construct in BPA's rights-of-way without first contacting BPA and submitting a BPA Land Use Application for approval.

DON'T store equipment, materials, waste, flammable material or anything that would cause a fire hazard or other safety issue or impede access by line crews to towers and lines.

DON'T assume the location of BPA's fee-owned or rights-of-way boundaries without first contacting a licensed surveyor and having them coordinate with BPA's surveyors by calling 1-800 836-6619.



Vandalizing BPA property is a crime.

Please report any vandalism or theft to BPA property by calling BPA's 24-hour toll-free hotline at 1-800-437-2744. All information reported through the Crime Witness Program is kept confidential. Cash rewards of up to \$25,000 will be paid to those providing information that leads to the arrest and conviction of persons committing the crime.

BONNEVILLE POWER ADMINISTRATION
DOE/BP-4265 • Revised February 2011

Bradley Gasawski

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Thursday, December 11, 2025 4:20 PM
To: Bradley Gasawski
Cc: Melissa Schumaier
Subject: RE: SP-25-00012 Clear View - 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.

Mr. Gasawski:

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

1. Based on an individual well for each parcel, this does not meet the definition of a public water system.
2. Any regulatory authority regarding groundwater usage is fully under Kittitas County Health.
3. The applicant needs to communicate with Ecology regarding groundwater extraction constraints because this development appears to meet the definition of a “project”, and even with separate wells, as a project, all water extraction needs to be evaluated together, i.e., cannot have more than one exempt well quantity.

If anyone has any questions, please contact DOH ODW, thanks,

Russell E. Mau, PhD, PE

Engineer

Office of Drinking Water

Washington State Department of Health

Russell.Mau@doh.wa.gov

www.doh.wa.gov | 509-329-2116

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

Sent: Wednesday, December 10, 2025 7:45 AM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <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 <rebecca.cruse.pw@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; 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; jordan.bovey.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; karen.capuder.adm@colvilletribes.com; Kiana Sam <kiana.sam.adm@colvilletribes.com>; shalena.bent.adm@colvilletribes.com; steve@snoqualmtribe.us; dahp@snoqualmtribe.us; adam@snoqualmtribe.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; 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; Jena.N.Churchill@usace.army.mil; Prilucik, Jacob <jacob.prilucik@wsdot.wa.gov>; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; jcmurray@bpa.gov; accastle@bpa.gov; vlconnell@bpa.gov; dxrogers@bpa.gov; rightofway@pse.com; nathen.lamb@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; legals@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; sdavies@kcf7.com; Kittitas County Fire District #7 (DNR) <alowe@kcf7.com>; robertsb@cersd.org; communityrelations@cersd.org; townofsouthcleelum@gmail.com; sce@inland.net; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; Debbie Lee <dlee@cleelum.gov>; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

Subject: SP-25-00012 Clear View - Notice of Application

External Email

Good Morning,

CDS is requesting comment on the following short plat application: SP-25-000012 Clear View. Links to the file materials can be found below. The comment period will end **December 29, 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-25-00012 Clear View](#)

External Link: [SP-25-00012 Clear View](#)

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-25-00012 Clear View".

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.

Bradley Gasawski

From: Jordan Bovee <jordan.bovee.hsy@colvilletribes.com>
Sent: Tuesday, December 16, 2025 10:46 AM
To: Bradley Gasawski
Subject: Re: SP-25-00012 Clear View - 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.

Hi Bradley,

This review is in response to the request for comment on the SP-25-00012 Clear View short plat application.

The proposed undertaking falls outside of what the Colville Business Council has delineated as the traditional territory of the tribes which compose the Confederated Tribes of the Colville Reservation, and we recognize that there may be other interested parties, particularly tribal partners, who have more immediate concerns for the potential effects of this undertaking to resources of historic, cultural, or religious significance. However, as it does fall within areas of usual and accustomed use, we offer the following recommendation.

DAHP's predictive model suggests this area is at moderate risk for cultural resources to be present, and advises survey. Given the proposed access improvements to the plat which include grading and the placing of culverts and impermeable surfaces (roads), as well as in the interest of streamlining future development efforts on these lots, we would concur and recommend that a full cultural resource survey with an appropriate subsurface testing schema be carried out ahead of project implementation. We would also request a copy of any report produced as a result of such an effort. An Inadvertent Discovery Plan would also be very appropriate for the ground disturbing work proposed.

As mentioned above, we will defer to the position of other tribal partners on this matter. Thank you for submitting this project for compliance review with the CTCR. Our comments are based on information as currently presented, and we do reserve the right to revise them if additional information becomes available. If you have any questions, please do not hesitate to reach out to me at this email or the numbers listed below.

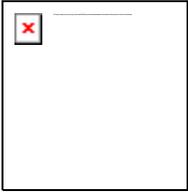
My best,

Jordan Bovee | Archaeologist
CTCR History/Archaeology Program
jordan.bovee.hsy@colvilletribes.com
Desk Phone: 509-634-2690

Mobile Phone: 509-631-1131

PO Box 150

Nespelem, WA 99155



On Wed, Dec 10, 2025 at 7:45 AM Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us> wrote:

Good Morning,

CDS is requesting comment on the following short plat application: SP-25-000012 Clear View. Links to the file materials can be found below. The comment period will end **December 29, 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-25-00012 Clear View

External Link: [SP-25-00012 Clear View](#)

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-25-00012 Clear View”.

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.



**DEPARTMENT OF
NATURAL RESOURCES**

SOUTHEAST REGION
713 BOWERS ROAD
ELLENSBURG, WA 98926

509-925-8510
TRS 711
SOUTHEAST.REGION@DNR.WA.GOV
WWW.DNR.WA.GOV

December 17, 2025

Bradley Gasawski
Kittitas County Community Development Services
411 N. Ruby St, Suite 2
Ellensburg, WA 98926

RE: SP-25-00012 Clear View

Dear Mx. Gasawski:

Thank you for the opportunity to comment on the proposed project on parcel(s): 11884 in Section 01, T. 19 N., Range 14 E., W.M.; Kittitas County.

Based on remote review of this parcel(s) it appears that some or all of the parcel(s) consist of forestland, and it will require a Forest Practices Application (FPA) from the DNR if merchantable timber is removed/harvested as part of the proposal and/or is being converted out of forest land (RCW 76.09 and WAC 222). The FPA would need to meet the requirements of the Forest Practices Act and its rules. It is our recommendation that the applicant meet with our local forest practices forester to discuss, they may call our Southeast Region office at (509) 925-8510 to schedule an appointment.

If there are questions regarding our comments, please contact our Region Forest Practices office at the number above.

Sincerely,

Amanda Moody

Amanda Moody
Forest Practices Program Coordinator
Washington State Department of Natural Resources (DNR)
Southeast Region
Amanda.moody@dnr.wa.gov

Bradley Gasawski

From: Dan Young
Sent: Friday, December 19, 2025 9:20 AM
To: Bradley Gasawski
Subject: RE: SP-25-00012 Clear View - Notice of Application

No comments from the Fire Marshal's office at this time.

Dan Young
Fire Marshal
Dan.young@co.kittitas.wa.us

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Wednesday, December 10, 2025 7:45 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <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 <rebecca.cruse.pw@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@snoqualmie.com; sepa@dahp.wa.gov; enviroreview@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovey@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; shalena.bent.adm@colvilletribes.com; steve@snoqualmtribe.us; dahp@snoqualmtribe.us; adam@snoqualmtribe.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; 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; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; jcmurray@bpa.gov; accastle@bpa.gov; vlconnell@bpa.gov; dxroddgers@bpa.gov; rightofway@pse.com; nathen.lamb@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; legals@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; sdavies@kcf7.com; Alowe@kcf7.com; robertsb@cersd.org; communityrelations@cersd.org; townofsouthcleelum@gmail.com; sce@inland.net; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; dlee@cleelum.gov; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: SP-25-00012 Clear View - Notice of Application

Good Morning,

CDS is requesting comment on the following short plat application: SP-25-000012 Clear View. Links to the file materials can be found below. The comment period will end **December 29, 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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<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-25-00012 Clear View”.

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

To: All Staff
From: Environmental Health
Date: December 19, 2025
Subject: SP-25-00012 Clear View

Drinking Water	<ul style="list-style-type: none">• Supply water quality testing for bacteria / nitrates for existing well• Supply well log for existing well if it is 10 years or older• Supply 4 hour draw down test for existing well if it is less than 10 years old• Supply shared well user agreements for both wells• Individual Well Site Review application must be completed for newly constructed well
Wastewater	<ul style="list-style-type: none">• Site evaluation applications must be completed for all 4 lots





KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: December 19, 2025
SUBJECT: SP-25-000012 Clear View

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. Access to Pasco Road to be secondary access for emergency use only and to remain gated with an approved gate at Pasco Road and abide by all other conditions of approval per Road Standards Variance RV-21-00003. <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.(RC)</p>
ENGINEERING	There is a current grading permit (GP-25-00016) for the work detailed in this short plat that is still in progress. (CBP)
SURVEY	There are no survey comments regarding this application (JT).
TRANSPORTATION CONCURRENCY	No transportation concurrency requirement for this project.
FLOOD	Parcel #11884 is not mapped within a FEMA identified special flood hazard area (1 percent annual chance flood zone). A floodplain development permit is not required. (SC)

<p>WATER MITIGATION/ METERING</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. Note: This parcel is located in the yellow zone. Depending on the well location, the project may not be OTC eligible.</p> <p>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. (RC)</p>

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

Bradley Gasawski

From: Brent Boylan <brentboylan@me.com>
Sent: Monday, December 29, 2025 12:47 PM
To: Bradley Gasawski
Cc: Rick Meadows
Subject: Clear View Short Plat (SP 25-00012)

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,

Hope you are well.

I had understood that a secondary access road needed to be completed and approved prior to subdividing lots in that area. Could you clarify the specifics on that requirement, especially in relation to the Clear View Short Plat (SP-25-00012)? I'm hoping to get clarification on that situation for future planning considerations.

Thanks so much for your help!

Best,
Brent

Bradley Gasawski

From: Clay Parrott
Sent: Monday, December 29, 2025 10:19 AM
To: Bradley Gasawski
Subject: RE: SP-25-00012 Clear View - Notice of Application

Good morning Bradley,

Apologies for the late reply. I will update my comment and try to include the well buffer in future comments, I am new to providing KCPHD comments and I appreciate the help! Yes KCPHD would want to see a copy of the report so we are all on the same page.

Thank you again,

Clay Parrott, B.S., Environmental Health Specialist 2
P: 509.939.6299 | F: 509.962.7539 | E: clay.parrott@co.kittitas.wa.us
Kittitas County Public Health Department
507 N Nanum St Suite '02, Ellensburg WA 98926
www.co.kittitas.wa.us/health
Please tell us how we're doing: [KCPHD Customer Survey](#)



From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Friday, December 19, 2025 4:39 PM
To: Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>
Cc: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: RE: SP-25-00012 Clear View - Notice of Application

Hi Clay,

Thank you. I'll add your comments to the file.

I had two follow up questions. This is my first applicable short plat since the WAC changed to reflect the 100' water supply protection zone for plats as identified in WAC 246.272A.0320(2)(b)(iii). I want to ensure I process and condition it correctly and adequately. Do you want to include a comment/note about the 100' well buffer to the applicant in your comments? If we issue preliminary conditional approval, does PHD want to see a condition of the staff report speaking to this requirement? Please advise. Thank you.

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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From: Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>
Sent: Friday, December 19, 2025 2:51 PM
To: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: RE: SP-25-00012 Clear View - Notice of Application

Comments have been submitted to smartgov.

Clay Parrott, B.S., Environmental Health Specialist 2
P: 509.639.8239 | F: 509.692.788 | E: clay.parrott@co.kittitas.wa.us
Kittitas County Public Health Department
807 N Hanum St Suite 102, Ellensburg WA 98926
www.co.kittitas.wa.us/health
Please tell us how we're doing: [KCPHD Customer Survey](#)



From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Wednesday, December 10, 2025 7:45 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <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 <rebecca.cruse.pw@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; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; koj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovey@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; shalena.bent.adm@colvilletribes.com; steve@snoqualmtribe.us; dahp@snoqualmtribe.us; adam@snoqualmtribe.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; 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; Jenae.N.Churchill@usace.army.mil;
Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov;
jcmurray@bpa.gov; accastle@bpa.gov; vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com;
nathen.lamb@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com;
tribune@nkctribune.com; legals@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; sdavies@kcf7.com;
Alowe@kcf7.com; robertsb@cersd.org; communityrelations@cersd.org; townofsouthcleelum@gmail.com;
sce@inland.net; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; dlee@cleelum.gov; VirgilAmick
<vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers
<ellie.myers@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

Subject: SP-25-00012 Clear View - Notice of Application

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

To: All Staff
From: Environmental Health
Date: December 29, 2025
Subject: SP-25-00012 Clear View

<p>Drinking Water</p>	<ul style="list-style-type: none"> • Supply water quality testing for bacteria / nitrates for existing well • Supply well log for existing well if it is 10 years or older • Supply 4 hour draw down test for existing well if it is less than 10 years old • Supply shared well user agreements for both wells • Individual Well Site Review application must be completed for newly constructed well • Water supply protection zone of at least 100 foot radius for each existing or proposed well site
<p>Wastewater</p>	<ul style="list-style-type: none"> • Provide updated on site septic as-built verifying property lines are a minimum of 5 feet from the edge of the current mound system filter media and include reserve area location

