



# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** May 28, 2025  
**SUBJECT:** LP-25-00003 Brown Road Estates LLC

<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. Per KCC 12.04.04.050 Road Certification is required.</li> <li>3. Per KCC 12.04.01.030 Roads serving five or more lots shall be named according to the Kittitas County Private Road Naming &amp; Signing Standards.</li> <li>4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li> <li>5. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</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>	<p>There is already an existing grading permit associated with this project (GP-25-00002).</p> <p>Road certification will be required prior to final plat. (CBP)</p>
<b>SURVEY</b>	<p>The following elements will need to be added to meet the requirements of a Preliminary Plat. This does NOT address comments for Final.</p> <ol style="list-style-type: none"> <li>1. Survey legend needs to be shown.</li> <li>2. Record Land descriptions need to be shown, matching subdivision guarantee of record.</li> <li>3. Basis of bearing needs to be addressed.</li> <li>4. Engineer of Record needs to be shown</li> <li>5. Adjacent subdivisions need to be labeled.</li> <li>6. Easements shown shall include notation if they are existing or proposed.</li> <li>7. Brown Road needs to include width, ownership and surfacing.</li> </ol> <p>OF NOTE</p>

	The requirement to show existing lot lines has been excluded as all parcels are under the same ownership and would just clutter the map further. (JT)
<b>TRANSPORTATION CONCURRENCY</b>	A transportation concurrency management application will be required for this project per KCC 12.04.02.020 (KAH)
<b>FLOOD</b>	<p>A portion of parcel #618133 is located in the FEMA identified 100-year floodplain and floodway. Please be advised that the floodway is highly restricted and any development within the floodway must be permitted through a floodplain development permit and must demonstrate no rise of 100-year flood elevations before being permitted. No new or substantially improved residences are allowed within the Floodway.</p> <p>If possible, any future development should remain outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08.</p> <p>In accordance with KCC Chapter 14.08.220, all subdivisions as well as new development shall:</p> <ol style="list-style-type: none"> <li>1. Be consistent with the need to minimize flood damage.</li> <li>2. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.</li> <li>3. Have adequate drainage provided to reduce exposure to flood damage.</li> <li>4. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments containing greater than 50 lots or 5 acres (whichever is lesser) and shall be included as part of the application and shall be noted on the final mylar.</li> <li>5. All subdivisions shall show on the face of both the preliminary and final plat, for either short or long plats, the boundary of the 100-year floodplain and floodway.</li> </ol> <p>(SC)</p>

<p><b>WATER MITIGATION/ METERING</b></p>	<p>The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates (see conditions for final plat approval and recording).</p> <p>Note: Plats are not eligible for mitigation through the County’s water bank. Mitigation must be purchased from a private water bank and a Ground Water Right Permit from Ecology is required.</p> <p><b>Final Plat Review &amp; Recording (Prior to Final Plat Approval)</b> Prior to final plat approval and recording, the following conditions shall be met:</p> <p>In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:</p> <ol style="list-style-type: none"> <li>1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;</li> <li>2. An adequate water right for the proposed new use; or</li> <li>3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</li> </ol> <p>All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.</p> <p><b>Final Plat Notes</b> The following notes shall be placed on the face of the plat:</p> <p>C-1 “Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.”</p> <p>C-2 “The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.”</p> <p>(SC)</p>
<p><b>AIRPORT</b></p>	<p>No comments. (RC)</p>

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

## Ellie Myers

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**From:** Jordan Bovee <jordan.bovee.hsy@colvilletribes.com>  
**Sent:** Monday, May 12, 2025 4:08 PM  
**To:** Ellie Myers  
**Cc:** Guy Moura; SEPA@dahp.wa.gov  
**Subject:** Re: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - 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 there,

This review is in response to the Long Plat application and SEPA Checklist: LP-25-00003 & SE-25-00005 Brown Road Estates LLC.

Any concerns the Colville Confederated Tribes may have with regards to the effects of the proposed undertaking on cultural resources will be adequately addressed by other interested tribes or parties.

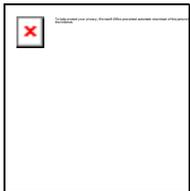
Thank you,

**Jordan Bovee** | Archaeologist 2

CCT History/Archaeology Program

[jordan.bovee.hsy@colvilletribes.com](mailto:jordan.bovee.hsy@colvilletribes.com)

Desk Phone: 509-634-2691



On Thu, May 8, 2025 at 8:53 AM Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)> wrote:

Hello,

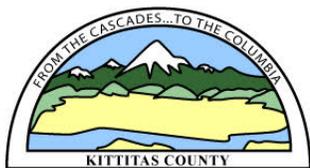
Please review the following Long Plat application and SEPA Checklist: LP-25-00003 & SE-25-00005 Brown Road Estates LLC. Any comments need to be received by **5 PM on May 23<sup>rd</sup>, 2025**.

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

Internal Link: LP-25-00003 Brown Road Estates LLC

External Link: [LP-25-00003 Brown Road Estates LLC](#)

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.

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## Ellie Myers

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**From:** Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>  
**Sent:** Monday, May 26, 2025 8:06 AM  
**To:** Ellie Myers  
**Cc:** Melissa Schumaier  
**Subject:** RE: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

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Ms. Myers:

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

1. The applicant states that drinking water for the proposed 9 residential homes will be provided by a Group B water system.
2. This public water system does meet the definition of a Group B water system – serving less than 15 connections and less than 25 persons.
3. Kittitas County Health has exclusive authority to administer Group B water systems.

If anyone has any questions or concerns regarding these comments, please contact DOH.

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:** Ellie Myers <ellie.myers@co.kittitas.wa.us>  
**Sent:** Tuesday, May 13, 2025 9:01 AM  
**To:** 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 <rebecca.cruse.pw@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson

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**Cc:** Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>  
**Subject:** RE: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

External Email

Hello,

The following Long Plat application and SEPA Checklist: LP-25-00003 & SE-25-00005 Brown Road Estates LLC comment period has been extended to **5 PM on May 28<sup>th</sup>, 2025**, because an update SEPA Checklist was provided.

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

Internal Link: [LP-25-00003 Brown Road Estates LLC](#)

External Link: [LP-25-00003 Brown Road Estates LLC](#)

Best,



## Ellie Myers

(she/her/hers)

Planner I | Kittitas County Community Development Services

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

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**From:** Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>

**Sent:** Thursday, May 8, 2025 8:53 AM

**To:** Marvin Douvier (SH) <[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](mailto:adminstaff@kittcom.org); [storch@kittcom.org](mailto: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)>; 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[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV); [FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov); [wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov); [crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov); [rand461@ECY.WA.GOV](mailto:rand461@ECY.WA.GOV); [Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov); [Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov); [Cassandra.Weekes@dfw.wa.gov](mailto:Cassandra.Weekes@dfw.wa.gov); [rivers@dnr.wa.gov](mailto:rivers@dnr.wa.gov); [luke.warthen@dnr.wa.gov](mailto:luke.warthen@dnr.wa.gov); [SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov); [MARTIN.MAUNEY@dnr.wa.gov](mailto:MARTIN.MAUNEY@dnr.wa.gov); [Amanda.Moody@dnr.wa.gov](mailto:Amanda.Moody@dnr.wa.gov); [lhendrix@usbr.gov](mailto:lhendrix@usbr.gov); [jhoff@usbr.gov](mailto:jhoff@usbr.gov); [ken.graham@parks.wa.gov](mailto:ken.graham@parks.wa.gov); [John.Ernster@parks.wa.gov](mailto:John.Ernster@parks.wa.gov); [rachel.mazzacavallo@parks.wa.gov](mailto:rachel.mazzacavallo@parks.wa.gov); 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**Cc:** Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>; Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>; Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>

**Subject:** LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

Hello,

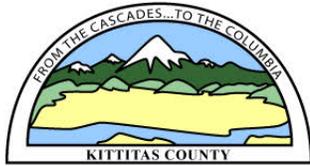
Please review the following Long Plat application and SEPA Checklist: LP-25-00003 & SE-25-00005 Brown Road Estates LLC. Any comments need to be received by **5 PM on May 23<sup>rd</sup>, 2025**.

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

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Best,



## Ellie Myers

*(she/her/hers)*

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

## Ellie Myers

---

**From:** Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>  
**Sent:** Monday, May 26, 2025 8:09 AM  
**To:** Ellie Myers  
**Cc:** Melissa Schumaier  
**Subject:** RE: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application  
**Attachments:** RE: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

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Ms. Myers:

The Department of Health Office of Drinking Water also provided the attached comments on this same application – and the comments are both similar but include the comment that if this development adds “ADUs” in the future, even a single ADU can result in this development meeting the definition of a Group A water system.

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

---

**From:** Mau, Russell E (DOH)  
**Sent:** Monday, May 26, 2025 8:06 AM  
**To:** Ellie Myers <ellie.myers@co.kittitas.wa.us>  
**Cc:** melissa.schumaier <melissa.schumaier@co.kittitas.wa.us>  
**Subject:** RE: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

Ms. Myers:

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

1. The applicant states that drinking water for the proposed 9 residential homes will be provided by a Group B water system.
2. This public water system does meet the definition of a Group B water system – serving less than 15 connections and less than 25 persons.
3. Kittitas County Health has exclusive authority to administer Group B water systems.

If anyone has any questions or concerns regarding these comments, please contact DOH.

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

---

**From:** Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>

**Sent:** Tuesday, May 13, 2025 9:01 AM

**To:** Marvin Douvier (SH) <[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](mailto:adminstaff@kittcom.org); [storch@kittcom.org](mailto: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)>; Cox, Samantha (DOHi) <[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)>; Cameron Curtis <[cameron.curtis@co.kittitas.wa.us](mailto:cameron.curtis@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)>; DOR CU Kittitas <[haley.mercer@co.kittitas.wa.us](mailto:haley.mercer@co.kittitas.wa.us)>; Garcia, Christine (DOR-External) <[christine.garcia@co.kittitas.wa.us](mailto:christine.garcia@co.kittitas.wa.us)>; [ken.edwards@kittitaspud.com](mailto:ken.edwards@kittitaspud.com); DAHP SEPA <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; [enviroreview@yakama.com](mailto:enviroreview@yakama.com); [corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com); [jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com); [noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com); [casey\\_barney@yakama.com](mailto:casey_barney@yakama.com); Jeff Kozma <[kozi@yakamafish-nsn.gov](mailto:kozi@yakamafish-nsn.gov)>; [batt@yakamafish-nsn.gov](mailto:batt@yakamafish-nsn.gov); [guy.moura@colvilletribes.com](mailto:guy.moura@colvilletribes.com); [sam.rushing@colvilletribes.com](mailto:sam.rushing@colvilletribes.com); [jordan.bovee.hsy@colvilletribes.com](mailto:jordan.bovee.hsy@colvilletribes.com); [darnell.sam.adm@colvilletribes.com](mailto:darnell.sam.adm@colvilletribes.com); [john.sirois.adm@colvilletribes.com](mailto:john.sirois.adm@colvilletribes.com); [milton.davis.adm@colvilletribes.com](mailto:milton.davis.adm@colvilletribes.com); Mau, Russell E (DOH) <[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)>; Carter, Brietta J (DOH) <[brietta.carter@doh.wa.gov](mailto:brietta.carter@doh.wa.gov)>; Petropoulos, Terra (ECY) <[tebu461@ECY.WA.GOV](mailto:tebu461@ECY.WA.GOV)>; White, Lori (ECY) <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>; ECY RE Former Orchards <[formerorchards@ECY.WA.GOV](mailto:formerorchards@ECY.WA.GOV)>; Neet, Wendy (ECY) <[wnee461@ECY.WA.GOV](mailto:wnee461@ECY.WA.GOV)>; ECY RE CRO SEPA Coordinator <[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)>; Anderson, Ryan (ECY) <[rand461@ECY.WA.GOV](mailto:rand461@ECY.WA.GOV)>; Downes, Scott G (DFW) <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; Nelson, Jennifer L (DFW) <[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)>; Weekes, Cassandra L (DFW) <[Cassandra.Weekes@dfw.wa.gov](mailto:Cassandra.Weekes@dfw.wa.gov)>; DNR RE AQ LEASING RIVERS <[DNRREAQLEASINGRIVERS@dnr.wa.gov](mailto:DNRREAQLEASINGRIVERS@dnr.wa.gov)>; Warthen, Luke (DNR) <[Luke.Warthen@dnr.wa.gov](mailto:Luke.Warthen@dnr.wa.gov)>; DNR RE SEPACENTER <[SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov)>; MAUNEY, MARTY (DNR) <[MARTIN.MAUNEY@dnr.wa.gov](mailto:MARTIN.MAUNEY@dnr.wa.gov)>; 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[Dylan.Marcus@pse.com](mailto:Dylan.Marcus@pse.com); [jorgenja@cwu.edu](mailto:jorgenja@cwu.edu); [nelmsk@cwu.edu](mailto:nelmsk@cwu.edu); [brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com); [johnsond@kvfr.org](mailto:johnsond@kvfr.org); [habermanj@kvfr.org](mailto:habermanj@kvfr.org); [prevention@kvfr.org](mailto:prevention@kvfr.org); [goldsmithd@kvfr.org](mailto:goldsmithd@kvfr.org); [moenc@kvfr.org](mailto:moenc@kvfr.org); [yusid@ci.ellensburg.wa.us](mailto:yusid@ci.ellensburg.wa.us); [pubworks@ci.ellensburg.wa.us](mailto:pubworks@ci.ellensburg.wa.us); [comdev@ci.ellensburg.wa.us](mailto:comdev@ci.ellensburg.wa.us); [energyservices@ci.ellensburg.wa.us](mailto:energyservices@ci.ellensburg.wa.us); [jonesc@ci.ellensburg.wa.us](mailto:jonesc@ci.ellensburg.wa.us); [westsideirrigationco@gmail.com](mailto:westsideirrigationco@gmail.com); [timothy.lawless@dammanschool.org](mailto:timothy.lawless@dammanschool.org); [marsha@dammanschool.org](mailto:marsha@dammanschool.org); Kimberly Snider <[kim.snider@esd401.org](mailto:kim.snider@esd401.org)>; [leslee.caul@esd401.org](mailto:leslee.caul@esd401.org); [angela.garrettgordon@esd401.org](mailto:angela.garrettgordon@esd401.org); [carol.chrisman@esd401.org](mailto:carol.chrisman@esd401.org)

**Cc:** Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>; Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>; Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>; Steph Mifflin <[steph.mifflin@co.kittitas.wa.us](mailto:steph.mifflin@co.kittitas.wa.us)>

**Subject:** RE: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

External Email

Hello,

The following Long Plat application and SEPA Checklist: LP-25-00003 & SE-25-00005 Brown Road Estates LLC comment period has been extended to **5 PM on May 28<sup>th</sup>, 2025**, because an update SEPA Checklist was provided.

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

Internal Link: [LP-25-00003 Brown Road Estates LLC](#)

External Link: [LP-25-00003 Brown Road Estates LLC](#)

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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**From:** Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>

**Sent:** Thursday, May 8, 2025 8:53 AM

**To:** Marvin Douvier (SH) <[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](mailto:adminstaff@kittcom.org); [storch@kittcom.org](mailto: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)>; Cameron Curtis <[cameron.curtis@co.kittitas.wa.us](mailto:cameron.curtis@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](mailto:haley.mercer@co.kittitas.wa.us)>; Christy Garcia <[christine.garcia@co.kittitas.wa.us](mailto:christine.garcia@co.kittitas.wa.us)>; [ken.edwards@kittitaspud.com](mailto:ken.edwards@kittitaspud.com); [sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov); [enviroreview@yakama.com](mailto:enviroreview@yakama.com); [corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com); [jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com); [noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com); [casey\\_barney@yakama.com](mailto:casey_barney@yakama.com); [kozj@yakamafish-nsn.gov](mailto:kozj@yakamafish-nsn.gov); [batt@yakamafish-nsn.gov](mailto:batt@yakamafish-nsn.gov); [guy.moura@colvilletribes.com](mailto:guy.moura@colvilletribes.com); [sam.rushing@colvilletribes.com](mailto:sam.rushing@colvilletribes.com); [jordan.bovee.hsy@colvilletribes.com](mailto:jordan.bovee.hsy@colvilletribes.com); [darnell.sam.adm@colvilletribes.com](mailto:darnell.sam.adm@colvilletribes.com); [john.sirois.adm@colvilletribes.com](mailto:john.sirois.adm@colvilletribes.com); [milton.davis.adm@colvilletribes.com](mailto:milton.davis.adm@colvilletribes.com); [russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov); [brietta.carter@doh.wa.gov](mailto:brietta.carter@doh.wa.gov); [tebu461@ecy.wa.gov](mailto:tebu461@ecy.wa.gov); [lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV); [FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov); [wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov); [crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov); [rand461@ECY.WA.GOV](mailto:rand461@ECY.WA.GOV); [Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov); [Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov); [Cassandra.Weekes@dfw.wa.gov](mailto:Cassandra.Weekes@dfw.wa.gov); [rivers@dnr.wa.gov](mailto:rivers@dnr.wa.gov); [luke.warthen@dnr.wa.gov](mailto:luke.warthen@dnr.wa.gov); [SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov); [MARTIN.MAUNEY@dnr.wa.gov](mailto:MARTIN.MAUNEY@dnr.wa.gov); [Amanda.Moody@dnr.wa.gov](mailto:Amanda.Moody@dnr.wa.gov); [lhendrix@usbr.gov](mailto:lhendrix@usbr.gov); [jhoff@usbr.gov](mailto:jhoff@usbr.gov); [ken.graham@parks.wa.gov](mailto:ken.graham@parks.wa.gov); [John.Ernster@parks.wa.gov](mailto:John.Ernster@parks.wa.gov);

[rachel.mazzacavallo@parks.wa.gov](mailto:rachel.mazzacavallo@parks.wa.gov); [Real.Estate@parks.wa.gov](mailto:Real.Estate@parks.wa.gov); [kimberly.larned@usda.gov](mailto:kimberly.larned@usda.gov);  
[Deborah.j.knaub@usace.army.mil](mailto:Deborah.j.knaub@usace.army.mil); [Jenae.N.Churchill@usace.army.mil](mailto:Jenae.N.Churchill@usace.army.mil); [Jacob.Prilucik@wsdot.wa.gov](mailto:Jacob.Prilucik@wsdot.wa.gov);  
[SCPlanning@wsdot.wa.gov](mailto:SCPlanning@wsdot.wa.gov); [AviationLandUse@wsdot.wa.gov](mailto:AviationLandUse@wsdot.wa.gov); [rightofway@pse.com](mailto:rightofway@pse.com); [Dylan.Marcus@pse.com](mailto:Dylan.Marcus@pse.com);  
[jorgenja@cwu.edu](mailto:jorgenja@cwu.edu); [nelmsk@cwu.edu](mailto:nelmsk@cwu.edu); [brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com); [johnsond@kvfr.org](mailto:johnsond@kvfr.org); [habermanj@kvfr.org](mailto:habermanj@kvfr.org);  
[prevention@kvfr.org](mailto:prevention@kvfr.org); [goldsmithd@kvfr.org](mailto:goldsmithd@kvfr.org); [moenc@kvfr.org](mailto:moenc@kvfr.org); [yusid@ci.ellensburg.wa.us](mailto:yusid@ci.ellensburg.wa.us);  
[pubworks@ci.ellensburg.wa.us](mailto:pubworks@ci.ellensburg.wa.us); [comdev@ci.ellensburg.wa.us](mailto:comdev@ci.ellensburg.wa.us); [energyservices@ci.ellensburg.wa.us](mailto:energyservices@ci.ellensburg.wa.us);  
[jonesc@ci.ellensburg.wa.us](mailto:jonesc@ci.ellensburg.wa.us); [westsideirrigationco@gmail.com](mailto:westsideirrigationco@gmail.com); [timothy.lawless@dammanschool.org](mailto:timothy.lawless@dammanschool.org);  
[marsha@dammanschool.org](mailto:marsha@dammanschool.org); [kim.snider@esd401.org](mailto:kim.snider@esd401.org); [leslee.caul@esd401.org](mailto:leslee.caul@esd401.org); [angela.garrettgordon@esd401.org](mailto:angela.garrettgordon@esd401.org);  
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**Cc:** Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>;  
Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>; Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>

**Subject:** LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

Hello,

Please review the following Long Plat application and SEPA Checklist: LP-25-00003 & SE-25-00005 Brown Road Estates LLC. Any comments need to be received by **5 PM on May 23<sup>rd</sup>, 2025**.

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

Internal Link: [LP-25-00003 Brown Road Estates LLC](#)

External Link: [LP-25-00003 Brown Road Estates LLC](#)

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/>

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message id: 38eb45916c6dcbdac24bb8719d004a14

## Ellie Myers

---

**From:** Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>  
**Sent:** Thursday, May 8, 2025 9:17 AM  
**To:** Ellie Myers  
**Cc:** Melissa Schumaier  
**Subject:** RE: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

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Ms. Myers:

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

1. The applicant indicates the 9 lot development will be served by a Group B water system. DOH concurs that this 9 lot (9 home) development meets the definition of a Group B public water system.
2. The applicant also indicates that Kittitas County Health will administer the review and approval of the Group B water system. DOH concurs that Kittitas County Health is the exclusive authority for Group B water systems.
3. If additional dwelling units are constructed (see Project Narrative, Section 17.28A.020 "Allowed Use" that indicates "two family dwelling units", "accessory dwelling unit", and "accessory living quarters" are allowed), the additional dwelling units can result in a change in type to Group A. As a Group A water system, DOH ODW has exclusive authority.

If anyone has any questions or concerns, please contact DOH, 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

---

**From:** Ellie Myers <ellie.myers@co.kittitas.wa.us>  
**Sent:** Thursday, May 8, 2025 8:53 AM  
**To:** 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 <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>; Garcia, acChristine (DOR-External) <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; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; 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; 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; Jena.N.Churchill@usace.army.mil; Prilucik, Jacob <jacob.prilucik@wsdot.wa.gov>; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; johnsond@kvfr.org; habermanj@kvfr.org; prevention@kvfr.org; goldsmithd@kvfr.org; moenc@kvfr.org; yusid@ci.ellensburg.wa.us; pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us; jonesc@ci.ellensburg.wa.us; westsideirrigationco@gmail.com; timothy.lawless@dammanschool.org; marsha@dammanschool.org; Kimberly Snider <kim.snider@esd401.org>; leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org  
**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>  
**Subject:** LP-25-00003 & SE-25-00005 Brown Road Estates LLC - Notice of Application

External Email

Hello,

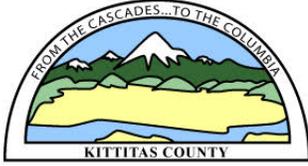
Please review the following Long Plat application and SEPA Checklist: LP-25-00003 & SE-25-00005 Brown Road Estates LLC. Any comments need to be received by **5 PM on May 23<sup>rd</sup>, 2025**.

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

Internal Link: [LP-25-00003 Brown Road Estates LLC](#)

External Link: [LP-25-00003 Brown Road Estates LLC](#)

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.

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STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

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

May 21, 2025

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

**RE: 202501981; LP-25-00003, SE-25-00005**

Dear Ellie Myers:

Thank you for the opportunity to comment during the Optional Determination of Nonsignificance process for the Brown Road Estates LLC Long Plat. We have reviewed the documents and have the following comments.

**Water Resources Program**

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals for a project up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. 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  
[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)

## Ellie Myers

---

**From:** Timothy Batin <batt@yakamafish-nsn.gov>  
**Sent:** Thursday, May 8, 2025 3:52 PM  
**To:** Ellie Myers  
**Subject:** Re: LP-25-00003 & SE-25-00005 Brown Road Estates LLC - 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, LP-25-00003 & SE-25-00005, 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.

Thak You,

Timothy Batin, TFW Archaeologist, Yakama Nation Fisheries

On Thu, May 8, 2025 at 8:53 AM Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)> wrote:

Hello,

Please review the following Long Plat application and SEPA Checklist: LP-25-00003 & SE-25-00005 Brown Road Estates LLC. Any comments need to be received by **5 PM on May 23<sup>rd</sup>, 2025**.

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

Internal Link: LP-25-00003 Brown Road Estates LLC

External Link: [LP-25-00003 Brown Road Estates LLC](#)

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/>

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