

Ellie Myers

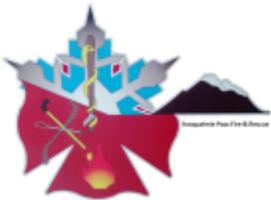
From: Jay Wiseman <JWiseman@spfire.org>
Sent: Thursday, December 11, 2025 9:07 AM
To: Ellie Myers
Cc: Jamey Ayling; Dan Young
Subject: RE: RU-25-00003 Sage - Notice of Application

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.

I looked up the tax parcel, and they are paying fire district levy tax. That area was on my list to annex but looks like they are in the fire district. Thanks for your help Ellie.

Jay Wiseman

Fire Chief
Snoqualmie Pass Fire & Rescue
425-434-6333



THIS COMMUNICATION MAY BE SUBJECT TO PUBLIC DISCLOSURE LAWS OF THE STATE OF WASHINGTON (RCW.42.56).

From: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Sent: Thursday, December 11, 2025 9:01 AM
To: Jay Wiseman <JWiseman@spfire.org>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Dan Young <dan.young@co.kittitas.wa.us>
Subject: RE: RU-25-00003 Sage - Notice of Application

It's also possible our GIS data is outdated, so if you find something suggesting this area isn't in your district let us know and we can update it!



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

<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.

From: Jay Wiseman <JWiseman@spfire.org>

Sent: Thursday, December 11, 2025 8:48 AM

To: Ellie Myers <ellie.myers@co.kittitas.wa.us>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Dan Young <dan.young@co.kittitas.wa.us>

Subject: RE: RU-25-00003 Sage - Notice of Application

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Okay thanks Ellie, I'm sure I can do a better job of finding that stuff if I'd spend a little more time looking

Jay Wiseman

Fire Chief

Snoqualmie Pass Fire & Rescue

425-434-6333



THIS COMMUNICATION MAY BE SUBJECT TO PUBLIC DISCLOSURE LAWS OF THE STATE OF WASHINGTON (RCW.42.56).

From: Ellie Myers <ellie.myers@co.kittitas.wa.us>

Sent: Thursday, December 11, 2025 8:46 AM

To: Jay Wiseman <JWiseman@spfire.org>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Dan Young <dan.young@co.kittitas.wa.us>

Subject: RE: RU-25-00003 Sage - Notice of Application

Good morning Jay,

Our Fire Districts layer on Compas shows the county wide fire district boundaries. I'm cc'ing Dan to see if he has any maps/figures or knows where to find them.

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

<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.

From: Jay Wiseman <JWiseman@spfire.org>
Sent: Thursday, December 11, 2025 8:42 AM
To: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: RE: RU-25-00003 Sage - Notice of Application

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Hi Ellie,

I was under the impression these parcels off USFS RD 4832 are not in Snoq Pass Fire & Rescue's fire district but after looking it appears they are. Do you by chance have a map or know of someone who does that shows the fire districts boundaries? Thank you.

Jay Wiseman

Fire Chief

Snoqualmie Pass Fire & Rescue

425-434-6333



THIS COMMUNICATION MAY BE SUBJECT TO PUBLIC DISCLOSURE LAWS OF THE STATE OF WASHINGTON (RCW.42.56).

From: Ellie Myers <ellie.myers@co.kittitas.wa.us>

Sent: Thursday, December 11, 2025 8:29 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; John Storch <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>; 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; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozi@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; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; shalena.bent.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; 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; Jay Wiseman <JWiseman@spfire.org>; kombola@easton.wednet.edu; jensens@easton.wednet.edu

Cc: Ellie Myers <ellie.myers@co.kittitas.wa.us>; 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>

Subject: RU-25-00003 Sage - Notice of Application

Good Morning,

CDS is requesting comment on the following Reasonable Use Application: RU-25-00003 Sage. Links to the file materials can be found below. The comment period will end **December 29, 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-25-00003 Sage](#)

External Link: [RU-25-00003 Sage](#)

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” and then the project file number “RU-25-00003 Sage”.

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

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

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KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: December 23, 2025
SUBJECT: RU-25-00003 Sage

| | |
|-----------------------------------|---|
| ACCESS | Applicant has Issued Access Permit AA-24-00066. All applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application. (RC) |
| ENGINEERING | 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). (CP) |
| SURVEY | There are no survey comments regarding this application (JT). |
| TRANSPORTATION CONCURRENCY | Not applicable to this proposed project. |
| FLOOD | Parcel# 885835 is not mapped within the FEMA identified special flood hazard area (1 percent annual chance flood zone). A floodplain development permit is not required. (SC) |
| WATER MITIGATION/ METERING | No comments. (SC) |
| AIRPORT | No Comment. (RC) |

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



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 • Fax: (509) 575-2474

December 22, 2025

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

SUBJECT: WDFW COMMENTS ON RU-25-00003 Sage

Dear Ms. Myers,

Thank you for the opportunity to review and comment on Kittitas County reasonable use application RU-25-00003 Sage, a proposal to construct a dry cabin on parcel 885835. The Washington Department of Fish and Wildlife (WDFW) is familiar with the property and met with Maryn Sage (landowner) on site in July 2025 to review the streams on the property. Our comments are regarding the project's impact on Fish and Wildlife Habitat Conservation Areas (FWHCAs, CAO Chapter 17A.04), specifically riparian habitat.

As observed during the site visit and referenced in the critical areas report, there are two perennial streams on the property. The stream bisecting the parcel is Townsend Creek, a fish-bearing tributary to Lake Keechelus. The second stream is a tributary to Townsend Creek and flows into Townsend Creek on the property.

The proposed cabin location is within the Riparian Management Zone (RMZ, CAO 17A.04.030) of Townsend Creek. RMZs shall be maintained in a predominantly well-vegetated and undisturbed condition to ensure that they perform their intended function and value of protecting the FWHCAs. The RMZ width shall be either the site-specific Site Potential Tree Height (SPTH) or 100 feet, whichever is greater, consistent with Best Available Science for pollution removal and Volume 2 of WDFW's Riparian Ecosystem Management Recommendation (CAO 17A.04.030(2)). Using the [SPTH mapping tool](#), the RMZ buffer at this location is 109 feet.

To ensure no net loss of function and value of the RMZ, we recommend avoiding and minimizing impacts to the RMZ as much as possible by siting the cabin and any associated infrastructure as far away from the stream as feasibly possible. Where impacts cannot be avoided, mitigation will be needed to offset the impacts to Townsend Creek's riparian buffer.

We appreciate the critical areas report, including proposed mitigation, included with the application materials. While Kittitas County's CAO doesn't include mitigation ratios for disturbance to riparian areas, the standard is that the mitigation must achieve equivalent or greater biological functions, including the loss of shade and any impervious surfaces being placed within the RMZ that would preclude ecosystem function.

The critical areas report states "To compensate for the 1,887sf of permanent impact to the buffer from the home and road, an equal amount of buffer (1,887sf) will be added to the stream buffer as compensation." We request clarification on what this means. Are stream or riparian enhancements proposed within this area? WDFW believes preservation alone doesn't achieve no net loss. Further, according to the Stream Buffer Averaging Exhibit in the critical areas report, a portion of the proposed buffer expansion is beyond the stream's riparian buffer area, as defined by WDFW's Site Potential Tree Height mapping tool. We don't believe buffer averaging is appropriate in this situation.

We recommend development of a mitigation plan, to be reviewed and approved by WDFW prior to construction, as a condition of the reasonable use determination. The mitigation plan should quantify the proposed mitigation measures and demonstrate equivalent or greater biological functions of FWHCAs consistent with Kittitas County's Critical Areas Ordinance (CAO 17A.04.070). If developing a planting plan, it should include monitoring 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.

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 if you have any questions or concerns regarding these comments.

Sincerely,



Cassandra Weekes
Area Habitat Biologist

RE: Sage Reasonable Use Application (RU-25-00003)

I am writing in support of my neighbors' application for a Reasonable Use Exception to allow the construction of a small dry cabin on their property. I have known this family for decades, as well as most of the surrounding neighbors for my entire life. This property has been in the family for a very long time, and they have consistently demonstrated a deep respect for the land and surrounding environment. They are among the best stewards of our forested area and are exceptionally conscientious in how they manage and care for their property.

Anyone who has conducted a personal site visit can clearly see the level of care and attention they give to the forest through thoughtful management practices. I am confident that the Sages will continue to take greater care of the forest and environment than most property owners in the area.

Regarding the creek in question, it has never supported fish. Since the county installed a culvert across Forest Service Road 4836, there has been an approximately six-foot drop on the south side of the road, making fish passage beyond that point impossible. As a result, the proposed project would have minimal to no impact on aquatic habitat.

This proposal involves a very small dry cabin, and it is reasonable to conclude that its impact on the surrounding area will be minimal. Granting the Reasonable Use Exception for this project is appropriate and consistent with the intent of the regulations.

It is also reasonable to believe that the Sages will continue to comply with all Kittitas County codes and requirements and will work closely with county staff, as they have done throughout this process.

Thank you for your consideration of this application.

Respectfully, 

Andrew Glass - glassandy65@gmail.com

12-18-25



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

December 3, 2025

Chad and Maryn Sage
1130 North L Street
Tacoma, WA 98403

RE: Sage Reasonable Use Application (RU-25-00003) – Deemed Complete

Parcel #885835

Dear Applicants,

Kittitas County Community Development Services received a Reasonable Use request on December 1, 2025, to build a Dry Cabin. The subject property is zoned Commercial Forest. The parcel is located off Forest Service Road 4832, approximately 2.75 miles west of the intersection of Forest Service Road 4832 and Kachess Lake Road in Easton, WA. Your application has been **deemed complete** as of December 3, 2025.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be published in the newspaper and sent to all adjoining property owners, governmental agencies, and interested persons. This includes a 15-day comment period.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. A decision will be issued based upon comments received, and the proposal's consistency with Kittitas County Code 17A.01.060(2)(c), along with any other applicable codes and statutes.

If you have any questions regarding this matter, I can be reached by e-mail at ellie.myers@co.kittitas.wa.us or phone at 509-962-7048.

Sincerely,

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



**DEPARTMENT OF
NATURAL RESOURCES**

SOUTHEAST REGION
713 BOWERS ROAD
ELLENSBURG, WA 98926

509-925-8510
TRS 711
SOUTHEAST.REGION@DNR.WA.GOV
WWW.DNR.WA.GOV

December 17, 2025

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

RE: RU-25-00003 Sage

Dear Mx. Myers:

Thank you for the opportunity to comment on the proposed project on parcel(s): 885835 in Section 01, T. 21 N., Range 11 E., W.M.; Kittitas County.

Based on remote review of this parcel(s) it appears that some or all of the parcel(s) consist of forestland, and it will require a Forest Practices Application (FPA) from the DNR if merchantable timber is removed/harvested as part of the proposal and/or is being converted out of forest land (RCW 76.09 and WAC 222). The FPA would need to meet the requirements of the Forest Practices Act and its rules. It is our recommendation that the applicant meet with our local forest practices forester to discuss, they may call our Southeast Region office at (509) 925-8510 to schedule an appointment.

If there are questions regarding our comments, please contact our Region Forest Practices office at the number above.

Sincerely,

Amanda Moody

Amanda Moody
Forest Practices Program Coordinator
Washington State Department of Natural Resources (DNR)
Southeast Region
Amanda.moody@dnr.wa.gov

Ellie Myers

From: Jordan Bovee <jordan.bovee.hsy@colvilletribes.com>
Sent: Tuesday, December 16, 2025 9:07 AM
To: Ellie Myers
Cc: Guy Moura; Amelia Stanger; SEPA@dahp.wa.gov
Subject: Re: RU-25-00003 Sage - 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.

Hi Ellie,

This review is in response to the RU-25-00003 Sage notice of application.

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

Based on our review of the proposal against State and Tribal sensitivity maps documenting the known occurrences of pre-contact ethnographic, historic, and/or religious sites, we have no immediate concerns with the project's potential impacts on cultural resources. We generally recommend that the proponent develop an Inadvertent Discovery Plan (IDP) before project work as it can prevent legal and technical issues for them in the event they do they discover cultural material in the course of project work. However, given the area, the relatively small size of the proposed cabin, and the lack of ground disturbance, we find that other, more intensive cultural resource survey efforts are not necessary.

Thank you for submitting this project for review with the CTCR. Our comments are based on information as it is currently presented, and we do reserve the right to revise them if additional information becomes available and warrants such a change. If you have any questions, please do not hesitate to reach out to me at this email or the numbers listed below.

My best,

Jordan Bovee | Archaeologist
CTCR History/Archaeology Program
jordan.bovee.hsy@colvilletribes.com
Desk Phone: 509-634-2690

Mobile Phone: 509-631-1131

PO Box 150

Nespelem, WA 99155



On Thu, Dec 11, 2025 at 8:29 AM Ellie Myers <ellie.myers@co.kittitas.wa.us> wrote:

Good Morning,

CDS is requesting comment on the following Reasonable Use Application: RU-25-00003 Sage. Links to the file materials can be found below. The comment period will end **December 29, 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-25-00003 Sage

External Link: [RU-25-00003 Sage](#)

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” and then the project file number “RU-25-00003 Sage”.

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

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

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Ellie Myers

From: Timothy Batin <batt@yakamafish-nsn.gov>
Sent: Friday, December 12, 2025 8:58 AM
To: Ellie Myers
Cc: Dan Young; Marvin Douvier; Kim Dawson; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik; Laura Kukes; Public Health Inspectors; Lisa Lawrence; Patti Stacey; Kelee Hodges; Candie Leader; Tate Mahre; Jackie Sharp; Samantha Cox; Josh Fredrickson; Rebecca Cruse; Jeremy Larson; Steph Mifflin; Haley Mercer; Christy Garcia; ken.edwards@kittitaspud.com; sepa@dahp.wa.gov; enviroreview@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@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; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; shalena.bent.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; 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; kombola@easton.wednet.edu; jensens@easton.wednet.edu; Jamey Ayling; Zach Torrance-Smith; Bradley Gasawski
Subject: Re: RU-25-00003 Sage - Notice of Application

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The project, RU-25-00003 Sage, 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.

Thank You,

Timothy Batin, TFW Archaeologist, Yakama Nation Fisheries

On Thu, Dec 11, 2025 at 8:29 AM Ellie Myers <ellie.myers@co.kittitas.wa.us> wrote:

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CDS is requesting comment on the following Reasonable Use Application: RU-25-00003 Sage. Links to the file materials can be found below. The comment period will end **December 29, 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.

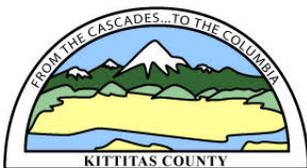
Internal Link: RU-25-00003 Sage

External Link: [RU-25-00003 Sage](#)

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” and then the project file number “RU-25-00003 Sage”.

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

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Ellie Myers

From: DAHP SEPA <sepa@dahp.wa.gov>
Sent: Thursday, December 11, 2025 2:59 PM
To: Ellie Myers
Subject: RE: RU-25-00003 Sage - Notice of Application

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Hi Ellie,

Good afternoon. For this project, DAHP is requesting that Inadvertent Discovery plan is created and kept on site during construction.

Regards,
Dennis

Dennis Wardlaw, M.A.
Transportation Archaeologist
Dept. of Archaeology and Historic Preservation
1110 Capitol Way South, Suite 30
Olympia, WA 98501
Phone: 360-485-5014

 please consider the environment before printing this email

From: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Sent: Thursday, December 11, 2025 8:29 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>; 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>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@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;
karen.capuder.adm@colvilletribes.com; Kiana Sam <kiana.sam.adm@colvilletribes.com>;
shalena.bent.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us;
adam@snoqualmietribe.us; 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>; 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; Jenae.N.Churchill@usace.army.mil; Prilucik, Jacob
<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;
kombola@easton.wednet.edu; jensens@easton.wednet.edu
Cc: Ellie Myers <ellie.myers@co.kittitas.wa.us>; 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>
Subject: RU-25-00003 Sage - Notice of Application

External Email

Good Morning,

CDS is requesting comment on the following Reasonable Use Application: RU-25-00003 Sage. Links to the file materials can be found below. The comment period will end **December 29, 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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External Link: [RU-25-00003 Sage](#)

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<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Reasonable Use” and then the project file number “RU-25-00003 Sage”.

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

<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.



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



December 11, 2025

Fire Marshal comments
Sage
RU-25-00003

Ellie Myers, 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.

Approved fire apparatus turnarounds are required for this project. The indicated provisions for turning around fire apparatus are not adequate. Provide a turnaround meeting the requirements of the International Fire Code Appendix D.

No gate may be installed across a required fire department access road or driveway without first obtaining a permit from the fire marshal's office. Inspection and testing of the gate will be required.

This building is in the Wildland Urban Interface. The building will need to meet the requirements of the International Wildland-Urban Interface code for setbacks and construction type depending on the hazard classification.

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.

Ellie Myers

From: Castle,Angela C (CONTR) - TERR-PASCO <accastle@bpa.gov>
Sent: Thursday, December 11, 2025 9:04 AM
To: Ellie Myers
Cc: Murray,Jamie C (BPA) - TERR-KALISPELL
Subject: RE: RU-25-00003 Sage - Notice of Application

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Ellie,

Bonneville Power Administration's (BPA) has had the opportunity to review an application for Reasonable Use Application: RU-25-00003 Sage located at parcel number 21-11-01010-0002.

In researching our records, we have found that this proposal will not directly impact BPA facilities over 1.5 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.

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: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Sent: Thursday, December 11, 2025 8:29 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>; 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; 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; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; shalena.bent.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; 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; kombola@easton.wednet.edu; jensens@easton.wednet.edu
Cc: Ellie Myers <ellie.myers@co.kittitas.wa.us>; 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>
Subject: RU-25-00003 Sage - Notice of Application

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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

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Ellie Myers

From: Larned, Kimberly - FS, WA <kimberly.larned@usda.gov>
Sent: Thursday, December 11, 2025 3:34 PM
To: Ellie Myers
Subject: RE: [External Email]RU-25-00003 Sage - Notice of Application

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Hi Ellie,

The map is incorrect showing the location of Forest Service Road 4832. I believe the road that is showing on the map labeled as 4832 is a private road and Forest Service Road 4832 is on the southwest end of the parcel.

Please double check me on this...



From: Ellie Myers <ellie.myers@co.kittitas.wa.us>

Sent: Thursday, December 11, 2025 8:29 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>; 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; 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; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; shalena.bent.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; 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; Larned, Kimberly - FS, WA <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; kombola@easton.wednet.edu; jensens@easton.wednet.edu
Cc: Ellie Myers <ellie.myers@co.kittitas.wa.us>; 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>
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Ellie Myers

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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

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