

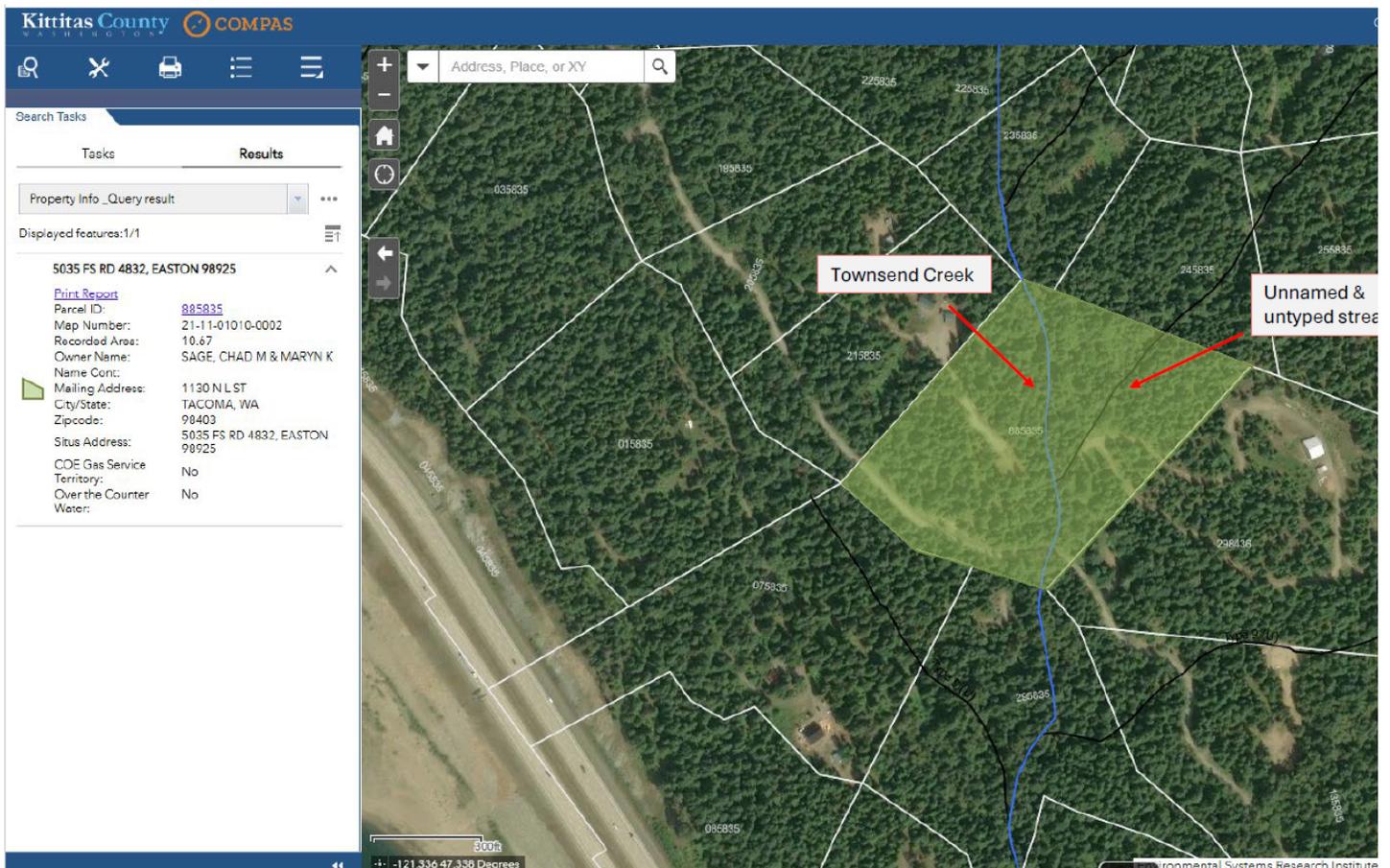
Ellie Myers

From: Weekes, Cassandra L (DFW) <Cassandra.Weekes@dfw.wa.gov>
Sent: Tuesday, July 15, 2025 2:40 PM
To: Ellie Myers; Maryn Sage
Cc: Jamey Ayling
Subject: RE: Parcel 885835

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Good Afternoon Ellie and Maryn,

Yesterday, 7/14/25, I met Maryn Sage on site at parcel 885835. There are two streams on the property, Townsend Creek and an untyped stream. Please see the image below.



The stream closest to the proposed building location is Townsend Creek, a perennial stream with documented fish use in its lower reaches. I discussed this with Maryn while we were on site. We looked at Townsend Creek from

the confluence with the unnamed tributary upstream to the proposed building site and at the USFS 4832 road crossing. Townsend Creek does get steep in the vicinity of the USFS road and continues to gain elevation on the Sage property. Without a formal survey, fish use in this reach of Townsend Creek is unknown. The stream is at a minimum a non-fish perennial stream (Np), if not a Type F (fish) stream. Under the County's current Critical Areas Ordinance (CAO), the Np buffer is 100'. When the new CAO is in effect, the buffer will be SPTH, which is 109'. I recommend using SPTH for the RMZ buffer.

The stream further to the east on the property is an unnamed tributary to Townsend Creek. On the Sage property, I observed this stream to have similar characteristics to Townsend Creek in terms of flow and habitat. Given we are in a year of low snowpack, low water and drought, I'd type this stream as a non-fish perennial (Np).

Please let me know if you have any questions or if I can provide additional support.

Thank you,
Cassandra

Cassandra Weekes

Washington Department of Fish & Wildlife
1130 W. University Way, Ellensburg, WA 98926
Cell: (509) 406-3206

From: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Sent: Tuesday, July 15, 2025 9:05 AM
To: Maryn Sage <marynsage@gmail.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Weekes, Cassandra L (DFW) <Cassandra.Weekes@dfw.wa.gov>
Subject: RE: Parcel 885835

External Email

Hi Maryn,

We'll need to wait for Casandras email confirming the stream types before you submit the building permit, so we know which buffer requirements apply. The Type Np stream has a 100-foot buffer and based on the site plan submitted with the PSA, the cabin appears to meet this requirement. However, if Casandra determines the Ns stream is fish-bearing, the buffer will change. In that case, you'll either need to shift the proposed cabin location to comply with the new buffer distance or apply for a Reasonable Use exception, if you can demonstrate that there's no feasible alternative location on the property.

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

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: Maryn Sage <marynsage@gmail.com>
Sent: Monday, July 14, 2025 2:28 PM
To: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: Re: Parcel 885835

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Ellie,

I just met with Fish and Wildlife. She said she should have information to you and to me by Wednesday. The unverified stream is most likely an NP. She wants to double check the elevation for the NS stream to confirm it is non-fish bearing. She said the soonest she feels she can have it to us is Wednesday.

We have the building plans ready to go. If there is anyway to submit the plans prior to her email let me know and I'll do it.

Thanks again for your help.

Maryn

On Fri, Jul 11, 2025 at 11:48 AM Maryn Sage <marynsage@gmail.com> wrote:

Will do, thank you!

On Fri, Jul 11, 2025 at 11:39 AM Ellie Myers <ellie.myers@co.kittitas.wa.us> wrote:

That's great news!

We will need written confirmation from fish and wildlife. If you could have her send an email to you and cc'd me that would be great!

Best,



Ellie Myers

(she/her/hers)

Planner I | Kittitas County Community Development Services

[411 N Ruby Street, Suite 2 Ellensburg, WA 98926](https://www.co.kittitas.wa.us/)

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: Maryn Sage <marynsage@gmail.com>
Sent: Friday, July 11, 2025 11:26 AM
To: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: Re: Parcel 885835

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Morning Ellie,

I wanted to update you on our progress. An ACCESS inspector came out today and has a couple of questions regarding the part of the driveway that isn't on our property. She did, however, say that our driveway met the criteria. She will get back to me Monday, to let me know if we need to do something if

anything. The best news of the day is that Marty from DNR came out today and he said we don't need a SEPA or Forest Practices permit. I asked that he get that information to me and to you in writing as soon as humanly possible. He indicated if he doesn't get it done today, he will Monday.

As soon as Cassandra from Fish and Wildlife is out I will let you know. When she comes out to verify the stream, how does that get documented? Do you just need an email or is there some other process? Thank you again for all of your help. It is greatly appreciated.

Maryn

On Tue, Jul 8, 2025 at 2:39 PM Maryn Sage <marynsage@gmail.com> wrote:

Ellie,

I wanted to update you on our progress. I got the PSA updated and paid for. It should be ready for review. We have the access inspection scheduled for Friday, 7/11, and Marty from DNR is also coming out on Friday. Fish and Wildlife is scheduled to come out to look at the stream on Monday, 7/14. I'll be in touch as soon as these are complete.

Thanks again for all of your help.

Maryn

On Tue, Jul 8, 2025 at 10:39 AM Maryn Sage <marynsage@gmail.com> wrote:

Thank you again for all of your help. I've submitted the document. We will watch my husbands portal so we can pay for the application.

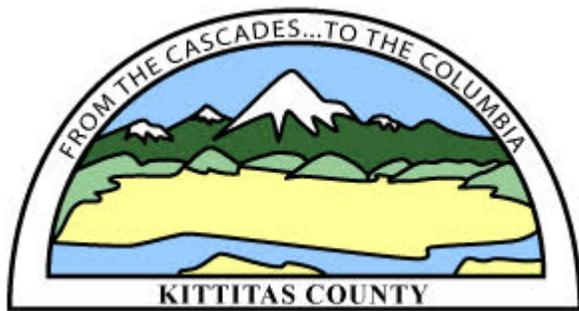
Maryn

On Tue, Jul 8, 2025 at 8:37 AM Ellie Myers <ellie.myers@co.kittitas.wa.us> wrote:

Hi Maryn,

I just checked in with our assistant building official, and she confirmed it's okay to submit your building permit before the FPA and SEPA are finalized, with the caveat that if either one doesn't get approved, the permit deposit will be forfeited. This will let you move forward with the permit as soon as the PSA is done and we've got confirmation from Fish & Wildlife regarding the unidentified stream. I can't guarantee the new Critical Areas Ordinance won't be adopted before then, but this approach cuts your permit submission wait time from about six weeks down to around two.

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: Maryn Sage <marynsage@gmail.com>
Sent: Monday, July 7, 2025 4:46 PM
To: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: Fwd: Parcel 885835

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Hey Ellie,

This is what I have in writing regarding the SEPA.

Maryn

----- Forwarded message -----

From: **Chace Pedersen** <chace.pedersen@co.kittitas.wa.us>

Date: Mon, Apr 22, 2024 at 8:28 AM

Subject: RE: Parcel 885835

To: Maryn Sage <marynsage@gmail.com>

Good morning,

Sorry for the delay in responding. If the shed is under 200sqft , non-habitable space, and does not contain plumbing or mechanical, it would not require a building permit. It would not need to be added to the site plan.

It's ok to wait on the SEPA for now.

Chace Pedersen

Planner I

Kittitas County Community Development Services

[411 N. Ruby Street, Ste 2](#)

[Ellensburg, WA 98926](#)

[Office: \(509\) 962-7637](#)

chace.pedersen@co.kittitas.wa.us

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From: Maryn Sage <marynsage@gmail.com>
Sent: Wednesday, April 17, 2024 4:08 PM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: Re: Parcel 885835

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Hey Chance,

I have a couple of additional questions for you.

We are recognizing that we will need to build a shed to store tools, etc while we are putting in our driveway and hopefully a dry cabin. Am I correct in that a shed doesn't have to be permitted as long as it is under 200 square feet? Would we need to add it to the site plan?

We haven't figured out about what to do about the SEPA yet. Are we ok to leave it in our portal que for now or should we delete it and resubmit, if and when it is necessary.

Thanks,

Maryn

On Mon, Apr 8, 2024 at 3:35 PM Chace Pedersen <chace.pedersen@co.kittitas.wa.us> wrote:

Good afternoon,

Following up on our conversation...

PSA-24-00135 (parcel 885835) indicated a requirement for wetland delineation to address a wetland on the property. Wetland delineation will not be required as the wetland layer is indicating a seasonal stream. The proposed development still needs to meet the stream setback requirements. Please let me know if you have any further questions.

Thanks,

Chace Pedersen

Planner I

Kittitas County Community Development Services

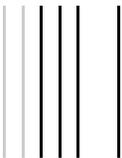
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chace.pedersen@co.kittitas.wa.us

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