

Fire Marshal
509-856-4455 cell
509-933-7241 office
prevention@kvfr.org

Fire Marshal Pre-application Comments

Project: Crytyl 39 lot long plat
Site Address: N Pfenning Rd
Permit#: EX25-008
Occupancy Type: Residential Platt
Date: 07/29/25

Comments:

- 1) Must meet current IFC and City of Ellensburg Code requirements at the time of construction for the occupancy classification and construction type. Will be required to meet current IFC and City of Ellensburg Code anytime there is a change in occupancy classification.
- 2) Standard Addressing per City Code requirements to include ADU units if applicable.
- 3) Fire dept. access and turnarounds per IFC and Appendix D. Fire department access roads shall be a minimum of 20' wide, access roads shall be a minimum of 26' wide in the vicinity of fire hydrants or meet the City Street Standard if greater. There will be no parking allowed 20' from center of hydrant. It may be required to post "No Parking Signs" on one or both sides of the fire access road, depending on width. If access road is greater than 26' but less than 32' wide parking is allowed on one side of site. Fire dept. access roads cannot exceed 150' in length without an approved turnaround per IFC Appendix D. Road surfaces must be rated for a minimum of 75,000 lbs. or City of Ellensburg Street standard if it requires a higher rating.
 - * Signs shall be 12 in wide by 18 in high with NO PARKING FIRE LANE in Red letters on white reflective background. An arrow to be used indicating which side no parking allowed, if no parking on one side only.

- 4) Fire Hydrant quantity and spacing are based on proposed sq. ft. of buildings and per requirements of IFC Section 5, Appendix B and C. Attention should be paid to dead end road access which will reduce allowable travel distance to hydrants.
- 5) Current plat design only has one fire access road. Per Appendix D of IFC Section D107 One- or two-family developments. D107.1 ...Developments of one- or two-family dwellings where the number of dwellings exceeds 30 shall be provided with two separate and approved fire access roads. As AHJ for city of Ellensburg it would be acceptable to plat the 39 lots and limit building to 30 dwelling units until such time that it can be shown that future development will connect to secondary fire access road or any acceptable alternate means and method which would reduce the hazard.
- 6) Any phasing of the project would be required to meet IFC requirements for Fire Dept. access, turnarounds, and water supply.

Thank you,



Dan Johnson
Fire Prevention Captain
Fire Investigator, IAAI FIT
Kittitas Valley Fire & Rescue
400 E. Mountain View Ave, Ellensburg WA 98926
Office: 509.933.7241
Cell/Text: 509.856.4455
Fax: 509.933.7245
prevention@kvfr.org





CITY OF ELLENSBURG

Public Works Department
501 N. Anderson St., Ellensburg, WA 98926
Ph: (509) 962-7230 Fax: (509) 962-7127

Memorandum

Date: August 6, 2025
To: Zach Torrance-Smith, Kittitas County Planning
From: Craig Jones, City Development Coordinator *CJ*
Through: Derek Mayo, City Engineer *DKM*
Re: Plat comments for Pfenning 39 lot Plat LP25-00004

The following are the City Public Works comments for the proposed 39 lot Plat in the 900 blk of north Pfenning Rd.

The applicant can view the City of Ellensburg's Development Standards on the City's website for more information. <http://www.ci.ellensburg.wa.us/index.aspx?NID=339>

At time of civil plan review, Staff will work with the developer's engineer regarding the specific issues related to frontage and utility improvements.

Water:

The water main available to serve this development is a 12" Ductile Iron main that runs in Pfenning Rd. There is an 8" existing stub in the proximity of the proposed access road. The developer will need to build an 8" water main on all the proposed interior roads. Each lot will need a separate water service. The maximum number of lots that can be served by one water connection is 40 lots. Larger water service lines may be required for any lot that will have a residential fire sprinkler system. Looping of an interior water main may be needed depending on fire flows. See attached utility map.

Fire hydrants shall be placed in the proposed development per the Fire Marshal's requirements. Developer's engineer may be required to verify that fire flow capacity will meet the necessary requirements.

Specific issues related to water main and meter locations will be addressed at project civil submittal.

Sewer:

The sewer main available to serve this development is a 12" PVC main in Pfenning Rd. There is an 8" existing stub in the proximity of the proposed access road. The developer will need to install 8" sewer mains on the interior roads and side sewer stubs to each lot. See attached utility map.

Specific issues related to sewer main and side sewer construction will be addressed at project civil submittal.

Roadway and access:

This project will trigger the requirement for half street improvements along the access road with a new road entrance off Pfenning Rd. The access road will require dedication of public right of way or preserved through a perpetual public roadway and utility easement. The half road will need to be built to a minimum 20' wide standard. The engineer will need to verify turning movements and road widths are adequate for access. The interior roads will need full street improvements and have adequate turn-around that meet KVFR and City Development Standards. Street improvements include concrete curb/gutter, sidewalks, street lighting, permanent signage, asphalt, asphalt markings, gravel base, storm drainage, and other items associated with minimum public improvements consistent with Public Works Development Standards. Under the Land Development Code the sidewalks will need to be separated from the curb. Existing power poles may need to be relocated to accommodate these frontage improvements.

Specific issues related to roadway and access construction will be addressed at project civil submittal.

Storm water:

There is no storm system available for a direct discharge. The existing road side ditches will need to be conveyed across the frontages of the property. All storm facilities will need to be designed so they will not be inundated with ground water. Your engineer will need to verify groundwater during peak irrigation season to confirm the project will not be effected by it.

The applicant shall use the current Stormwater Management Manual for Eastern Washington, or approved equivalent for reference in design of stormwater treatment and flow control for post construction requirements for new development and redevelopment. The design shall at a minimum use the following design storms, or as recommended for the proposed BMP, whichever is greater. Treatment shall be designed for the first ½" of rainfall on the property, and storm drainage detention on a 10 year storm event (1.2" of precipitation/24 hours) and retention facilities based on a 25 year storm event (1.6" of precipitation/24 hours). Specific issues related to storm water will be reviewed at time of civil plan submittal.

The applicant's design engineer should determine groundwater elevations in the vicinity of proposed storm water treatment and flow control facilities. The water surface elevation needs to be utilized in the facility designs and should be verified when groundwater is at its highest. Typically the groundwater in the Ellensburg area is elevated from April 15th through October 15th. However, groundwater on the subject site may not be associated with seasonal irrigation and could crest at another time during the year.

The following comments are from the City Stormwater Department;

1. If the site is an acre or greater the developer will need to make Notice of Intent (NOI) with Ecology and apply for a Stormwater General Construction Permit months in advance of construction. <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>
2. The Ecology permit requires a Stormwater Pollution Prevention Plan (SWPPP) be submitted with the plan set and be reviewed by the City of Ellensburg Stormwater Utility along with a set of temporary sediment erosion control plans (TESC).

3. In addition, Ecology now requires an Operation and Maintenance (O&M) Plan be submitted to the City for review and retainage. The O&M Plan must address the long term maintenance of the stormwater facilities (swales) that will be constructed onsite to deal with the flow control and treatment requirements of Core Element 5&6 in the Eastern Washington Stormwater Management Manual.

Here is a link for additional information from Ecology;

<https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit/eCoverage-packet>

Other issues:

During civil plan review, Public Works establishes the preliminary addressing plan, the developer will need to work with the Post Office to establish the mail delivery routing plan and mailbox locations. The Post Office requires the use of metal Collection Box Unit style mailboxes.

Due to the size of the project a complete Traffic Impact Analysis (TIA) will need to be completed. The TIA will need to evaluate the traffic impact before and after the proposed development. Contact the Public Works Department to discuss the limits of the TIA scope. The city has established transportation impact fees. This project may be required to pay impact fees. You can view the traffic impact fees online at <https://library.municode.com/wa/ellensburg/> A Transportation Concurrency Application may need to be filled out and submitted to the County. The application can be found on the County's website.

The developer is required to obtain all other permits (HPA if required, DOE construction site grading permit, etc.) that may be required as a result of plat development.

Kittitas County and City of Ellensburg will work together on this project. The two jurisdictions will review and approve the civil plans.

Additional utility easements may be required for any proposed utility outside of the right of way. Specific issues will be addressed at civil plan submittal.

Any phasing plans for the project will need to be reviewed and may have additional requirements associated with utilities or temporary turn around. Phase lines need to be clearly identified on civil plans.

Irrigation water will need to comply with Irrigation District requirements, and be continued through the site to downstream users.

Landscape plans will need to be included for review of any conflicts with existing or proposed utilities.

Proposed road names will go through a review process that includes the entire Kittitas County to eliminate any duplicate or similar sounding road names.

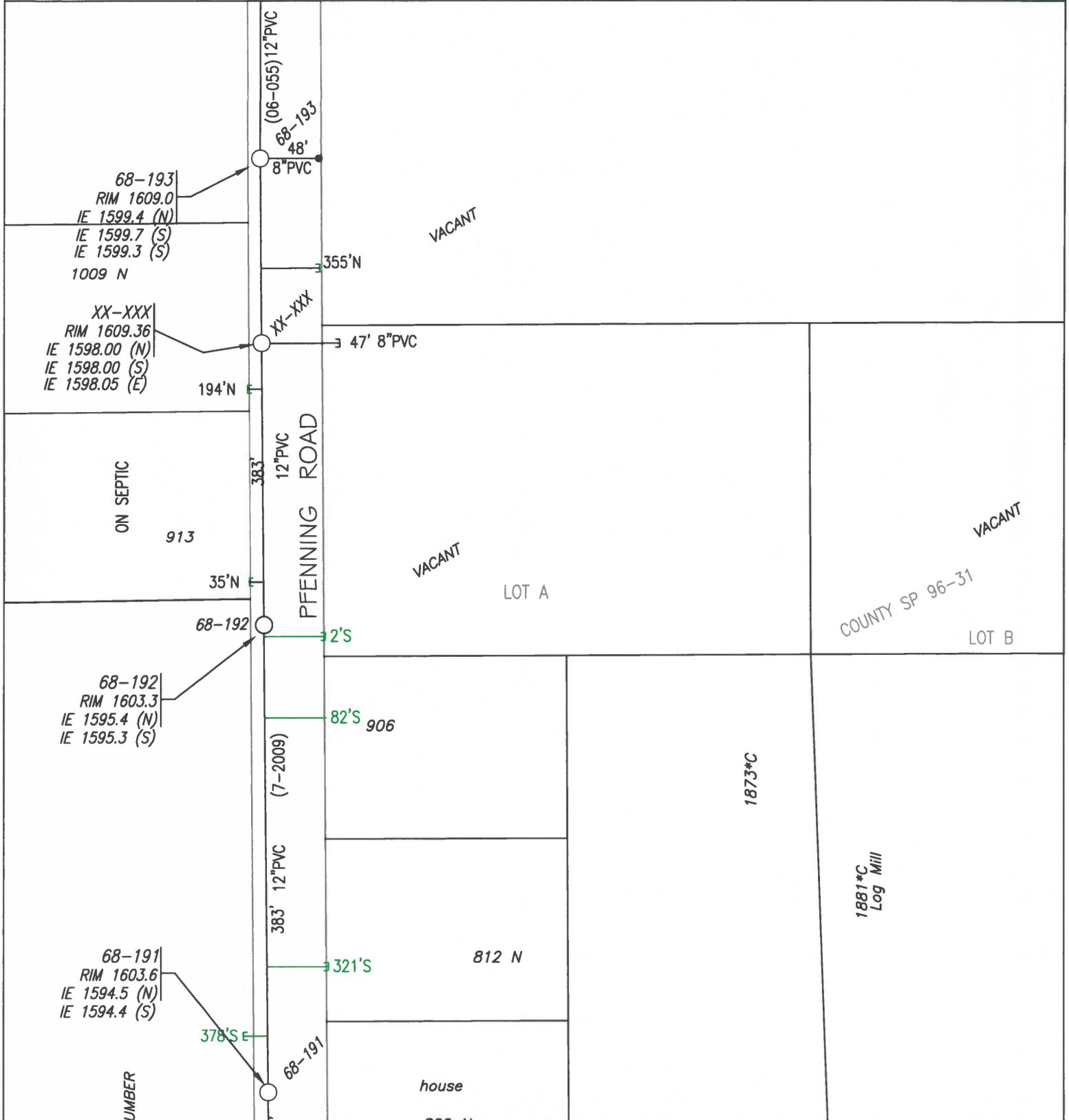
Cc File 25-072





CITY OF ELLENSBURG
 PUBLIC WORKS DEPARTMENT
 UTILITY MAP REQUEST INFORMATION

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DISCLAIMER:
 THE CITY OF ELLENSBURG PUBLIC WORKS DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON THE BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLANS FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.

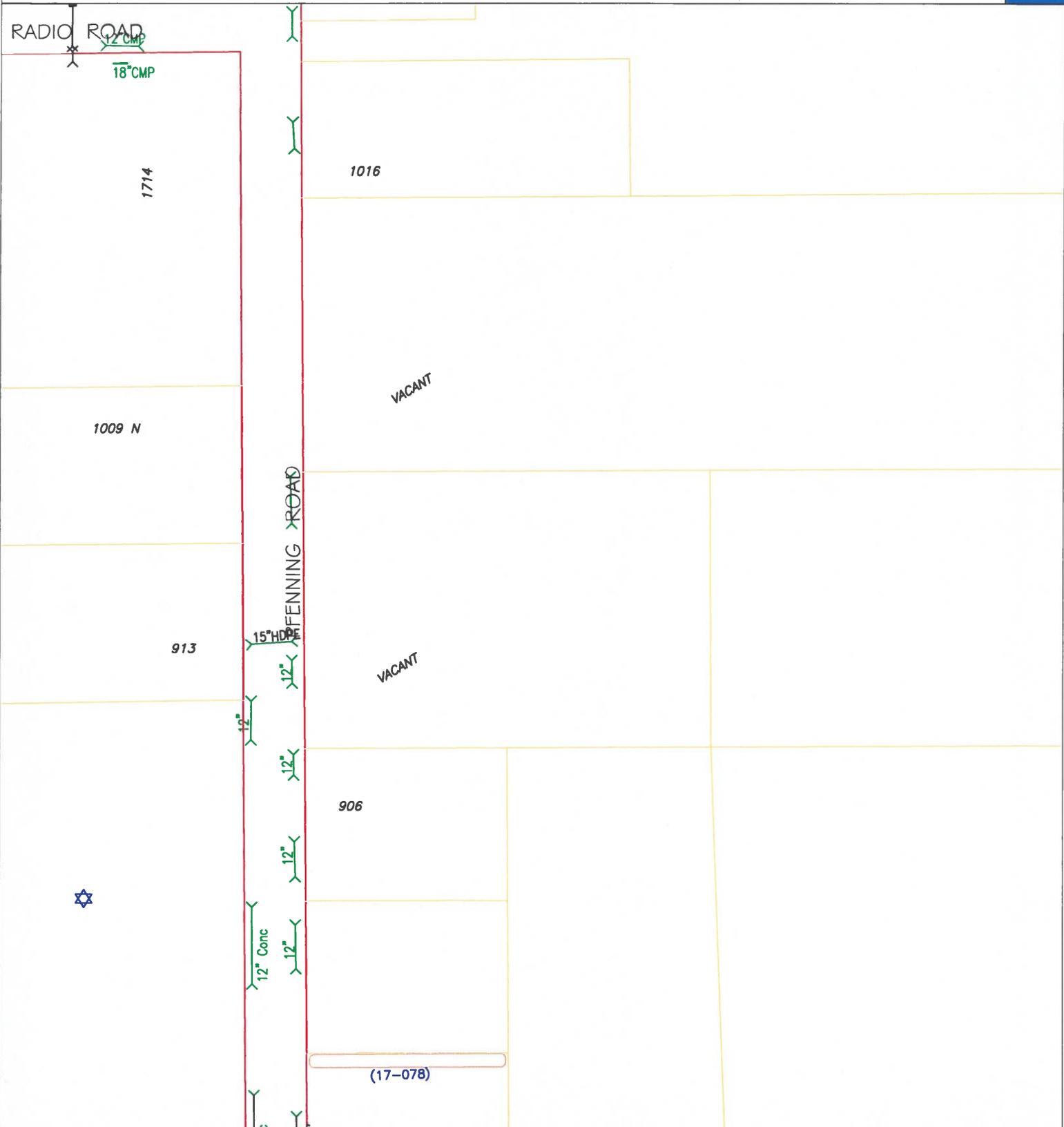


Know what's below.
 Call before you dig.



CITY OF ELLENSBURG
PUBLIC WORKS DEPARTMENT
UTILITY MAP REQUEST INFORMATION

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DISCLAIMER:
THE CITY OF ELLENSBURG PUBLIC WORKS DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON THE BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLANS FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.



From: [Castle,Angela C \(CONTR\) - TERR-PASCO](#)
To: [Zach Torrance-Smith](#)
Cc: [Murray, Jamie C \(BPA\) - TERR-KALISPELL](#)
Subject: RE: LP-25-00004 Pfenning Road - Notice of Application
Date: Monday, July 21, 2025 12:37:33 PM

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Zach,

Bonneville Power Administration's (BPA) has had the opportunity to review an application for the plat application located at Pfenning Road.

In researching our records, we have found that this proposal will not directly impact BPA facilities over 40ft west 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.

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 | 509-544-4747

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Friday, July 18, 2025 10:48 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>; Cameron Curtis <cameron.curtis@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; corrine_camuso@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; 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; ECY RE CRO SEPA Coordinator <crosepa@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>; Hendrix, Leah D <lhendrix@usbr.gov>; Hoff, Jennifer L <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 <dxrodgers@bpa.gov>; rightofway@pse.com; Lamb, Nathen - Actalent <Nathen.Lamb@pse.com>; brooksideconsulting@gmail.com; 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; 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>; Cascade Irrigation <cid@fairpoint.net>; eburgwater1885@gmail.com; kim.snider@esd401.org; leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org; traci.russell@esd401.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: LP-25-00004 Pfenning Road - Notice of Application

Good morning,

CDS is requesting comments on the following plat application: LP-25-00004 Pfenning Road. Links to the file materials can be found below. The comment period will end on **August 8, 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 Link: [LP-25-00004 Pfenning Road](#)

External Link: [LP-25-00004 Pfenning Road](#)

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-25-00004 Pfenning Road”.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

CASCADE IRRIGATION DISTRICT

8063 Highway 10
Ellensburg, Washington 98926
509-962-9583

Overview

Cascade Irrigation District will require a \$50 per lot plat fee (*CID Resolution #01-2006*) as well as an engineered irrigation plan based on Cascade Irrigation District specifications (*CID Resolution #3-94 & CID Procedure #1 Standard Specifications for Irrigation Water Distribution Systems*).

The irrigation plan must include the point of entry of irrigation water, the system for provision of irrigation water to each parcel, a description of system proposed, and a description of provisions made including right of ways for the protection of other parcel within Cascade Irrigation District which are affected.

If pressurized pipe is proposed, it must include a sump, pump and the proposed system of water to the sump. (*CID Resolution #03-94 and CID Procedure #1 Standard Specifications for Irrigation Water Distribution Systems*).

Before Cascade Irrigation District can release or sign-off we require 1) approved, inspected and in place irrigation system, or 2) a signed Irrigation Facility Installation Agreement with respective bond covering proposed construction and costs, (*CID Procedure #1*) or 3) a variance. A variance is only by Cascade Irrigation District Board of Directors action after Board of Directors receives, reviews, and approves a formal petition for such.

If the plat is part of or wishes to become part of an existing LID operating within CID, they must complete all work to hook-up to the LID and pay the associated hook-up fees or a signed Irrigation Facility Installation Agreement with respective bond covering proposed construction and costs involved in such hook-up.

If installing a pressurized system not associated with an LID, the Developer will be required to form an owner's association to cover the operating costs and maintenance of the infrastructure. (*CID Resolution #2-2006*)

Attachments: *All attachments may be obtained by Dropbox, please call or email Cascade Irrigation District at CID@fairpoint.net for the Dropbox online link to the files OR you may come to our office and pick up hard copies.*

Thank you,

Kelton Montgomery
Cascade Irrigation District Manager
509-962-9583

From: [Jordan Bovee](#)
To: [Zach Torrance-Smith](#); [Guy Moura](#); SEPA@dahp.wa.gov
Subject: Re: LP-25-00004 Pfenning Road - Notice of Application
Date: Thursday, August 7, 2025 4:48:37 PM

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Hi Zach,

This review is in response to the plat application: LP-25-00004 Pfenning Road.

The extent of ground disturbance required for the proposed undertaking will be significant; given that the proposed project falls within an area determined by DAHP to be at high or very high risk of cultural resources being present, the CCT recommends at the very least an IDP and cultural resource monitor be present during ground disturbing activities, if not a full cultural resources survey prior to work being conducted.

We recognize that other interested parties may also have cultural resource concerns regarding this undertaking, and we will defer to these concerns here. We do request a copy off the report that is produced as a result of any monitoring or survey completed.

Thank you,

Jordan Bovee 1 Archaeologist 2

CCT History/Archaeology Program

jordan.bovee.hsy@colvilletribes.com

Desk Phone: 509-634-2690

Mobile Phone: 509-631-1131



On Fri, Jul 18, 2025 at 10:48 AM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good morning,

CDS is requesting comments on the following plat application: LP-25-00004 Pfenning Road.

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External Link: [LP-25-00004 Pfenning Road](#)

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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

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KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657



August 4, 2025

Fire Marshal comments
Pfenning Road
LP-25-00004

Zach Torrance-Smith, Project Planner

This application was reviewed by Dan Young in the Fire Marshal's Office. Dan can be reached at (509) 962-7000 or e-mail at Dan.Young@co.Kittitas.wa.us. Where there are difficulties in meeting these conditions or if additional information is required, contact Dan in the Fire Marshal's office immediately.

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.

Fire flow in the amount of 1000 gallons per minute supplied at 20 psi for 60 minutes duration is required for this application. Prior to final approval submit proof from the water purveyor indicating that the required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to final plat approval.

Fire hydrants are required for this application. Either the indicated number or the spacing of the fire hydrants is inadequate. Provide fire hydrants such that the maximum spacing between hydrants does not exceed 500 feet and such that no lot or parcel is in excess of 250 feet from a fire hydrant as measured along approved fire apparatus access roads.

The local fire district chief approves the exact locations of fire hydrants. As a condition of approval, contact Kittitas Valley Fire and Rescue at (509) 933-7231 to arrange for location approval. Unless waived by the fire district chief fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. Provide and maintain a three-foot clear space around the entirety of every fire hydrant.

Approved fire apparatus turnarounds are required for this project. The indicated provisions for turning around fire apparatus are adequate.

Developments exceeding 30 lots shall be provided with two separate and approved fire apparatus access roads. There are exceptions to this code section that can be discussed.

Dan Young
Fire Marshal

These comments are based on the information provided with the pre-application materials. Any revision to the proposal may change the Fire Marshal comments.



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740

August 6, 2025

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

SUBJECT: WDFW COMMENTS ON LP-25-00004 PFENNING PLAT

Dear Mr. Torrance-Smith,

The Washington Department of Fish and Wildlife (WDFW) has reviewed the application materials associated with the proposed subdivision of 12.49 acres into 39 new lots (Parcels 12391, 12392, and 12393) called Pfenning Plat, hereafter referred to as “the project”. Lyle Creek flows generally north to south along the eastern boundary of this project site. Lyle Creek is a distributary stream of Wilson Creek and is a fish bearing stream on this alluvial fan. All fish present within the Wilson Creek watershed can also be found in Lyle Creek; this includes salmon, steelhead, trout, and other native species. The riparian and wetland habitat associated with Lyle Creek is important to protect fish habitat and water quality in the stream and are identified as Fish and Wildlife Habitat Conservation Areas, in the Kittitas County Critical Areas Ordinance.

This letter incorporates by reference [the letter](#) we provided on June 2, 2025 for the SEPA determination (SE-25-00009) for this same project. The final MDNS did not take our comments into account, but we wanted to draw attention to the [applicant’s response](#) to our comments that we believe worthy of implementing and should be formalized as formal conditions with approval of this project.

WDFW supports the applicant’s plan to install a permanent physical boundary, such as a split rail fence, to clearly mark the critical area boundary. **We recommend this wildlife friendly fence be installed prior to other ground disturbing work to ensure the protection of the critical areas and their functions and values.**

We also support and **recommend the proponent’s proposal to include the following language on the final plat map and on signs posted along the fence line:**

“No activity shall take place within designated wetland areas, including but not limited to the cutting of vegetation, dumping, filling, or construction. Wetland areas must remain in their natural state in perpetuity.”

We look forward to working together to help ensure the protection of critical areas with this project. Please feel free to contact me at (509) 961-6639 or Jennifer.nelson@dfw.wa.gov if you have any questions about these comments.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson". The signature is written in a dark ink and is positioned below the word "Sincerely,".

Jennifer Nelson
Area Habitat Biologist



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

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

August 6, 2025

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

RE: SEPA 202503019; LP-25-00004

Dear Zach Torrance-Smith:

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

Water Quality Program

Dividing or platting a piece of property is often the first step in a proposed development. An NPDES Construction Stormwater Permit may be required if there is a potential for stormwater discharge from a construction site with disturbed ground. Ground disturbance includes all utility placements, and building or upgrading roads. The permitting process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application, and a 30-day public notice process. This may take 38-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact **Wendy Neet** with the Department of Ecology, (509) 571-6733, with questions about this permit.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Kittitas County Community Development Services

August 6, 2025

Page 2 of 2

Sincerely,



Amber Johnson
SEPA Coordinator
Central Region Office
509-723-5677
crosepa@ecy.wa.gov

From: [Mau, Russell E \(DOH\)](#)
To: [Zach Torrance-Smith](#)
Cc: [Jamey Ayling](#)
Subject: RE: LP-25-00004 Pfenning Road - Notice of Application; Ellensburg Water Department, 22950M
Date: Tuesday, July 22, 2025 8:53:29 AM

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Mr. Torrance-Smith:

DOH ODW does not have any comments – as reviewed and addressed previously, this development will be served by the City of Ellensburg water system, so DOH ODW regulates through the Ellensburg water system.

Thanks,

Russell E. Mau, PhD, PE

Regional Engineer

Office of Drinking Water

Washington State Department of Health

Russell.Mau@doh.wa.gov

www.doh.wa.gov | 509-329-2116

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

Sent: Tuesday, July 22, 2025 8:04 AM

To: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>

Subject: RE: LP-25-00004 Pfenning Road - Notice of Application

External Email

Good morning,

The previous project was for the SEPA Review portion of the overarching project. This is for the actual Preliminary Plat that will create the residential lots.

Let me know if you have further questions.

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

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: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Monday, July 21, 2025 7:17 PM
To: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: RE: LP-25-00004 Pfenning Road - Notice of Application

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Mr. Torrance-Smith:

How does this differ from "SE-25-00009 Pfenning Plat"?

Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Office of Drinking Water
Washington State Department of Health
Russell.Mau@doh.wa.gov
www.doh.wa.gov | 509-329-2116

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Friday, July 18, 2025 10:48 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>; 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, Christine (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 <kojz@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; 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; Jenae.N.Churchill@usace.army.mil; Prilucik, Jacob <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; dxrogers@bpa.gov; rightofway@pse.com; Lamb, Nathen - Actalent <Nathen.Lamb@pse.com>; brooksideconsulting@gmail.com; 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; 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>; Cascade Irrigation <cid@fairpoint.net>; eburgwater1885@gmail.com; Kimberly Snider <kim.snider@esd401.org>; leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org; traci.russell@esd401.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: LP-25-00004 Pfenning Road - Notice of Application

External Email

Good morning,

CDS is requesting comments on the following plat application: LP-25-00004 Pfenning Road. Links to the file materials can be found below. The comment period will end on **August 8, 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 Link: [LP-25-00004 Pfenning Road](#)

External Link: [LP-25-00004 Pfenning Road](#)

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-25-00004 Pfenning Road”.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Timothy Batin](#)
To: [Zach Torrance-Smith](#)
Subject: Re: LP-25-00004 Pfenning Road - Notice of Application
Date: Friday, July 18, 2025 1:30:24 PM
Attachments: [YN IDP LP-25-00004 Pfenning Road.docx](#)

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The project, [LP-25-00004 Pfenning Road](#), 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 including an Inadvertent Discovery Plan since the area is very high probability for cultural resources.

Thank You,

Timothy Batin, TFW Archaeologist, Yakama Nation Fisheries

On Fri, Jul 18, 2025 at 10:48 AM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good morning,

CDS is requesting comments on the following plat application: LP-25-00004 Pfenning Road.

Links to the file materials can be found below. The comment period will end on **August 8, 2025 at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

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Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

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zach.torrancesmith@co.kittitas.wa.us

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Yakama Nation Timber Fish and Wildlife
Monitoring and Inadvertent Discovery Plan
LP-25-00004 Pfenning Road

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 archeological, 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, TFW Archaeologist: 509-831-1914

LeRoy Adams, TFW Administrator: 509-949-0481

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)



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: August 7, 2025
SUBJECT: LP-25-00004 Pfenning Road

ACCESS	<p>Kittitas County Code 12.07 requires use of City of Ellensburg standards for roadways, sidewalk, curb, and gutter pursuant to Ellensburg City Code Title 4.</p> <ol style="list-style-type: none"> 1. Road's serving development shall be named per City of Ellensburg standards. 2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 3. Any further subdivision or lots to be served by proposed access may result in further access requirements. (RC)
ENGINEERING	<ol style="list-style-type: none"> 1. Per the Kittitas County and City of Ellensburg Interlocal agreement the roads and road standards for this project shall be per the City of Ellensburg standards and is subject to review by the City of Ellensburg. 2. If the parcels associated with this plat are not annexed by the City of Ellensburg then the roads within the plat will need to certified as private roads. 3. 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). This grading plan will be under a joint review with the City of Ellensburg. (CBP)
SURVEY	<p>1. Kittitas County Code 16.24.010(1) reads as follows: The survey of every proposed subdivision, boundary line adjustments, record of survey, and the preparation of preliminary and final plats thereof, shall be made by or under the supervision of a registered land surveyor who shall certify on the plat that it is a true and correct representation of the lands actually surveyed. All surveys shall conform to standard practices and principles for land surveying.</p> <p>No further review will be made until the proposed Long Plat contains a stamp of a Land Surveyor licensed to practice in Washington state. (JT)</p>

TRANSPORTATION CONCURRENCY	A transportation concurrency management application will be required for this project per KCC 12.04.02.020 (KAH)
FLOOD	Parcels 12391, 12392, and 12393 are not within the FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit would not be required for the proposed plat. (SC)
WATER MITIGATION/ METERING	<p>The applicant must provide legal water availability for all new uses on the proposed lots of this project. Note: Plats are not eligible for mitigation through the County’s water bank.</p> <p>Final Plat Review & Recording (Prior to Final Plat Approval) 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"> 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; 2. An adequate water right for the proposed new use; or 3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. <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>Final Plat Notes 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>
AIRPORT	No Comment.

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