



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

**To:** All Staff  
**From:** Environmental Health  
**Date:** March 19, 2025  
**Subject:** AU-25-00005

Drinking Water	<ul style="list-style-type: none"><li>• Adequate water supply determination application will need to be submitted for the ADU.</li></ul>
Wastewater	<ul style="list-style-type: none"><li>•</li></ul>
Food Safety	<ul style="list-style-type: none"><li>•</li></ul>
Living Environment	<ul style="list-style-type: none"><li>•</li></ul>





STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office  
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

March 24, 2025

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

**RE: 202500999, AU-25-00005**

Dear Zach Torrance-Smith:

Thank you for the opportunity to comment on the Notice of Application for the Lohnes ADU. We have reviewed the documents and have the following comments.

**Water Resources Program**

Your project is located within the boundaries of WAC 173-539A so it may be subject to the rule. If you are planning on withdrawing groundwater for a new use within the boundaries of WAC 173-539A, your project must be water budget neutral. Before withdrawing or using any water please submit a *Request of Determination of Water Budget Neutrality* or an *Application for a New Water Right Permit*, depending on the size of your project either form may be required. If you have any questions or would like to respond to these Water Resources comments, please contact Nathan Longoria at (509) 907-1752 or email at [nathan.longoria@ecy.wa.gov](mailto:nathan.longoria@ecy.wa.gov).

Sincerely,

Amber Johnson  
SEPA Coordinator  
Central Region Office  
509-723-5677  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

**From:** [Mau, Russell E \(DOH\)](#)  
**To:** [Zach Torrance-Smith](#)  
**Subject:** RE: AU-25-00005 Lohnes - Notice of Application  
**Date:** Thursday, March 13, 2025 7:07:34 PM

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Mr. Torrance-Smith:

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

1. How is drinking water provided to the existing home?

Depending on the answer to this question, DOH ODW may have additional comments or questions.

Thanks,

**Russell E. Mau, PhD, PE**

Regional Engineer

Office of Drinking Water

Washington State Department of Health

[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)

[www.doh.wa.gov](http://www.doh.wa.gov) | 509-329-2116

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

**Sent:** Tuesday, March 11, 2025 2:02 PM

**To:** Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <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 (PW) <rebecca.cruse.pw@co.kittitas.wa.us>; Cameron Curtis <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>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; 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; connor.armi.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; 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>; 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>; 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>; Hendrix, Leah D <lhendrix@usbr.gov>; Hoff, Jennifer L <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; deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Prilucik, Jacob <jacob.prilucik@wsdot.wa.gov>; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com; Marcus, Dylan <Dylan.Marcus@pse.com>; brooksideconsulting@gmail.com; sara@krdistrict.org; office@kcfd7.com; Aaron Lowe <ALowe@kcfd7.com>; kcarlson@kcfd7.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:** AU-25-00005 Lohnes - Notice of Application

External Email

Good afternoon,

CDS is requesting comments on the following Accessory Dwelling Unit application: AU-25-00005 Lohnes.

Links to the file materials can be found below. The comment period will end on **March 26, 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 Links:** [AU-25-00005 Lohnes](#)

**External Links:** [AU-25-00005 Lohnes](#)

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 “**Accessory Dwelling Units**” and then the project file number “AU-25-00005 Lohnes”.

***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](mailto: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.

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message id: 38eb45916c6dcdbdac24bb8719d004a14

**From:** [Timothy Batin](#)  
**To:** [Zach Torrance-Smith](#)  
**Subject:** AU-25-00005 Lohnes  
**Date:** Friday, March 14, 2025 3:20:56 PM  
**Attachments:** [YN IDP - AU-25-00005 Lohnes.docx](#)

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The project, [AU-25-00005 Lohnes](#), 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. I am also attaching an Inadvertent Discovery Plan which you can share with the contractor.

Thank you,

Timothy Batin, TFW Archaeologist, Yakama Nation Fisheries



**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

March 12, 2025

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

RE: AU-25-00005 Lohnes

Dear Mx. Torrance-Smith:

Thank you for the opportunity to comment on the proposed project on parcel(s) 218936 in Section 21, T. 20 N., Range 14 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,

A handwritten signature in cursive script that reads "Amanda Moody".

Amanda Moody  
Forest Practices Program Coordinator  
Washington State Department of Natural Resources (DNR)  
Southeast Region  
Amanda.moody@dnr.wa.gov



# **KITTITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

### **MEMORANDUM**

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** AU-25-00005 Lohnes  
**SUBJECT:** March 25, 2025

<b>ACCESS</b>	<ol style="list-style-type: none"><li>1. Issued Access Permit (AC-25-00017) is being used to serve this structure, as proposed no additional access requirements.</li><li>2. 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>3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li><li>4. 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. (JS)</li></ol>
<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 transportation concurrency required for this project. (KAH)
<b>FLOOD</b>	No comments. (SC)
<b>WATER MITIGATION/ METERING</b>	The proposed ADU requires water mitigation and metering per KCC 13.35.027 since it is a new use of groundwater. Public Works has issued a water mitigation certificate for the project, WM-25-00012. The water meter must be installed and inspected prior to building final. (SC)
<b>AIRPORT</b>	No comments. (JS)

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

Yakama Nation Timber Fish and Wildlife  
Monitoring and Inadvertent Discovery Protocol  
AU-25-00005 Lohnes

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1. If the Monitor or any member of the construction work force believes that **they have encountered archaeological materials, the Monitor will direct the onsite foreman or designee to stop excavation work.** If necessary, the Monitor, archeologist, foreman or designee will take appropriate steps to protect the discovery site by installing a physical barrier (i.e., exclusionary fencing) and prohibiting all machinery, other vehicles, and unauthorized individuals from crossing the barrier. The Monitor will inform the Lead Archaeologist, who will then notify the THPO.
2. If it is not possible to reach an Archaeologist (no cell phone coverage etc.) mark the location of the cultural materials on a map and, if possible, take a GPS point and photos (cell phone cameras work if necessary) of the materials and the surrounding areas (including any possible damage). **ALL CULTURAL MATERIALS ARE TO BE LEFT AS THEY LAY.**
3. The discovery of cultural materials should be brought to the attention of the lead Archaeologist as soon as possible along with the location information and photos. **Work within the immediate vicinity of the cultural materials should be halted until an archaeologist can assess the extent of the cultural materials and determine the proper protection measures.**
4. Cultural features and artifacts (**See examples below**) detected at the very minimum will be documented, by the lead archeologist for the project. Depending on the finding, a site treatment plan will be determined in coordination with the THPO, CRP, and Project Archaeologist. The Culture Committee will have the final determination on all decisions regarding the disposition of the finding. Work cannot commence without Yakama Nation Culture Committee Clearance. Questions and concerns can be directed towards the Yakama Nation THPO and the YNCRP Manager. Archaeologists and Cultural Specialists do not have the authority to provide a Cultural Clearance.

#### **Procedures for the Inadvertent Discovery of Human Skeletal Materials**

Any human remains, burial sites, or burial related materials that are discovered during construction will at all times be treated with dignity and respect.

5. **If ground disturbing activities reveal human skeletal remains, funerary objects, scared objects or objects of cultural patrimony during the course of construction, then immediately halt construction activity that resulted in the exposure of the discovery** and all other ground-disturbing activity within a buffer deemed appropriate by the Monitor, but no less than 500 ft. of the discovery. The Monitor or foreman (or designee) will immediately call the THPO and Lead Archaeologist (if not on site). The Yakama Nation Tribal Police will be contacted by the THPO to begin the process of determining if the finding is part of a crime scene or Native American.

6. After all construction activity has stopped, the following steps shall be taken to ensure that no further disturbance occurs to the discovery, while Yakama Nation Tribal Police are in route:
  - 1) Secure an area at least 500 ft. in each direction.
  - 2) Prevent vehicle traffic through the area immediately surrounding the discovery beyond that necessary to remove vehicles and equipment already present in the area.
7. The remains will not be touched, moved, or further disturbed or photographed beyond what is needed for identification purposes. Tribal Police will determine if the remains are forensic or archeological in nature. Should the remains be determined archaeological, a site treatment plan will be determined in coordination with the THPO, CRP and Tribal Government. The Culture Committee will have the final determination on all decisions regarding the disposition of the human remains. **Work cannot commence without Yakama Nation Clearance.** Questions and concerns can be directed towards the Yakama Nation Timber Fish and Wildlife Archaeologist and the YN THPO (if project is on reservation lands).

#### Contact Information:

Timothy Batin, TWF Archaeologist 509-305-9887

Serafina Ferri, Yakama Nation Fisheries Lead Archaeologist: 509-831-1661

Rose Ferri, THPO 509-307-2009



Old Corrals



Rock flakes (material- chalcedony, jasper, basalt, obsidian, petrified wood)



Projectile points (arrowheads) and tools (knives and scrapers)



Rock Stack Feature (Cairns, fence lines, fire rings etc)