



June 1, 2026

Kittitas County Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926
Attn: Zach Torrance-Smith

RE: Miller Short Plat, SP-26-00003 – Transmittal of Comments

Dear Zach:

Below are our responses to the comments that were attached to your letter dated May 18, 2026.

BPA (BONNEVILLE POWER ADMINISTRATION)

BPA has no comments at this time.

RESPONSE: N/A

CTCR HISTORY/ARCHAEOLOGY PROGRAM – CONFEDERATED TRIBES OF THE COLVILLE RESERVATOIN

CTCR has no major concerns for the proposal's potential to adversely impact cultural resources. They will defer to other interest parties, particularly tribal partners, who may have more pressing concerns regarding the proposal.

RESPONSE: N/A

DAHP – (DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION)

DAHP is recommending an archaeological survey by a firm familiar with cemetery exploration of the project area prior to ground disturbing activities. The project area is immediately adjacent to a historic cemetery. It is not uncommon for historic cemeteries to have burials outside the designated perimeter. The assigned Project Tracking Number is 2026-05-03452. Please use this number with all correspondence about the project.

RESPONSE: THE SEPA MDNS (SE-24-00017) ISSUED FOR THE PROPERTY REQUIRED AN INADVERTENT DISCOVERY PLAN BE DEVELOPED. A MAJORITY OF THE EARTH DISTURBING ACTIVITY FOR THE PROJECT WAS COMPLETED UNDER THAT SEPA, AND WHILE ADDITIONAL EARTH DISTURBING ACTIVITIES WILL OCCUR, THE APPLICANT PROPOSES UTILIZING THE EXISTING IDP.

KITTIAS COUNTY PUBLIC HEALTH DEPARTMENT – ENVIRONMENTAL HEALTH

DRINKING WATER:

Pursuant to KCC 13.35.020, an Adequate Water Supply Determination (AWS D) is required prior to final plat approval for all lots proposing individual and/or shared well water systems.

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Eastern Washington Division
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1. Individual wells shall comply with KCC 13.35.050, including demonstration of adequate water quantity and submission of nitrate and coliform water quality results.
2. Shared wells shall comply with KCC 13.35.060, including demonstration of adequate water quantity, submission of nitrate and coliform water quality results, and a recorded Shared Well Users Agreement.

RESPONSE: NOTED. APPLICANT SHALL COMPLY

Additional flow equalization, storage, treatment, engineering, and recording requirements may apply depending on well production and water quality results.

A water supply protection zone with a minimum 100-foot radius shall be provided for each existing and proposed well site, consistent with WAC 246-272A-0320.

RESPONSE: NOTED. APPLICANT SHALL COMPLY.

WASTEWATER:

Prior to preliminary plat approval, the applicant shall perform a site evaluation in accordance with WAC 246-272A-0220 to demonstrate that the proposed lots are capable of supporting conforming on-site sewage systems and required reserve areas. The evaluation shall include a minimum of two soil test pits per lot within the primary and reserve drainfield areas, and the test pit locations shall be shown on the plat map and flagged in the field for inspection.

RESPONSE: THE APPLICANT WILL SCHEDULE A SITE EVALUATION WITH KCPH.

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

ACCESS:

1. An approved access permit shall be required from the KC 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 KC Road Standards.

In addition to the above-mentioned conditions, all applicable KC Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.

RESPONSE: NOTED. APPLICANT SHALL COMPLY.



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).

RESPONSE: GP-24-00006 WAS ISSUED FOR THE CONSTRUCTION OF THE JOINT USE DRIVEWAY. IF ADDITIONAL GROUND DISTURBING ACTIVITIES EXCEED THESE THRESHOLDS, THE APPLICANT SHALL UPDATE THE EXISTING PERMIT OR APPLY FOR NEW PERMITS.

SURVEYS:

1. Application map does not meet requirements of WAC 332-130-145 Topo Standards.
2. If any road monuments or either of the 2 untied property corners were utilized for survey control, please include distance and bearing ties to these monuments.

RESPONSE: NOTED. APPLICANT SHALL UPDATE THE MAP PRIOR TO FINAL PLAT.

OF NOTE (change not required for approval) 1. The area near the N'most corner of Lot 4 would benefit from a note "See Detail Next Sheet".

TRANSPORTATION CONCURRANCY:

Transportation concurrency not applicable to this project.

RESPONSE: N/A

FLOOD:

Parcel Number 025534 is not mapped within a FEMA identified special flood hazard area (1% annual chance flood zone). Floodplain development permitting is not required for the proposed project.

RESPONSE: N/A

WATER MITIGATION/METERING:

The following comments outline the requirements for legal availability of water and metering for the proposed short plat:

The applicant must provide legal water availability for all new uses on the proposed lots of this project. Prior to final plat approval and recording, the following conditions shall be met:

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In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:

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.

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.

Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.

RESPONSE: NOTED. APPLICANT SHALL COMPLY.

FINAL PLAT NOTES:

Plat Notes C-1 and C-2 have been placed on the short plat map.

RESPONSE: NOTES PLACED ON MAP

SNOQUALMIE INDIAN TRIBE

Based on the information provided and their understanding of the project and its APE, they are recommending an archaeological review be performed for this project.

RESPONSE: THE SEPA MDNS (SE-24-00017) ISSUED FOR THE PROPERTY REQUIRED AN INADVERTENT DISCOVERY PLAN BE DEVELOPED. A MAJORITY OF THE EARTH DISTURBING ACTIVITY FOR THE PROJECT WAS COMPLETED UNDER THAT SEPA, AND WHILE ADDITIONAL EARTH DISTURBING ACTIVITIES WILL OCCUR, THE APPLICANT PROPOSES UTILIZING THE EXISTING IDP.

OFFICE OF DRINKING WATER – WASHINGTON STATE DEPARTMENT OF HEALTH

1. If the four subdivided parcels install private wells, the cumulative groundwater extraction most likely would be subject to the "project" definition – and the combined extraction cannot exceed a single exempt well limit. The applicant and subsequent property owners should consult with Ecology on this.

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2. If the four subdivided parcels install 2 shared wells, this would not meet the definition of a public water system, but would be subject to the above comment.
3. If the four subdivided parcels install a single well for the four (4) properties, this would meet the definition of a Group B public water system. As a Group B public water system, KC Health is the exclusive administrator.

RESPONSE: NOTED. THE APPLICANT SHALL COMPLY.