

From: [Murray, Jamie C \(BPA\) - TERR-KALISPELL](#)
To: [Zach Torrance-Smith](#)
Subject: RE: SP-26-00007 Schultz - Notice of Application
Date: Monday, August 10, 2026 8:44:50 AM

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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: Friday, August 7, 2026 4:31 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>; 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>; matt.boast@kittitaspud.com; kyle.bennett@kittitaspud.com; sepa@dahp.wa.gov; enviroreview@yakama.com; Jessica_Lally@Yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; sam.rushing@colvilletribes.com; jordan.bovey.hsy@colvilletribes.com; Darnell Sam (<darnell.sam.adm@colvilletribes.com> <darnell.sam.adm@colvilletribes.com>); John Sirois (<john.sirois.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; rand461@ECY.WA.GOV; 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; sepa@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>; 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 Vickers <sara@krdistrict.org>; kcfd1@fairpoint.net;
perkinsa@thorpschools.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-26-00007 Schultz - Notice of Application

Good afternoon,

CDS is requesting comments on the following short plat application: SP-26-00007
Schultz.

Links to the file materials can be found below. The comment period will end on **August
26, 2026, at 5pm**. CDS will assume your agency does not wish to provide comment if not
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2018 and Forward - Preliminary**” and then the project file number “**SP-26-00007
Schultz**”.

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: [Dan Young](#)
To: [Zach Torrance-Smith](#)
Subject: RE: SP-26-00007 Schultz - Notice of Application
Date: Monday, August 24, 2026 10:54:06 AM

No comments

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

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Friday, August 7, 2026 3:31 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>; 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>; matt.boast@kittitaspud.com; kyle.bennett@kittitaspud.com; sepa@dahp.wa.gov; envioreview@yakama.com; Jessica_Lally@Yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; Darnell Sam (darnell.sam.adm@colvilletribes.com) <darnell.sam.adm@colvilletribes.com>; John Sirois (john.sirois.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; rand461@ECY.WA.GOV; 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; sepa@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 Vickers <sara@krdistrict.org>; kcfd1@fairpoint.net; perkinsa@thorpschools.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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Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

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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: 8/18/2026
Subject: SP-26-00007 Shultz

Drinking Water	• New wells proposed on the parcels will need to complete and submit a well site review application for approval of well site. • A water supply protection zone of 100ft radius for each existing or proposed well site for the parcels per WAC 246-272A-0320 (iii) • An AWSI I/S application is necessary for each proposed lot. AWSI I/S must have: Well log no older than 10yrs old or 4hr flow test, a current well water quality test which includes a passing bacteriological (within 1 year) and nitrate (within 3 years) result, recorded proof of mitigation and metering agreement, and site plan. • For any lot that intends to share a well a AWSI I/S application is necessary. The AWSI I/S must have the same documents as an individual well but includes a recorded well-shared users' agreement and if the 100-foot well protection zone overlaps with the adjoining parcel, include the site plan or as-built for the adjoining parcel.
Wastewater	• Soil logs must be completed for each proposed lot.



From: [Rebecca Cruse](#)
To: [Zach Torrance-Smith](#)
Subject: UPDATED- SP-26-00007- KCPW comments
Date: Monday, August 24, 2026 2:56:24 PM
Attachments: [SP-26-00007 Schultz- KCPW Plan Review Team Comments.pdf](#)

Zach,

Please use this comment sheet attached for SP-26-00007 Schultz. I added in comments about an easement described that will need verified and corrected for 30' easement for shared driveway. We cannot guarantee access from the canal crossing, and USBR would provide crossing license for the use.

Thank you,

Rebecca Cruse | Engineer Tech 1

Kittitas County Public Works
411 North Ruby Street Suite 1
Ellensburg, WA 98926
509.962.7523



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: August 24, 2026
SUBJECT: SP-26-00007 Schultz

ACCESS	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. Access easements for joint use driveways must be a minimum of 30 feet wide. Appears to be only a 5ft easement for lot B3. 3. Lots that access easements or rights-of-way controlled by different agencies, such as State highways, Forest Service Roads, irrigation canals, or railroads will require separate access approvals from those agencies. A copy of the access approval shall be submitted to the County prior to issuance of the County's access permit. The County cannot grant access to roads or easements it does not control (KCC 12.05.030(G)). 4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 5. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. 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)
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). (CBP)
SURVEY	There are no comments preventing the approval of the Prelim Short Plat. Comments below need to be addressed for final. 1. Basis of Bearings has not been addressed. 2. Lot Closures will need to be provided. (JT)
TRANSPORTATION CONCURRENCY	Not applicable to this project as proposed. (RC)

FLOOD	Parcel #847834 is not within a FEMA mapped special flood hazard area (1% annual chance flood zone). Floodplain development permitting is not required for the proposed short plat. (SC)
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: 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. Final Plat Notes The following notes shall be placed on the face of the plat: 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." 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." (SC)
AIRPORT	No Comment. (RC)

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

From: [Matt Boast](#)
To: [Zach Torrance-Smith](#); [Dan Young](#); [Marvin Douvier](#); [Kim Dawson](#); [adminstaff@kittcom.org](#); [storch@kittcom.org](#); [Julie Kiorsvik](#); [Laura Kukes](#); [Public Health Inspectors](#); [Lisa Lawrence](#); [Patti Stacey](#); [Kelee Hodges](#); [Candie Leader](#); [Tate Mahre](#); [Jackie Sharp](#); [Samantha Cox](#); [Josh Fredrickson](#); [Rebecca Cruse](#); [Jeremy Larson](#); [Steph Mifflin](#); [Haley Mercer](#); [Christy Garcia](#); [Kyle Bennett](#); [sepa@dahp.wa.gov](#); [enviroreview@yakama.com](#); [Jessica_Lally@Yakama.com](#); [kozi@yakamafish-nsn.gov](#); [batt@yakamafish-nsn.gov](#); [sam.rushing@colvilletribes.com](#); [jordan.bovey.hsy@colvilletribes.com](#); [Darnell Sam](#) ([darnell.sam.adm@colvilletribes.com](#)); [John Sirois](#) ([john.sirois.adm@colvilletribes.com](#)); [milton.davis.adm@colvilletribes.com](#); [steve@snoqualmtribe.us](#); [dahp@snoqualmtribe.us](#); [adam@snoqualmtribe.us](#); [Mau, Russell E \(DOH\)](#); [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](#); [rivers@dnr.wa.gov](#); [luke.warthen@dnr.wa.gov](#); [SEPACENTER@dnr.wa.gov](#); [MARTIN.MAUNEY@dnr.wa.gov](#); [Moody, Amanda \(DNR\)](#); [jhoff@usbr.gov](#); [ken.graham@parks.wa.gov](#); [john.ernster@parks.wa.gov](#); [rachel.mazzacavallo@parks.wa.gov](#); [sepa@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](#); [Castle,Angela C \(CONTR\) - TERR-PASCO](#); [vlconnell@bpa.gov](#); [dxrodgers@bpa.gov](#); [rightofway@pse.com](#); [brooksideconsulting@gmail.com](#); [Sara Vickers](#); [kcf1@fairpoint.net](#); [perkinsa@thorpschools.org](#)
Cc: [Jamey Ayling](#); [Ellie Myers](#); [Bradley Gasawski](#)
Subject: RE: SP-26-00007 Schultz - Notice of Application
Date: Monday, August 10, 2026 11:56:51 AM
Attachments: [image001.png](#)

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Zach-

Thank you for the opportunity to comment. The Kittitas PUD has multiple overhead power lines in the vicinity of this plat. Developer should apply for power at the District Customer Service Center at 1400 Vantage Hwy to obtain a cost proposal for power service to these lots or relocation/alteration of any existing power lines.

Application form and Installation Standards/Guidelines can be found at the following link:

[New or Upgraded Service | Kittitas Public Utility District, WA](#)

Best regards,

Matt Boast
General Manager
PUD #1 of Kittitas
County

1400 Vantage Highway
Ellensburg, WA 98926
Phone: 509-260-2300 Ext 804



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From: sara@krdistrict.org
To: [Zach Torrance-Smith](#)
Subject: RE: SP-26-00007 Schultz - Notice of Application
Date: Tuesday, August 11, 2026 10:44:39 AM

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Hi Zach,

This parcel lies within the KRD boundaries; however, has no irrigable acres. No requirements from KRD other than the existing notes on the plat.

Thanks ,

Sara Vickers
KRD Assistant Manager - Operations
Lands Clerk/RRA Specialist
509-925-6158 - Office
509-929-5014 - Cell
www.kittitasreclamationdistrict.org

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Friday, August 7, 2026 3:31 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>; 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>; matt.boast@kittitaspud.com; kyle.bennett@kittitaspud.com; sepa@dahp.wa.gov; enviroreview@yakama.com; jessica_lally@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; sam.rushing@colvilletribes.com; jordan.bovey.hsy@colvilletribes.com; Darnell Sam (darnell.sam.adm@colvilletribes.com) <darnell.sam.adm@colvilletribes.com>; John Sirois

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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-26-00007 Schultz - Notice of Application

Good afternoon,

CDS is requesting comments on the following short plat application: SP-26-00007 Schultz.

Links to the file materials can be found below. The comment period will end on **August 26, 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-26-00007 Schultz](#)

External Link: [SP-26-00007 Schultz](#)

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-26-00007 Schultz**”.

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.



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

August 25, 2026

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

SUBJECT: WDFW COMMENTS ON SCHULTZ SHORT PLAT (SP-26-00007)

Dear Mr. Torrance-Smith,

Thank you for the opportunity to comment on the four-lot Short Plat proposed on Ellensburg Ranches Road, parcel number 847834. The Washington Department of Fish and Wildlife (WDFW) has reviewed the application materials available on file, and we have specialized knowledge of the wildlife and critical areas surrounding the project area. As an agency of expertise, we offer the following comments to be considered as part of this review and determination process.

The parcel proposed for this short plat contains shrubsteppe habitat, is Mule Deer winter range habitat, and is located within a Biodiversity Area and Corridor; all are identified in WDFW's Priority Habitats and Species (PHS) program and are designated Fish and Wildlife Habitat Conservation Areas under Kittitas County's Critical Areas Ordinance (KCC 17A.04).

WDFW recommends that these critical areas be included in the Critical Areas Map provided with the application materials and/or as part of the final plat approval. Providing clarity now on the critical areas present will help ensure all future development proposals are aware of these critical areas and the appropriate mitigation measures will be applied to address any potential impacts to shrubsteppe habitat. We would encourage conservation platting to create buildable envelopes on each new parcel with the buildable areas clustered together to minimize disturbance of the critical areas. We would recommend that these building envelopes and impacts on the critical areas be determined prior to final approval of the plat to be consistent with mitigation sequencing in the Critical Areas Ordinance. WDFW is willing to meet with the applicant to provide suggestions on the clustering of the building envelopes to minimize impacts to the critical areas, particularly wildlife movement. All future development on these lots should follow mitigation sequencing to minimize disturbance and mitigate for the unavoidable impacts.

Thank you for the opportunity to comment and for the County's commitment to protecting critical areas. Please let me know if there are any questions about our comments. I can be reached by phone at (509) 961-6639 or email at Jennifer.nelson@dfw.wa.gov and would be happy to discuss these with the landowners as well.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson". The signature is written in a dark ink and is positioned above the printed name and title.

Jennifer Nelson
Fish and Wildlife Biologist



**Washington State
Department of Transportation**

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

August 11, 2026

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

Attention: Zach Torrance-Smith, Planner I

Subject: SP-26-00007, Schultz
SR 97 MP 143.04 left, Ellensburg Ranches Rd.

We have reviewed the proposed preliminary plat and have the following comment:

The subject property is adjacent to U.S. Highway 97 (US 97), a Class 1 managed access highway with a posted speed limit of 65 miles per hour. Currently, access to the property is via Ellensburg Ranches Rd., a permitted joint use approach at milepost 143.04 left. This approach permits the Ellensburg Ranches Owners Association access to US 97 not to exceed 30 feet in width and may continue to be used. No additional approaches to US 97 will be allowed.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding these comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Stephen P. (Phil) Nugent.
Region Planning Manager

SPN: jjp/mnk

cc: SR 97, File #2026_005