

**From:** [Murray, Jamie C \(BPA\) - TERR-KALISPELL](#)  
**To:** [Zach Torrance-Smith](#)  
**Subject:** RE: AU-26-00002 Engle - Notice of Application  
**Date:** Friday, February 27, 2026 8:49:24 AM

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Thank you for the opportunity to review your application.

BPA does not have any facilities located within this area that will be impacted by the project.

Sincerely,

**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:** Thursday, February 26, 2026 3:39 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>; 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 <jordan.bovee.hsy@colvilletribes.com>; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Karen Capuder <karen.capuder.adm@colvilletribes.com>; Kiana Sam <kiana.sam.adm@colvilletribes.com>; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV;

FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; rand461@ECY.WA.GOV; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; 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; CMOIcese@bpa.gov; Murray, Jamie C (BPA) - TERR-KALISPELL <JCMurray@bpa.gov>; Castle, Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>; Connell, Valorie L (BPA) - TERR-PASCO <vlconnell@bpa.gov>; Rodgers, Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; rightofway@pse.com; brooksideconsulting@gmail.com; kim.snider@esd401.org; leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org; traci.russell@esd401.org; sara@krdistrict.org; johnsond@kvfr.org; Jeremy Haberman <habermanj@kvfr.org>; KVFR Fire Prevention <prevention@kvfr.org>; D.J. Goldsmith <goldsmithd@kvfr.org>; Chris Moen <moenc@kvfr.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-26-00002 Engle - Notice of Application

Good afternoon,

CDS is requesting comments on the following Accessory Dwelling Unit application: AU-26-00002 Engle.

Links to the file materials can be found below. The comment period will end on **March 20, 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 Links:** [AU-26-00002 Engle](#)

**External Links:** [AU-26-00002 Engle](#)

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-26-00002 Engle”.

*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.

**From:** [Jordan Bovee](#)  
**To:** [Zach Torrance-Smith](#)  
**Cc:** [Guy Moura](#); [Amelia Stanger](#); [SEPA@dahp.wa.gov](mailto:SEPA@dahp.wa.gov)  
**Subject:** Re: AU-26-00002 Engle - Notice of Application  
**Date:** Tuesday, March 3, 2026 4:26:09 PM

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Good afternoon Zach,

This is in response to the notice of application for the AU-26-00002 Engle Accessory Dwelling Unit.

After reviewing the proposed undertaking against State and Tribal sensitivity maps, the CTCR has no major concerns with regards to this proposal's potential to adversely impact cultural resources. Given that a new septic tank will be added alongside other ground disturbing project work, we generally recommend that the proponent have on hand an Inadvertent Discovery Plan as a useful resource in the event that cultural material is disturbed during project work. Should any cultural material be discovered, the Tribes should be notified alongside other appropriate State and local officials.

If you have any questions or concerns, please reach out to me.

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, Feb 26, 2026 at 2:38 PM Zach Torrance-Smith  
<[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)> wrote:

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*Zach Torrance-Smith*

*Planner I*

*Kittitas County Community Development Services*

*411 N. Ruby St., Suite 2*

*Ellensburg, WA 98926*

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[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@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: 2/27/2026**  
**Subject: AU-26-00002 Engle - Notice of Application**

<b>Drinking Water</b>	<ul style="list-style-type: none"><li>• Requirements have been met. No comment.</li></ul>
<b>Wastewater</b>	<ul style="list-style-type: none"><li>• On-site sewage installation permit required; Type – Pressure System Expansion</li></ul>





# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** March 16, 2026  
**SUBJECT:** AU-26-00002 Engle

<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. Main home and ADU have one shared driveway to ADU and must meet 2024 Kittitas County Code Title 12 requirements for fire, life, and safety.</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. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</li> <li>5. Green Canyon Ln. is a certified Private Road.</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). (CBP)
<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>	Per KCC 13.35.027 water mitigation and metering will be required for the ADU because it is a new use of ground water. Parcel # 19279 is located within the OTC service area for the Kittitas County Water Bank. Please call the Kittitas County Public Works Water Resources program at (509)962-7523 to discuss mitigation options and metering requirements. (SC)
<b>AIRPORT</b>	No Comments. (RC)

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

**From:** [Rich Elliott](#)  
**To:** [Zach Torrance-Smith](#)  
**Subject:** RE: AU-26-00002 Engle - Notice of Application  
**Date:** Thursday, February 26, 2026 2:57:10 PM

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KITTCOM input is to ensure addressing meets current guidelines and is visible from both directions of travel on the access road.

---

**From:** Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>  
**Sent:** Thursday, February 26, 2026 2:39 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 <adminstaff@kittcom.gov>; John Storch <john.storch@kittcom.gov>; 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 <jordan.bovee.hsy@colvilletribes.com>; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Karen Capuder <karen.capuder.adm@colvilletribes.com>; Kiana Sam <kiana.sam.adm@colvilletribes.com>; steve@snoqualmtribe.us; dahp@snoqualmtribe.us; adam@snoqualmtribe.us; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; rand461@ECY.WA.GOV; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; 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>; vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com; brooksideconsulting@gmail.com; kim.snider@esd401.org; leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org; traci.russell@esd401.org; sara@krdistrict.org; johnsond@kvfr.org; Jeremy Haberman <habermanj@kvfr.org>; KVFR Fire Prevention <prevention@kvfr.org>; D.J. Goldsmith <goldsmithd@kvfr.org>; Chris Moen <moenc@kvfr.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-26-00002 Engle - Notice of Application

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*Zach Torrance-Smith*

*Planner I*

*Kittitas County Community Development Services*

***411 N. Ruby St., Suite 2***

***Ellensburg, WA 98926***

***P: 509-962-7079***

***[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)***

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**From:** [Timothy Batin](#)  
**To:** [Zach Torrance-Smith](#)  
**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](#); [darnell.sam.adm@colvilletribes.com](#); [john.sirois.adm@colvilletribes.com](#); [milton.davis.adm@colvilletribes.com](#); [Karen Capuder](#); [Kiana Sam](#); [steve@snoqualmietribe.us](#); [dahp@snoqualmietribe.us](#); [adam@snoqualmietribe.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](#); [Downes, Scott G \(DFW\)](#); [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 \(DNR\)](#); [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](#); [Castle,Angela C \(CONTR\) - TERR-PASCO](#); [vlconnell@bpa.gov](#); [dxrodgers@bpa.gov](#); [rightofway@pse.com](#); [brooksideconsulting@gmail.com](#); [kim.snider@esd401.org](#); [leslee.caul@esd401.org](#); [angela.garrettgordon@esd401.org](#); [carol.chrisman@esd401.org](#); [traci.russell@esd401.org](#); [sara@krdistrict.org](#); [johnsond@kvfr.org](#); [Jeremy Haberman](#); [KVFR Fire Prevention](#); [D.J. Goldsmith](#); [Chris Moen](#); [Jamey Ayling](#); [Ellie Myers](#); [Bradley Gasawski](#)  
**Subject:** Re: AU-26-00002 Engle - Notice of Application  
**Date:** Thursday, February 26, 2026 3:28:05 PM

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The project,AU-26-00002 Engle, 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, Feb 26, 2026 at 2:38 PM Zach Torrance-Smith  
<[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)> wrote:

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