

**From:** [Connor Armi](#)  
**To:** [Zach Torrance-Smith](#)  
**Cc:** [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)  
**Subject:** Re: LP-24-00003 Suncadia Ph 2 Div 7 - Notice of Application  
**Date:** Monday, July 8, 2024 9:57:23 AM

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Hello Zach,

This consult is in reference to LP-24-00003 Suncadia Ph 2 Division. This undertaking involves no ground disturbance at this time but is likely in preparation for use activities in the future.

This undertaking is located within the CCT Traditional Territories. We request any undertakings, particularly those involving ground disturbing activities, to have an IDP in place prior to implementation.

The proposed project lies within the traditional territory of the Wenatchi Tribe, 1 of the 12 constituent tribes of the Confederated Tribes of the Colville Reservation (CTCR), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CTCR with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, the Palus territory in Idaho, and south-central British Columbia.

There are known cultural resources of precontact and historic significance nearby and these plots are considered Very High Risk for an inadvertent discovery according to the DAHP predictive model. No portion of this has been previously surveyed

CCT requests a cultural resource survey for the full parcel in preparation for future residential or other construction, which should include a sub-surface testing component as groundbreaking for new construction and clearing of trees are expected. and that during implementation that there be an inadvertent discovery plan or (IDP) in place to ensure compliance with all Section 106 and relevant cultural resource laws both federally and to the state of Washington.

Thank you for consulting with the Colville Confederated Tribes History and Archaeology Program.

On behalf of Guy Moura, Tribal Historic Preservation Officer.

Sincerely,

**Connor Armi | Archaeologist Senior MA, RPA**

**History/Archaeology Program**

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespelem, WA 99155

d: 509-634-2690 | c: 509-631-1131

[connor.armi.hsy@colvilletribes.com](mailto:connor.armi.hsy@colvilletribes.com)

On Thu, Jun 27, 2024 at 3:35 PM Zach Torrance-Smith

<[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)> wrote:

Good afternoon,

CDS is requesting comments on the following plat application: LP-24-00003 Suncadia Ph 2 Div 7.

Links to the file materials can be found below. The comment period will end on **July 15, 2024 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:** LP-24-00003 Suncadia Ph 2 Div 7

**External Link:** [LP-24-00003 Suncadia Ph 2 Div 7](#)

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 “**Long Plats - 2018 and Forward - Preliminary**” and then the project file number “LP-24-00003 Suncadia Ph 2 Div 7”.

*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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Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

July 11, 2024

Zach Torrance-Smith  
Planner I  
Kittitas County  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

In future correspondence please refer to:  
Project Tracking Code: 2024-07-04877  
Property: Kittitas County\_Suncadia Phase 2 Division 7 (LP-24-00003)  
Re: Survey Requested

Dear Zach Torrance-Smith:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney" followed by a stylized flourish.

Sydney Hanson, M.A.  
Local Government Archaeologist  
(360) 280-7563  
Sydney.Hanson@dahp.wa.gov





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

July 5, 2024

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

Dear Zach,

Public Health has no comment for the plat application: LP-24-00003 Suncadia Ph 2 Div 7. So long as everything that was submitted in the application is true.

If you have any questions, please don't hesitate to give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Suggs", written in a cursive style.

Dan Suggs, B.S  
Environmental Health Specialist II



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926  
T: 509.962.7515 · F: 509.962.7581  
[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)



# **KITTITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

### **MEMORANDUM**

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** July 15, 2024  
**SUBJECT:** LP-24-00003 Suncadia Ph 2 Div 7

<b>ACCESS</b>	No comments. (JS)
<b>ENGINEERING</b>	<ol style="list-style-type: none"><li>1. Please provide an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat.</li><li>2. Please provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat.</li><li>3. Public Works will reserve additional engineering comments for the Civil Review process. (CP)</li></ol>
<b>SURVEY</b>	<p>No additional survey requirements as part of the preliminary Long Plat.</p> <p>For final Long Plat, the following will need to be included:</p> <ol style="list-style-type: none"><li>4. Controlling corners will need to be shown.</li><li>5. As a minimum, corners between new division lines shall be set and shown on the face of the plat.</li><li>6. Wanawish Loop shall be identified as being a "Private 40' Paved ROW". (JT)</li></ol>
<b>TRANSPORTATION CONCURRENCY</b>	No comments (KAH)
<b>FLOOD</b>	The proposed plat is not located in a FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit is not required. (SC)
<b>WATER MITIGATION/ METERING</b>	No comments. (SC)
<b>AIRPORT</b>	No comments. (JS)

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

**From:** [Mau, Russell E \(DOH\)](#)  
**To:** [Zach Torrance-Smith](#)  
**Cc:** [Melissa Schumaier](#); [Smits, Brenda M \(DOH\)](#)  
**Subject:** RE: LP-24-00003 Suncadia Ph 2 Div 7 - Notice of Application  
**Date:** Tuesday, July 2, 2024 9:45:05 AM

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Mr. Torrance-Smith:

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

- How does this application differ from a previous application entitled “Ph 2 Div 7” that identified 148 homes?

DOH ODW looks forward to your response, 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:** Thursday, June 27, 2024 3:35 PM

**To:** 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>; 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; Graham, Ken (PARKS) <Ken.Graham@PARKS.WA.GOV>; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil;



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Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson  
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Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence  
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steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us;  
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brooksideconsulting@gmail.com; mark.a.gradwohl.civ@mail.mil; office@kcfd7.com;  
alowe@kcfd7.com; robertsb@cersd.org; communityrelations@cersd.org  
**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen  
<chace.pedersen@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>  
**Subject:** LP-24-00003 Suncadia Ph 2 Div 7 - Notice of Application

External Email

Good afternoon,

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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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July 2, 2024

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

Attn: Zach Torrance-Smith, Planner I

RE: LP-24-00003, Suncadia Ph 2 Div 7  
I-90 Exit 80 (Bullfrog Rd) vicinity

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

The proposed subdivision is part of the Suncadia Master Planned Report (MPR). We are not opposed to this phase of the MPR, but we are concerned with the cumulative impact this, and future phases may have on the state highway system. The proponent is required to adhere to the conditions outlined in the MPR Conditions of Approval, specifically, condition C-17 Monitoring Program.

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/akh

cc: SR 90, File #2024\_007