

Bradley Gasawski

From: Dan Young
Sent: Wednesday, September 10, 2025 8:49 AM
To: Bradley Gasawski
Subject: RE: SE-25-00014 Shamkhi - Notice of Application

No comments from the Fire Marshal's office

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

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Tuesday, September 9, 2025 4:45 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>; cameron.curtis.ar <cameron.curtis.ar@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; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@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; terry@nkctribune.com; snutt@kvnews.com; legals@kvnews.com; tribune@nkctribune.com; legals@nkctribune.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; jwiseman@spfire.org; kombola@easton.wednet.edu; jensens@easton.wednet.edu
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: SE-25-00014 Shamkhi - Notice of Application

Good Afternoon,

CDS is requesting comment on the following SEPA Checklist: SE-25-00014 Shamkhi. Links to the file materials can be found below. The comment period will end **September 25, 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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External Link: [SE-25-00014 Shamkhi](#)

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<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “State Environmental Policy Act (SEPA)” and then the project file number “SE-25-00014 Shamkhi”.

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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message id: 38eb45916c6dcbdac24bb8719d004a14

Bradley Gasawski

From: Tom Hastings <THastings@snopass.org>
Sent: Wednesday, September 10, 2025 6:14 AM
To: Bradley Gasawski
Subject: RE: SE-25-00014 Shamkhi - 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.

Thank you for the opportunity to provide comments.

The District has met with two of the homeowners in the Holiday Hill area to discuss water and sewer. While the District looks forward to working with them it is important to note that the District has not entered into a formal agreement to extend the public water and sewer system at this time.

Tom Hastings, MBA

General Manager

Snoqualmie Pass Utility District

Office Hours: Mon-Thu 6:00 – 4:30

425.434.6600 direct

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Tuesday, September 9, 2025 4:45 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>; cameron.curtis.ar <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; Tom Hastings <THastings@snopass.org>; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@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; terry@nkctribune.com; snutt@kvnews.com;
legals@kvnews.com; tribune@nkctribune.com; legals@nkctribune.com; Kimberly.peacher@navy.mil;
Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; jwiseman@spfire.org; kombola@easton.wednet.edu;
jensens@easton.wednet.edu

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

Subject: SE-25-00014 Shamkhi - Notice of Application

Good Afternoon,

CDS is requesting comment on the following SEPA Checklist: SE-25-00014 Shamkhi. Links to the file materials can be found below. The comment period will end **September 25, 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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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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Bradley Gasawski

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Wednesday, September 10, 2025 8:20 AM
To: Bradley Gasawski
Cc: Melissa Schumaier; Carter, Brietta J (DOH)
Subject: RE: SE-25-00014 Shamkhi - Notice of Application

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Mr. Gasawski:

The follow-on DOH ODW comments are:

1. The proposed development represents two (2) connections: the home and the ADU.
2. The Snoqualmie Pass Utility District (81048F) has capacity to serve these additional connections.
3. Due to DOH ODW operations, the Snoqualmie Pass Utility District is managed through the DOH ODW Engineer assigned to King County (Brietta Carter, who is Cc'd on this email). Any additional comments will be provided by Brietta.

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, September 10, 2025 8:05 AM
To: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Cc: Melissa Schumaier <melissa.schumaier@co.kittitas.wa.us>
Subject: RE: SE-25-00014 Shamkhi - Notice of Application

External Email

Hi Russel,

The applicants are in discussion with Snoqualmie Pass Utility District to get utilities in the road and to the needed parcels. Let me know if this information changes your comments. Thanks.

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: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Tuesday, September 9, 2025 5:09 PM
To: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Cc: Melissa Schumaier <melissa.schumaier@co.kittitas.wa.us>
Subject: RE: SE-25-00014 Shamkhi - Notice of Application

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Mr. Gasawski:

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

1. Is the applicant's property served by a public water system? DOH sees reference to both "West Water" (a now inactive public water system because of consolidation into another public water system) and Snoqualmie Pass water system that is an active water system.
2. DOH ODW will have additional comments if the response to the above comment is "yes".

If you have any questions or seek clarification, 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

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

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Thanks,

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Engineer

Office of Drinking Water

Washington State Department of Health

Russell.Mau@doh.wa.gov

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

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Sent: Tuesday, September 9, 2025 4:45 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>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; cameron.curtis.ar <cameron.curtis@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>; Garcia, Christine (DOR-External) <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; Tom Hastings <thastings@snopass.org>; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com; corrine_camuso@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; steve@snoqualmtribe.us; dahp@snoqualmtribe.us; adam@snoqualmtribe.us; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Carter, Brietta J (DOH) <brietta.carter@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>; ECY RE CRO SEPA Coordinator <crosepa@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; Jenae.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; terry@nkctribune.com; snutt@kvnews.com; legals@kvnews.com; tribune@nkctribune.com; legals@nkctribune.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; Jay Wiseman <jwiseman@spfire.org>; kombola@easton.wednet.edu; jensens@easton.wednet.edu
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: SE-25-00014 Shamkhi - Notice of Application

External Email

Good Afternoon,

CDS is requesting comment on the following SEPA Checklist: SE-25-00014 Shamkhi. Links to the file materials can be found below. The comment period will end **September 25, 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: [SE-25-00014 Shamkhi](#)

External Link: [SE-25-00014 Shamkhi](#)

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<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “State Environmental Policy Act (SEPA)” and then the project file number “SE-25-00014 Shamkhi”.

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: Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>
Sent: Thursday, September 11, 2025 5:30 PM
To: Bradley Gasawski
Cc: Murray,Jamie C (BPA) - TERR-KALISPELL
Subject: RE: SE-25-00014 Shamkhi - 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.

Bradley,

Bonneville Power Administration's (BPA) has had the opportunity to review an application for the SEPA Checklist located at Jay Lane.

In researching our records, we have found that this proposal will not directly impact BPA facilities over 1.5 miles Southwest of the subject properties. BPA does not have any objections to the approval of this request currently.

If you have any questions or need additional information, please feel free to contact Jamie Murray at (406) 751-7820, or by email at JCMurray@bpa.gov.

Thank you for the opportunity to review this application.

Angela Castle

BONNEVILLE POWER ADMINISTRATION

DEPARTMENT OF ENERGY

(CONTR) Actalent

Realty Technician II | TERR | East

accastle@bpa.gov | 509-544-4747

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Tuesday, September 9, 2025 4:45 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>; cameron.curtis.ar

<cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; THastings@snopass.org; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@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; 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; nathen.lamb@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; snutt@kvnews.com; legals@kvnews.com; tribune@nkctribune.com; legals@nkctribune.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; jwiseman@spfire.org; kombola@easton.wednet.edu; jensens@easton.wednet.edu

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

Subject: SE-25-00014 Shamkhi - Notice of Application

Good Afternoon,

CDS is requesting comment on the following SEPA Checklist: SE-25-00014 Shamkhi. Links to the file materials can be found below. The comment period will end **September 25, 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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External Link: [SE-25-00014 Shamkhi](#)

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<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “State Environmental Policy Act (SEPA)” and then the project file number “SE-25-00014 Shamkhi”.

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

September 17, 2025

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

RE: SE-25-00014 Shamkhi

Dear Mx. Gasawski:

Thank you for the opportunity to comment on the proposed project on parcel(s) 788035, 668035, 678035, 688035, 698035, 708035, 718035, 728035, 738035, and 758035 in Section 9, T. 22 N., Range 11 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



**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

September 18, 2025

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

RE: SE-25-00014 Shamkhi

Dear Mx. Gasawski:

Thank you for the opportunity to comment on the proposed project that will be on the driveway servicing three lots on parcel(s): 788035, and 718035, in Section 9, T. 22 N., Range 11 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: Aaron Webster <aaron@snoqualmietribe.us>
Sent: Monday, September 22, 2025 8:23 AM
To: Bradley Gasawski
Cc: DAHP
Subject: RE: SE-25-00014 Shamkhi - 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.

Hello Bradley,

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

Staff Archaeologist
Snoqualmie Indian Tribe
Cell: 425-466-0263
Email: aaron@snoqualmietribe.us

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Tuesday, September 9, 2025 4:45 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>; cameron.curtis.ar

<cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; THastings@snopass.org; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Steven Moses <steve@snoqualmtribe.us>; DAHP <dahp@snoqualmtribe.us>; Adam Osbekoff <adam@snoqualmtribe.us>; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@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; dxrogers@bpa.gov; rightofway@pse.com; nathen.lamb@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; snutt@kvnews.com; legals@kvnews.com; tribune@nkctribune.com; legals@nkctribune.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; jwiseman@spfire.org; kombola@easton.wednet.edu; jensens@easton.wednet.edu

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

Subject: SE-25-00014 Shamkhi - Notice of Application

Good Afternoon,

CDS is requesting comment on the following SEPA Checklist: SE-25-00014 Shamkhi. Links to the file materials can be found below. The comment period will end **September 25, 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 “State Environmental Policy Act (SEPA)” and then the project file number “SE-25-00014 Shamkhi”.

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.



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: September 24, 2025
SUBJECT: SE-25-00014 Shamkhi

ACCESS	<p>It appears that PTN Lots 10 & 11 are part of this plat and utilize Jay Way to access said lots. If so, access will need to be maintained as part of this project. (CBP)</p> <p>A Private Road Access Application has been submitted for this project, and construction of the Apron for Jay Way(AC-24-00072)</p> <p>An Access Application has been submitted for a single-family residence (AA-24-00084) at 110 Jay Way</p> <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. <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>A grading permit application has been submitted for this project (GP-24-00017) and comments have been sent to the applicant (as of the date of this comment 9/15/2025). Additionally, a stormwater report will be required if the grading is over 500 cubic yards.</p> <p>Per County Code 12.04.08.040 "Side slopes shall be constructed no steeper than two to one on both fill and cut slopes. Steeper slopes may be approved by the County Engineer upon review of a geotechnical investigation...". Please provide justification that a 1.5:1 (H:V) side slope will be stable. (CBP)</p>
SURVEY	<p>There are no survey comments regarding this application (JT).</p>
TRANSPORTATION CONCURRENCY	<p>No transportation concurrency requirement for this project. (KAH)</p>
FLOOD	<p>No comments. (SC)</p>

WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No Comments. (RC)

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

September 25, 2025

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

Attn: Bradley Gasawski, Planner I

RE: SE-25-00014, Shamkhi
I-90 milepost 53.6 left, Exit 53 East Summit Interchange Vicinity

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to Interstate 90 (I-90), a fully controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to I-90. Direct access to the interstate is prohibited.
- I-90 is an existing facility, and the proponent is proposing a more noise-sensitive land use. The proponent and future residents should be aware this is an area with existing traffic noise. They should also expect traffic noise to continue to grow into the future, as an essential public facility, I-90 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

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

Sincerely,

Stephen P. (Phil) Nugent
Region Planning Manager

SPN jjp/mnk

cc: SR 90, File #2025_004
Jason Pratt, Area 1 Maintenance Superintendent



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

September 25, 2025

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

SUBJECT: WDFW COMMENTS SE-25-00014 Shamkhi

Dear Mr. Gasawski,

Thank you for the opportunity to comment on SE-25-00014 Shamkhi, a SEPA checklist for proposed improvements to Jay Way, a private road that provides access to the lots located along Jay Way. The Washington Department of Fish and Wildlife (WDFW) is familiar with the area and has been on site for a prior land use application for a Jay Way parcel. We have reviewed the application materials on file and our comments are regarding the project's impact on Fish and Wildlife Habitat Conservation Areas, such as priority habitats and species (PHS), particularly stream and wetland habitats.

Coal Creek, a perennial fish-bearing tributary to Lake Keechelus, is within the project vicinity, as reflected in the Critical Areas Report. Coal Creek is an important tributary that provides habitat for native salmonids, such as Endangered Species Act (ESA) listed bull trout, and westslope cutthroat trout.

The project area is also located within a large wetland complex. Wetlands are crucial ecosystems that provide habitat for a wide variety of fish, amphibians, reptiles, birds, mammals and beyond. Wetlands also have human-related benefits, such as flood control and water quality improvement. Any infrastructure-related impacts to Coal Creek and the wetlands are likely to degrade the habitat quality and quantity and must be adequately mitigated.

Coal Creek, the Riparian Management Zone (RMZ) of Coal Creek and the wetland complex are designated Fish and Wildlife Habitat Conservation Areas (FWHCAs) under Kittitas County's Critical Areas Ordinance (CAO; Chapter 17A.04) and mitigation for alteration or impacts to these areas shall achieve equivalent or greater biological functions (Chapter 17A.04.070).

The Critical Areas Report is primarily focused on development of the nine parcels located on Jay Way, although we believe provides sufficient information to evaluate the current proposal – road improvements to Jay Way – impacts on Fish and Wildlife Habitat Conservation Areas.

The proposed mitigation ratio of 1:1 as suggested in the Critical Areas Report is inadequate to achieve equivalent or greater biological function and needs to be increased in order to be consistent with Kittitas County's CAO. Jay Way is located within wetland buffers and the Coal Creek RMZ. Kittitas County's CAO lists mitigation ratios for Category II forested wetlands from 4:1 (Restoration) up to 16:1 (Enhancement) and Category III wetlands from 2:1 (Restoration) up to 8:1 (Enhancement). While no mitigation ratios are listed for disturbance to riparian areas, the standard is that the mitigation must achieve no net loss, including loss of shade and any impervious surfaces being placed within the RMZ that would preclude ecosystem function.

WDFW requests that Kittitas County include development of a comprehensive Habitat Management Plan (HMP) to be reviewed and approved by WDFW prior to the SEPA determination. A completed HMP is necessary to evaluate if the proposal meets the no net loss standard of critical areas function required for approval of the application. The plan should quantify the proposed development impacts and identify sufficient mitigation for all RMZ and wetland impacts, consistent with the Best Available Science and associated recommendations.

Along Jay Way, one Reasonable Use Application is already under review for development of parcel 738035 and the SEPA checklist for Jay Way improvements also mentions two homes will be built on lots 7 and 8, parcels 718035 and 728035. Because the mitigation requirements for elements of the Jay Way development are overlapping with individual parcel development, WDFW would welcome an opportunity to work collaboratively with the County and Jay Way landowners to evaluate impacts associated with the development holistically in an effort to streamline mitigation review and decisions. Consideration of the entire development (nine parcels and the road) at a single time is likely to expedite review for the landowners and provide them with some certainty moving forward.

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; we look forward to working collaboratively on next steps. I can be reached by phone at (509) 406-3206 or email at Cassandra.Weekes@dfw.wa.gov.

Sincerely,



Cassandra Weekes
Area Habitat Biologist