

## Ellie Myers

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**From:** Timothy Batin <batt@yakamafish-nsn.gov>  
**Sent:** Monday, December 22, 2025 3:05 PM  
**To:** Ellie Myers  
**Cc:** Dan Young; Marvin Douvier; Kim Dawson; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik; 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; ken.edwards@kittitaspud.com; sepa@dahp.wa.gov; enviroreview@yakama.com; jessica\_lally@yakama.com; noah\_oliver@yakama.com; casey\_barney@yakama.com; kozj@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; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; Emily.Grabowsky@dfw.wa.gov; Michael.Ritter@dfw.wa.gov; Michelle.Huppert@dfw.wa.gov; solarandwind@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Amanda.Moody@dnr.wa.gov; lhendrix@usbr.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; Real.Estate@parks.wa.gov; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; jcmurray@bpa.gov; accastle@bpa.gov; vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; kcfd1@fairpoint.net; perkinsa@thorpschools.org; Jamey Ayling; Bradley Gasawski; Zach Torrance-Smith  
**Subject:** Re: VA-25-00007 Dempsey - Notice of Application

**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

The project, VA-25-00007 Dempsey, Lies within the Ceded lands/ Usual & Accustomed Area of the Confederated Tribes and Bands of the Yakama Nation. The project review didn't yield any new information that would require further investigation of the potential impacts on Archaeological/Cultural Resources.

Thank You,

Timothy Batin, TFW Archaeologist, Yakama Nation Fisheries

On Thu, Dec 18, 2025 at 9:28 AM Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)> wrote:

Good morning,

Please review the following Zoning Variance application: VA-25-00007 Dempsey. Any comments need to be received by **5PM on January 6, 2025**.

Please let me know if there are any questions or issues accessing the material.

**Internal Link:** VA-25-00007 Dempsey

**External Link:** [VA-25-00007 Dempsey](#)

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 “Zoning Variance” and then the project file number “VA-25-00007 Dempsey”.

Best,



**Ellie Myers**

*(she/her/hers)*

Planner I | **Kittitas County Community Development Services**

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: [ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)

<https://www.co.kittitas.wa.us/>

If this is about a Public Records Act 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.

## Ellie Myers

---

**From:** Castle,Angela C (CONTR) - TERR-PASCO <accastle@bpa.gov>  
**Sent:** Thursday, December 18, 2025 4:25 PM  
**To:** Ellie Myers  
**Cc:** Murray,Jamie C (BPA) - TERR-KALISPELL  
**Subject:** RE: VA-25-00007 Dempsey - 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.

Ellie,

Bonneville Power Administration's (BPA) has had the opportunity to review an application for the Zoning Variance located at Parcel ID: 19-16-24050-0110.

In researching our records, we have found that this proposal will not directly impact BPA facilities over 2 miles north 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](mailto: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](mailto:accastle@bpa.gov) | 509-544-4747

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**From:** Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>  
**Sent:** Thursday, December 18, 2025 9:28 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Laura Kukes <[laura.kukes@co.kittitas.wa.us](mailto:laura.kukes@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Tate Mahre <[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)>; Jackie Sharp <[jackie.sharp@co.kittitas.wa.us](mailto:jackie.sharp@co.kittitas.wa.us)>; Samantha Cox <[samantha.cox@co.kittitas.wa.us](mailto:samantha.cox@co.kittitas.wa.us)>; Josh Fredrickson <[josh.fredrickson@co.kittitas.wa.us](mailto:josh.fredrickson@co.kittitas.wa.us)>; Rebecca Cruse <[rebecca.cruse.pw@co.kittitas.wa.us](mailto:rebecca.cruse.pw@co.kittitas.wa.us)>; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[steph.mifflin@co.kittitas.wa.us](mailto: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; 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; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; Emily.Grabowsky@dfw.wa.gov; Michael.Ritter@dfw.wa.gov; Michelle.Huppert@dfw.wa.gov; solarandwind@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Amanda.Moody@dnr.wa.gov; lhendrix@usbr.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; Real.Estate@parks.wa.gov; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; 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 <dxrodders@bpa.gov>; rightofway@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; kcfd1@fairpoint.net; perkinsa@thorpschools.org  
**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:** VA-25-00007 Dempsey - Notice of Application

Good morning,

Please review the following Zoning Variance application: VA-25-00007 Dempsey. Any comments need to be received by **5PM on January 6, 2025**.

Please let me know if there are any questions or issues accessing the material.

**Internal Link:** [VA-25-00007 Dempsey](#)

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<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Zoning Variance” and then the project file number “VA-25-00007 Dempsey”.

Best,



## Ellie Myers

(she/her/hers)

Planner I | Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: [ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)

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If this is about a Public Records Act 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.

## Ellie Myers

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**From:** Jordan Bovee <jordan.bovee.hsy@colvilletribes.com>  
**Sent:** Tuesday, December 23, 2025 7:34 AM  
**To:** Ellie Myers  
**Cc:** Guy Moura; SEPA@dahp.wa.gov; Amelia Stanger  
**Subject:** Re: VA-25-00007 Dempsey - Notice of Application

**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hi Ellie,

We've completed our review of the VA-25-00007 Dempsey Zoning Variance application.

The proposed undertaking falls outside of what the Colville Business Council has delineated as the traditional territories of the tribes which compose the Confederated Tribes of the Colville Reservation, and we recognize that there may be other interested parties, particularly tribal partners, who have more immediate concerns for the potential effects of this undertaking to resources of historic, cultural, or religious significance.

We will defer to the judgements or concerns of those groups with regards to this undertaking.

Thank you,

**Jordan Bovee** | Archaeologist  
CTCR History/Archaeology Program  
[jordan.bovee.hsy@colvilletribes.com](mailto:jordan.bovee.hsy@colvilletribes.com)  
Desk Phone: 509-634-2690  
Mobile Phone: 509-631-1131

PO Box 150

Nespelem, WA 99155



On Thu, Dec 18, 2025 at 9:28 AM Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)> wrote:

Good morning,

Please review the following Zoning Variance application: VA-25-00007 Dempsey. Any comments need to be received by **5PM on January 6, 2025**.

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Best,



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*(she/her/hers)*

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## Ellie Myers

---

**From:** Dan Young  
**Sent:** Friday, December 19, 2025 8:52 AM  
**To:** Ellie Myers  
**Subject:** RE: VA-25-00007 Dempsey - Notice of Application

No comments from the Fire Marshal's office.

Dan Young  
Fire Marshal  
[Dan.young@co.kittitas.wa.us](mailto:Dan.young@co.kittitas.wa.us)

---

**From:** Ellie Myers <ellie.myers@co.kittitas.wa.us>  
**Sent:** Thursday, December 18, 2025 9:28 AM  
**To:** Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; sepa@dahp.wa.gov; enviroreview@yakama.com; jessica\_lally@yakama.com; noah\_oliver@yakama.com; casey\_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; Emily.Grabowsky@dfw.wa.gov; Michael.Ritter@dfw.wa.gov; Michelle.Huppert@dfw.wa.gov; solarandwind@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Amanda.Moody@dnr.wa.gov; lhendrix@usbr.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; Real.Estate@parks.wa.gov; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; jcmurray@bpa.gov; accastle@bpa.gov; vlconnell@bpa.gov; dxrogers@bpa.gov; rightofway@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; kcfd1@fairpoint.net; perkinsa@thorpschools.org  
**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:** VA-25-00007 Dempsey - Notice of Application

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Best,



## Ellie Myers

*(she/her/hers)*

Planner I | **Kittitas County Community Development Services**

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P: 509-962-7048 | E: [ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)

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

**To: All Staff**  
**From: Environmental Health**  
**Date: December 30, 2025**  
**Subject: VA-25-00007 Dempsey**

<b>Drinking Water</b>	<ul style="list-style-type: none"><li>• No comment.</li></ul>
<b>Wastewater</b>	<ul style="list-style-type: none"><li>• KCPHD requires a connection “Tank Placement” permit to connect proposed SFR to existing septic system.</li></ul>





# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** January 5, 2026  
**SUBJECT:** VA-25-00007 Dempsey

<b>ACCESS</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li> </ol> <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>
<b>ENGINEERING</b>	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). (CP)
<b>SURVEY</b>	There are no survey comments regarding this application. (JT)
<b>TRANSPORTATION CONCURRENCY</b>	No Comments. (RC)
<b>FLOOD</b>	No comments. (SC)
<b>WATER MITIGATION/ METERING</b>	No comments. (SC)
<b>AIRPORT</b>	No Comments. (RC)

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