

From: [Murray, Jamie C \(BPA\) - TERR-KALISPELL](#)
To: [Zach Torrance-Smith](#)
Subject: RE: SP-26-00003 Miller - Notice of Application
Date: Wednesday, April 29, 2026 2:19:10 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.

Zach,

BPA has reviewed the proposed plat and does not have any facilities within this area. BPA has no comments at this time.

Thank you for the opportunity to review.

Jamie C. Murray
[BONNEVILLE POWER ADMINISTRATION](#)
[DEPARTMENT OF ENERGY](#)

Realty Specialist | Real Property Field Services | TERR-Kalispell
jcmurray@bpa.gov | 406-751-7820 office | 406-309-1398 cell

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

Sent: Monday, April 27, 2026 3:54 PM

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>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@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; jessica_lally@yakama.com; noah_oliver@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; 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; Karen Capuder <karen.capuder.adm@colvilletribes.com>; Kiana Sam <kiana.sam.adm@colvilletribes.com>; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; Mau, Russell E

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(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)
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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; CMOIcese@bpa.gov; Murray, Jamie C
(BPA) - TERR-KALISPELL <JCMurray@bpa.gov>; Castle, Angela C (CONTR) - TERR-PASCO
<ACCastle@bpa.gov>; Connell, Valorie L (BPA) - TERR-PASCO <vlconnell@bpa.gov>; Rodgers, Deborah
(CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; rightofway@pse.com;
brooksideconsulting@gmail.com; sara@krdistrict.org; sdavies@kcf7.com; Aaron Lowe
<ALowe@kcf7.com>; robertsb@cersd.org; communityrelations@cersd.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-26-00003 Miller - Notice of Application

Good afternoon,

CDS is requesting comments on the following short plat application: SP-26-00003 Miller.

Links to the file materials can be found below. The comment period will end on **May 15, 2026, 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-26-00003 Miller](#)

External Link: [SP-26-00003 Miller](#)

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-26-00003 Miller**”.

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

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.

From: [Jordan Bovee](#)
To: [Zach Torrance-Smith](#)
Cc: [Amelia Stanger](#)
Subject: Re: SP-26-00003 Miller - Notice of Application
Date: Tuesday, April 28, 2026 7:25:50 AM

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 Zach,

This review is in response to the short plat application SP-26-00003 Miller.

After reviewing the project area against State and Tribal sensitivity maps, the CTCR has no major concerns for the proposal's potential to adversely impact cultural resources. While still within areas of usual and accustomed use, we recognize that this also falls outside of what the Colville Business Council has delineated as the traditional territories of the Confederated Tribes of the Colville Reservation. For this reason, we will defer to other interested parties, particularly Tribal partners, who may have more pressing concerns regarding the proposal.

Thank you,

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 Mon, Apr 27, 2026 at 2:53 PM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good afternoon,

CDS is requesting comments on the following short plat application: SP-26-00003 Miller.

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Kittitas County Community Development Services

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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.

From: [MacNaughton, James \(DAHP\)](#)
To: [Zach Torrance-Smith](#)
Cc: [Tasa, Guy \(DAHP\)](#); [Wardlaw, Dennis \(DAHP\)](#); [Jessica Lally](#); [dahp@snoqualmtribe.us](#); [jordan.bovey.hsy@colvilletribes.com](#); [Amelia Stanger](#); [Gregg Kiona](#); [Ian Gray](#); [Darnell Sam \(darnell.sam.adm@colvilletribes.com\)](#); [Jarred-Michael Erickson](#); [John Sirois \(john.sirois.adm@colvilletribes.com\)](#); [karen.capuder.adm@colvilletribes.com](#); [Kiana Sam](#); [milton.davis.adm@colvilletribes.com](#); [Rebecca Hunt](#)
Subject: 2026-05-03452 - SURVEY REQUESTED - RE: SP-26-00003 Miller - Notice of Application
Date: Tuesday, May 12, 2026 9:45:47 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[2026-05-03452_051126 Survey Requested - Historic Cemetery.pdf](#)

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Good Morning Zach

Thank you for contacting the DAHP about this project. Please see the attached letter from the DAHP 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 an historic cemetery; it is not uncommon for historic cemeteries to have burials outside the designated perimeter. I have assigned Project Tracking # 2026-05-03452 to your project. Please include this number with all correspondence about the project.

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

All Best

James

	<p>James MacNaughton, MSc, RPA (He/Him) 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>
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Please note that many DAHP employees are working from home. E-

be the best method of communication.

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

Sent: Monday, April 27, 2026 2:54 PM

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>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@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; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; Jeff Kozma <kozj@yakamafish-nsn.gov>; batt@yakamafish-nsn.gov; 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; Karen Capuder <karen.capuder.adm@colvilletribes.com>; Kiana Sam <kiana.sam.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>; 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>; 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; Jenae.N.Churchill@usace.army.mil; Prilucik, Jacob <jacob.prilucik@wsdot.wa.gov>; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOIcese@bpa.gov; Murray, Jamie C (BPA) - TERR-KALISPELL <JCMurray@bpa.gov>; Castle, Angela C (CONTR) - TERR-PASCO <ACCCastle@bpa.gov>; vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com; brooksideconsulting@gmail.com; sara@krdistrict.org; sdavies@kcf7.com; Kittitas County Fire District #7 (DNR) <alowe@kcf7.com>; robertsb@cersd.org; communityrelations@cersd.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-26-00003 Miller - Notice of Application

External Email

Good afternoon,

CDS is requesting comments on the following short plat application: SP-26-00003 Miller.

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External Link: [SP-26-00003 Miller](#)

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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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<http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

May 12, 2026

Zach Torrance-Smith
Planner I
Kittitas County

In future correspondence please refer to:
Project Tracking Code: **2026-05-03452**
Property: Kittitas County - SP-26-00003 Miller SP
Re: **Survey Requested**

Dear Zach Torrance-Smith:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. As a result of our review, our professional opinion is that the project area has the potential to contain archaeological resources. The project is in an area determined to be at Moderately High- to High- risk of containing cultural resources according to the DAHP Risk Assessment Model and is adjacent to the historic Greenwood Cemetery (KT03085). With historic cemeteries, it is not unusual for unmarked burials to exist outside of areas with headstones and grave markers. Therefore, development and construction near a historic cemetery can lead to the inadvertent disturbance of unmarked burials. In Washington state, cemeteries and burials are protected under state law (RCWs 27.44, 68.50, and 68.60); any person violating these laws can be found guilty of a Class C felony.

Future ground disturbing actions in the project area have the potential to disturb unknown archaeological resources and potentially human burials and/or damage or destroy cemetery structures, grave markers, or funerary items relating to the historic cemetery. Identification of archaeological resources and burials during construction is not a recommended detection method because inadvertent finds often result in costly construction delays and damage to the resource(s). Therefore, we strongly recommend a professional archaeological survey with testing of the project area be conducted prior to any ground disturbing activities. We also recommend continuing consultation with the Affected Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. The survey report should be uploaded directly into the DAHP Online



WISAARD system by the cultural resource consultant to expedite DAHP review. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,



James MacNaughton, M.S.
Local Government Archaeologist
(360) 280-7563
James.MacNaughton@dahp.wa.gov





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

To: All Staff
From: Environmental Health
Date: 5/15/2026
Subject: SP-26-00003 Miller

<p>Drinking Water</p>	<ul style="list-style-type: none"> • 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. <ul style="list-style-type: none"> ○ Individual wells shall comply with KCC 13.35.050, including demonstration of adequate water quantity and submission of nitrate and coliform water quality results. ○ 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. • 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.
<p>Wastewater</p>	<ul style="list-style-type: none"> • 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.





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



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926
T: 509.962.7515 · F: 509.962.7581
www.co.kittitas.wa.us/health/



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: May 13, 2026
SUBJECT: SP-26-00003 Miller

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. <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	<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). (CBP)</p>
SURVEY	<ol style="list-style-type: none"> 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. <p>OF NOTE (change not required for approval)</p> <ol style="list-style-type: none"> 1. The area near the N'most corner of Lot 4 would benefit from a note "See Detail Next Sheet". (JT)
TRANSPORTATION CONCURRENCY	<p>Transportation concurrency not applicable to this project.</p>

<p>FLOOD</p>	<p>Parcel # 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. (SC)</p>
<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. 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>

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

From: [Aaron Webster](#)
To: [Zach Torrance-Smith](#)
Cc: [DAHP](#)
Subject: RE: SP-26-00003 Miller - Notice of Application
Date: Tuesday, May 5, 2026 12:14:08 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 Zach,

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE, we would recommend an archaeological review be performed for this project. This is in an area the Snoqualmie Tribe considers culturally significant and has a high probability to have unknown archaeological deposits. If any archaeological work is performed, we request notification. An IDP should not be used in lieu of archaeological investigation. Cultural and archaeological resources are non-renewable and are best discovered prior to ground disturbance.

Respectfully,

Aaron Webster

Archaeologist

Snoqualmie Indian Tribe

Cell: 425-466-0263

Email: aaron@snoqualmietribe.us

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

Sent: Monday, April 27, 2026 2:54 PM

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>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@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; jessica_lally@yakama.com; noah_oliver@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; 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; Karen Capuder <karen.capuder.adm@colvilletribes.com>; Kiana Sam <kiana.sam.adm@colvilletribes.com>; Steven Moses <steve@snoqualmtribe.us>; DAHP <dahp@snoqualmtribe.us>; Adam Osbekoff <adam@snoqualmtribe.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; 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>; 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; Murray,Jamie C (BPA) - TERR-KALISPELL <JCMurray@bpa.gov>; Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>; vlconnell@bpa.gov; dxrogers@bpa.gov; rightofway@pse.com; brooksideconsulting@gmail.com; sara@krdistrict.org; sdavies@kcf7.com; Aaron Lowe <ALowe@kcf7.com>; robertsb@cersd.org; communityrelations@cersd.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-26-00003 Miller - Notice of Application

Good afternoon,

CDS is requesting comments on the following short plat application: SP-26-00003 Miller.

Links to the file materials can be found below. The comment period will end on **May 15, 2026, 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-26-00003 Miller](#)

External Link: [SP-26-00003 Miller](#)

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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-26-00003 Miller**”.

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

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.

From: [Mau, Russell E. \(DOH\)](#)
To: [Zach Torrance-Smith](#)
Cc: [Melissa Schumaier](#)
Subject: Re: SP-26-00003 Miller - Notice of Application
Date: Tuesday, April 28, 2026 9:27:15 AM

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. Torrance-Smith:

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

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.
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, Kittitas County Health is the exclusive administrator.

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

Sent: Monday, April 27, 2026 2:53 PM

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 <adminstaff@kittcom.org>; storch@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>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@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 <ken.edwards@kittitaspud.com>; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com <enviroreview@yakama.com>; jessica_lally@yakama.com <jessica_lally@yakama.com>; noah_oliver@yakama.com <noah_oliver@yakama.com>; Jeff Kozma <kozj@yakamafish-nsn.gov>; batt@yakamafish-nsn.gov <batt@yakamafish-nsn.gov>; guy.moura@colvilletribes.com <guy.moura@colvilletribes.com>; sam.rushing@colvilletribes.com <sam.rushing@colvilletribes.com>; Jordan Bovee <jordan.bovee.hsy@colvilletribes.com>; darnell.sam.adm@colvilletribes.com <darnell.sam.adm@colvilletribes.com>; john.sirois.adm@colvilletribes.com <john.sirois.adm@colvilletribes.com>; milton.davis.adm@colvilletribes.com <milton.davis.adm@colvilletribes.com>; Karen Capuder <karen.capuder.adm@colvilletribes.com>; Kiana Sam <kiana.sam.adm@colvilletribes.com>; steve@snoqualmietribe.us <steve@snoqualmietribe.us>; dahp@snoqualmietribe.us <dahp@snoqualmietribe.us>; adam@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>; 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>; jhoff@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 <kimberly.larned@usda.gov>; Jenae.N.Churchill@usace.army.mil <Jenae.N.Churchill@usace.army.mil>; Prilucik, Jacob <jacob.prilucik@wsdot.wa.gov>; SCPlanning@wsdot.wa.gov <SCPlanning@wsdot.wa.gov>; AviationLandUse@wsdot.wa.gov <AviationLandUse@wsdot.wa.gov>; CMOlcese@bpa.gov <CMOlcese@bpa.gov>; Murray, Jamie C (BPA) - TERR-KALISPELL <JCMurray@bpa.gov>; Castle, Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>; vlconnell@bpa.gov <vlconnell@bpa.gov>; dxrodgers@bpa.gov <dxrodgers@bpa.gov>; rightofway@pse.com <rightofway@pse.com>; brooksideconsulting@gmail.com <brooksideconsulting@gmail.com>; sara@krdistrict.org <sara@krdistrict.org>; sdavies@kcf7.com <sdavies@kcf7.com>; Kittitas County Fire District #7 (DNR) <alowe@kcf7.com>; robertsb@cersd.org <robertsb@cersd.org>; communityrelations@cersd.org <communityrelations@cersd.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>

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External Email

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