



# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** August 22, 2025  
**SUBJECT:** RU-25-00002 Dvorak

<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. Applicant has an Issued Access Permit AA-25-00003.</li> <li>3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li> <li>4. Private Road Certification required for Mountain Home Lane prior to certificate of occupancy.</li> </ol> <p>In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application. (RC)</p>
<b>ENGINEERING</b>	Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). This grading plan will be under a joint review with the City of Ellensburg. (CBP)
<b>SURVEY</b>	There are no survey comments regarding this application. (JT)
<b>TRANSPORTATION CONCURRENCY</b>	No comment.(RC)
<b>FLOOD</b>	Parcel # 756735 is not within a FEMA mapped 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 comment. (RC)

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

## Ellie Myers

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**From:** Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>  
**Sent:** Thursday, August 7, 2025 5:34 PM  
**To:** Ellie Myers  
**Cc:** Murray,Jamie C (BPA) - TERR-KALISPELL  
**Subject:** RE: RU-25-00002 Dvorak - 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.

Ellie,

Bonneville Power Administration's (BPA) has had the opportunity to review an application for the reasonable use application located on Mountain Home Lane.

In researching our records, we have found that this proposal will not directly impact BPA facilities over 2 miles southwest 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](mailto: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](mailto:accastle@bpa.gov) | 509-544-4747

---

**From:** Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>  
**Sent:** Thursday, August 7, 2025 4:56 PM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier <[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; 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>; 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; THastings@snopass.org; 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.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; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; rand461@ECY.WA.GOV; 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; Amanda.Moody@dnr.wa.gov; lhendrix@usbr.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; Real.Estate@parks.wa.gov; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; Murray,Jamie C (BPA) - TERR-KALISPELL <JCMurray@bpa.gov>; Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>; Connell,Valorie L (BPA) - TERR-PASCO <VLConnell@bpa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; rightofway@pse.com; nathen.lamb@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; jwiseman@spfire.org; robertsb@cersd.org; communityrelations@cersd.org; kombola@easton.wednet.edu; jensens@easton.wednet.edu  
**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>  
**Subject:** RU-25-00002 Dvorak - Notice of Application

Good afternoon,

CDS is requesting comment on the following Reasonable Use application: RU-25-00002 Dvorak. Links to the file materials can be found below. The comment period will end **August 22, 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: [RU-25-00002 Dvorak](#)

External Link: [RU-25-00002 Dvorak](#)

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 “Reasonable Use - 2018 and Forward - Preliminary” and then the project file number “RU-25-00002 Dvorak”.

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

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**From:** Aaron Webster <aaron@snoqualmietribe.us>  
**Sent:** Friday, August 22, 2025 9:49 AM  
**To:** Ellie Myers  
**Cc:** DAHP  
**Subject:** RE: RU-25-00002 Dvorak - Notice of Application

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Hello Ellie,

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE, we would recommend an archaeological review be performed for this project. This is in an area the Snoqualmie Tribe considers culturally significant and has a very high probability to have unknown archaeological deposits. If any archaeological work is performed, we request notification. An IDP should not be used in lieu of archaeological investigation. Cultural and archaeological resources are non-renewable and are best discovered prior to ground disturbance.

Respectfully,

**Aaron Webster**

Staff Archaeologist  
Snoqualmie Indian Tribe

**Cell:** 425-466-0263

**Email:** [aaron@snoqualmietribe.us](mailto:aaron@snoqualmietribe.us)

---

**From:** Ellie Myers <ellie.myers@co.kittitas.wa.us>  
**Sent:** Thursday, August 7, 2025 4:56 PM  
**To:** Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; 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; THastings@snopass.org; 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.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Steven Moses <steve@snoqualmietribe.us>; DAHP <dahp@snoqualmietribe.us>; Adam Osbekoff <adam@snoqualmietribe.us>; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; rand461@ECY.WA.GOV; 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; Amanda.Moody@dnr.wa.gov; lhendrix@usbr.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; Real.Estate@parks.wa.gov; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; jcmurray@bpa.gov; accastle@bpa.gov; vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com; nathen.lamb@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; jwiseman@spfire.org; robertsb@cersd.org; communityrelations@cersd.org; kombola@easton.wednet.edu; jensens@easton.wednet.edu  
**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>  
**Subject:** RU-25-00002 Dvorak - Notice of Application

Good afternoon,

CDS is requesting comment on the following Reasonable Use application: RU-25-00002 Dvorak. Links to the file materials can be found below. The comment period will end **August 22, 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.

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<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Reasonable Use - 2018 and Forward - Preliminary” and then the project file number “RU-25-00002 Dvorak”.

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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State of Washington  
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24<sup>th</sup> Avenue, Yakima, WA 98902-5720  
Telephone: (509) 575-2740 • Fax: (509) 575-2474

August 20, 2025

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

SUBJECT: WDFW COMMENTS ON RU-25-00002 Dvorak

Dear Ms. Myers,

Thank you for the opportunity to review and comment on reasonable use application RU-25-00002 Dvorak, a proposal to construct a single-family residence on parcel 756735. The Washington Department of Fish and Wildlife (WDFW) is familiar with the property and met with Erin Minton, landowner representative, and Kittitas County on-site in August 2025 regarding the project's impact on Fish and Wildlife Habitat Conservation Areas (FWHCAs, CAO Chapter 17A.04), specifically riparian habitat.

As observed during our site visit, there is a perennial stream flowing through the parcel, as referenced in the critical areas report. The proposed home site is located within the riparian management zone (RMZ, CAO 17A.04.030) of the stream. To ensure no net loss, we recommend avoiding and minimizing impacts to the RMZ as much as possible by siting the home and associated infrastructure as far away from the stream as possible. Where impacts cannot be avoided, mitigation will be needed to offset the impacts to the riparian buffer.

We appreciate the critical areas report, including proposed mitigation, included with the application materials. As discussed during our site visit, a planting plan should be developed following the metrics in the critical areas report – 7400sqft of planting, approximately 40 trees and 60 shrubs. Planting should occur on both sides of the stream. WDFW shared a list of native riparian plants for additional plant species consideration. The planting plan should include monitoring requirements to ensure survivability of the planted plants. We recommend at least three years of monitoring with an 80% survivability. If metrics fall below 80%, we recommend that similar plants be planted to replace those that did not survive. We request to review and provide concurrence to Kittitas County on the planting plan when finished.

Thank you for the early coordination and we look forward to working collaboratively with the County and the applicant on this project. Please contact me at (509) 406-3206 or [Cassandra.Weekes@dfw.wa.gov](mailto:Cassandra.Weekes@dfw.wa.gov) if you have any questions or concerns regarding these comments.

Sincerely,

A handwritten signature in purple ink that reads "Cassandra Weekes". The signature is written in a cursive, flowing style.

Cassandra Weekes  
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 20, 2025

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

**RE: SEPA 202503322; RU-25-00002**

Dear Ellie Myers:

Thank you for the opportunity to comment on the Notice of Application for the Dvorak Reasonable Use. We have reviewed the documents and have the following comments.

**Water Resources Program**

Your project is located within the boundaries of WAC 173-539A so it may be subject to the rule. If you planning on withdrawing groundwater for a new use within the boundaries of WAC 173-539A, your project must be water budget neutral. Before withdrawing or using any water please submit a *Request of Determination of Water Budget Neutrality* or an *Application for a New Water Right Permit*, depending on the size of your project either form may be required. 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).

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

August 20, 2025

Page 2 of 2

Sincerely,



Amber Johnson

SEPA Coordinator

Central Region Office

509-723-5677

[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)

## Ellie Myers

---

**From:** Dan Young  
**Sent:** Friday, August 15, 2025 3:58 PM  
**To:** Ellie Myers  
**Subject:** RE: RU-25-00002 Dvorak - Notice of Application

No comments from the Fire Marshal's office at this time.

Dan Young  
Fire Marshal  
[Dan.young@co.kittitas.wa.us](mailto:Dan.young@co.kittitas.wa.us)

---

**From:** Ellie Myers <ellie.myers@co.kittitas.wa.us>  
**Sent:** Thursday, August 7, 2025 4:56 PM  
**To:** Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; 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; THastings@snopass.org; 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.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; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; rand461@ECY.WA.GOV; 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; Amanda.Moody@dnr.wa.gov; lhendrix@usbr.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; Real.Estate@parks.wa.gov; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; jcmurray@bpa.gov; accastle@bpa.gov; vlconnell@bpa.gov; dxrogers@bpa.gov; rightofway@pse.com; nathen.lamb@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; jwiseman@spfire.org; robertsb@cersd.org; communityrelations@cersd.org; kombola@easton.wednet.edu; jensens@easton.wednet.edu  
**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>  
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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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*August 15, 2025*

*Ellie Myers, Planner I  
Kittitas County Community Development Services  
411 N Ruby St, Suite 2  
Ellensburg, WA 98926*

*RE: Dvorak Reasonable Use (RU-25-00002)*

*Ms. Myers,*

*I reside at 200 Mountain Home Lane, which is directly across the street from the Dvorak Lot and I wanted to state my support to this justified Reasonable Use application. As you are aware, the County changed the category and resultant buffers on the stream from 10'-20' to 100' in 2020, which would make a large portion of the lots in the community unbuildable today. Back when this subdivision was approved by the County, these lots were approved and many of them were built upon prior to the 2020 Critical Areas Wetlands classification and buffer changes. The Critical Areas Report accurately describes the site, stream and a reasonable area to build a home and addresses the County Reasonable Use criteria under KKC 17A.01.060.2. Reasonable Use. I believe that the current buffers have placed a "hardship" on this property and that the owner should be allowed to construct the proposed home as a reasonable use on a highly constrained property just as others have been allowed to do in the immediate area. Also, I do not believe that the granting of this Reasonable Use application would result an unreasonable threat to the public health, safety or welfare upon the surrounding community, in fact the additional home will be beneficial to the community to fulfill the vision of the approved entitlements that created the community, and the community & County as a whole.*

*I am in support of the Director's approval of this Reasonable Use application and feel that the applicant has adequately addressed the County criteria that will support the approval.*

*Thank you for your time,*



*Jeff Potter*

*206-391-8101*

## Ellie Myers

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**From:** Timothy Batin <batt@yakamafish-nsn.gov>  
**Sent:** Friday, August 8, 2025 8:32 AM  
**To:** Ellie Myers  
**Subject:** Re: RU-25-00002 Dvorak - Notice of Application  
**Attachments:** YN IDP RU-25-00002 Dvorak.docx

**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, RU-25-00002 Dvorak, 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 attaching a Yakama Nation Inadvertent Discovery Plan for this project that you can share with the contractors. I am including a Yakama Nation Inadvertent Discovery Plan that can be shared with the contractors.

Thank You,

Timothy Batin, TFW Archaeologist, Yakama Nation Fisheries

On Thu, Aug 7, 2025 at 4:55 PM Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)> wrote:

Good afternoon,

CDS is requesting comment on the following Reasonable Use application: RU-25-00002 Dvorak. Links to the file materials can be found below. The comment period will end **August 22, 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.

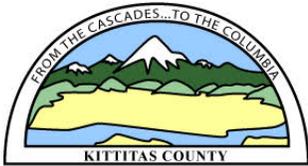
Internal Link:RU-25-00002 Dvorak

External Link: [RU-25-00002 Dvorak](#)

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 “Reasonable Use - 2018 and Forward - Preliminary” and then the project file number “RU-25-00002 Dvorak”.

Best,



## Ellie Myers

*(she/her/hers)*

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