



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

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Sincerely,



Amber Johnson  
SEPA Coordinator  
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