

Ellie Myers

From: Leah Tuominen <ltuominen@wolfind.com>
Sent: Monday, December 29, 2025 1:43 PM
To: Ellie Myers
Cc: Jamey Ayling; Adrian Huchin
Subject: Re: SX-25-00021 Parker - Deemed Complete
Attachments: Parker Site Plan 1.6.pdf

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Hi Ellie,

This is the new location of the house. I've attached our updated site plan. The septic location is still not finalized yet.

Let me know if you need anything else from me.

Thanks,

Leah Tuominen

Permit Specialist

Wolf Industries

+1 (360) 912-9521



From: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Sent: Monday, December 29, 2025 8:26 AM
To: Leah Tuominen <ltuominen@wolfind.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Adrian Huchin <ahuchin@wolfind.com>
Subject: RE: SX-25-00021 Parker - Deemed Complete

Good morning Leah,

The comment period for this project ends today at 5:00pm. So, I should be able to issue the exemption letter this week if your client has decided to moving the location of the home. If so, we will need an updated site plan.

Has your client decided how they are going to proceed?

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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From: Leah Tuominen <ltuominen@wolfind.com>

Sent: Monday, December 22, 2025 2:11 PM

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

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Adrian Huchin <ahuchin@wolfind.com>

Subject: Re: SX-25-00021 Parker - Deemed Complete

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Hi Ellie,

Thanks for the clarification! I appreciate all of your help.

Best regards,

Leah Tuominen

Permit Specialist

Wolf Industries

+1 (360) 912-9521



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

Sent: Monday, December 22, 2025 2:03 PM

To: Leah Tuominen <ltuominen@wolfind.com>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Adrian Huchin <ahuchin@wolfind.com>

Subject: RE: SX-25-00021 Parker - Deemed Complete

Leah,

It depends on what you choose to do. If you proposed to move the location of the house and septic, then all I will need is an updated site plan to complete the Shoreline Exemption once the comment period is complete. The planting plan can be submitted with the building permit.

If you stick with the original orientation, then we will need the critical areas report and mitigation plan prior to issuing the exemption letter.

Best,



Ellie Myers

(she/her/hers)

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From: Leah Tuominen <tuominen@wolfind.com>

Sent: Monday, December 22, 2025 10:42 AM

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

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Adrian Huchin <ahuchin@wolfind.com>

Subject: Re: SX-25-00021 Parker - Deemed Complete

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Hi Ellie,

Thanks for your email. What are the steps to finalize the shoreline exemption permit? Do you need an updated site plan and planting plan from me, or should I submit that with the building permit?

Thanks,

Leah Tuominen

Permit Specialist

Wolf Industries

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

Sent: Monday, December 22, 2025 9:39 AM

To: Leah Tuominen <tuominen@wolfind.com>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Adrian Huchin <ahuchin@wolfind.com>

Subject: RE: SX-25-00021 Parker - Deemed Complete

Good morning Leah,

Planting Requirements

Regarding planting, there is no required quantity; we simply want confirmation that some vegetation will be installed. Did Jennifer Nelson identify any native plant species that could be used to enhance the area? She typically provides recommendations. At a minimum, please identify what will be planted and where. This can be addressed with a simple site plan and a brief narrative. If any trees are removed, replacement planting is required at a 2:1 ratio using the same species.

Original Orientation

Following our site visit and further review of the updated site plan, I have concerns about the proposed placement of the house and septic system on the bank near the stream (Yakima River backflow). Because this area slopes downward, please clarify whether any fill or excavation is proposed to level the ground. We would prefer to avoid disturbance in this area, and any proposed fill or excavation would need to be included and addressed as part of the Shoreline Exemption.

We strongly prefer that development be located as far from the potential wetland as possible. At this time, we are providing some flexibility by not requiring a critical areas report; however, that flexibility is contingent on adjustments to the site plan that increase separation from the potential wetland. We understand that the development window for this site is limited, which is why this alternative approach is being considered. **If you choose to proceed with the house in its original orientation, A critical areas report with an associated mitigation plan and planting plan completed by a qualified professional will be required.**

Shifting House Closer to River

The concept of shifting the house closer to the river and away from the existing bank is preferable, especially considering the proposed septic and drainfield placement.

We want to ensure that the proposed septic and drainfield location is viable. Ideally, a site evaluation by Public Health would be completed to help determine an appropriate septic location under these scenarios; however, we understand that winter conditions may make it difficult to conduct a perc test until next year. If the location of development can be shifted away from the wetland, then we will condition the Shoreline Exemption to allow for adjustments to the site plan based on the final septic location. Any revised site plan must be submitted to our office for review and approval prior to application for a building permit.

I know this is a lot of information, so to summarize:

- If the house and septic remain in their original orientation on the sloped bank, critical areas report with an associated mitigation plan will be required.
- If all development, including the septic and drainfield, is moved landward of the bank, then only a planting plan will be required.

I hope this clarification is helpful, and please let me know if you have any questions as you consider the best path forward.

Thank you!



Ellie Myers

(she/her/hers)

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From: Leah Tuominen <ltuominen@wolfind.com>

Sent: Friday, December 19, 2025 4:26 PM

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

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Adrian Huchin <ahuchin@wolfind.com>

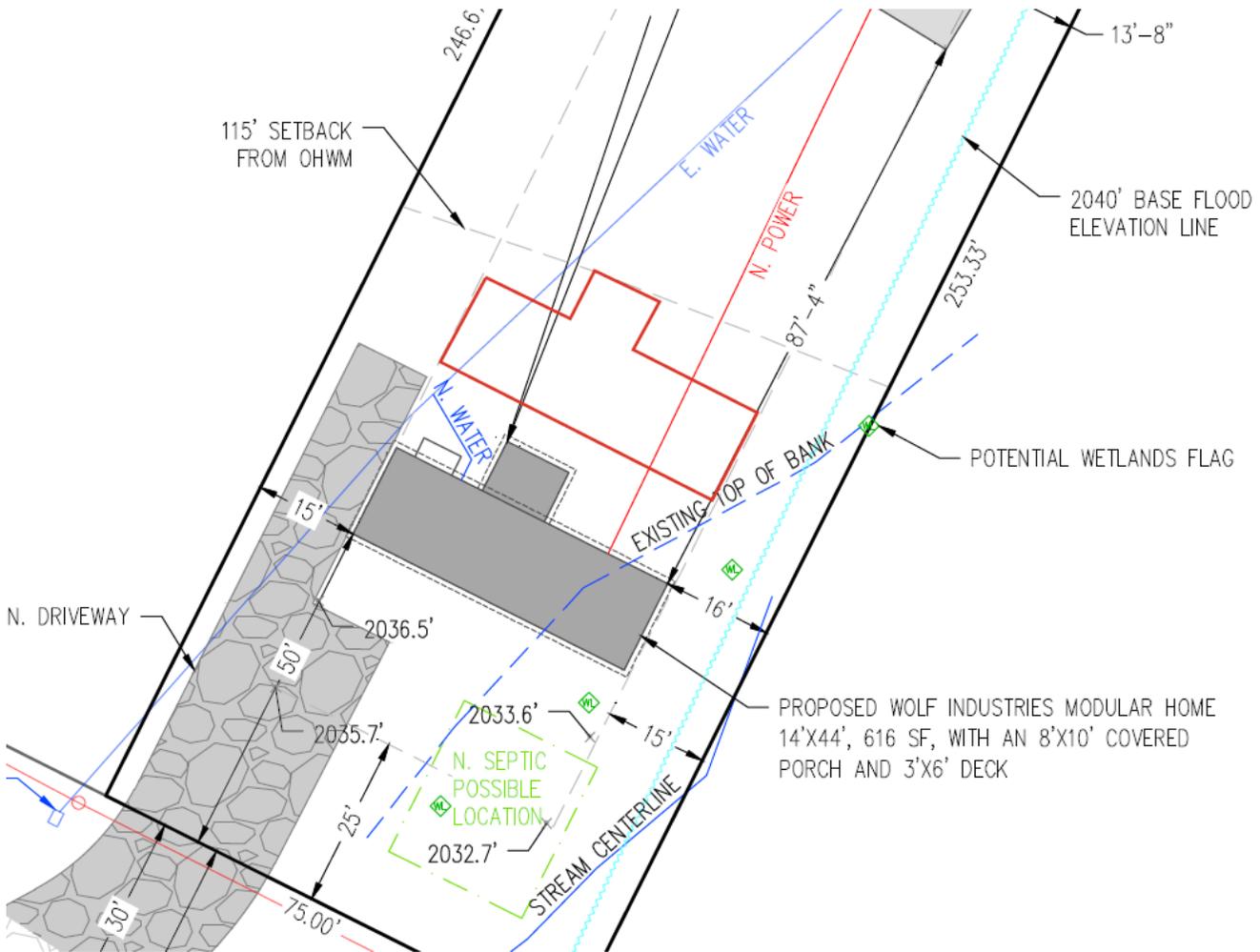
Subject: Re: SX-25-00021 Parker - Deemed Complete

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Hi Ellie,

Thanks for your email. I have a few questions:

- How do we know the amount of plantings we will need and what will be required for the planting plan?
- Is it an option to keep the house in the proposed location? (assuming more mitigation would be involved)
- If we shift the house closer to the river (still at least 115' from OHWM), we will be farther away from the potential wetland areas, and could still keep the house in the same orientation. What do you think of this idea? Do you see any possible issues with this?



Thank you,

Leah Tuominen

Permit Specialist

Wolf Industries

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

Sent: Friday, December 19, 2025 9:50 AM

To: Leah Tuominen <tuominen@wolfind.com>

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

Subject: RE: SX-25-00021 Parker - Deemed Complete

Good morning Leah,

Jamey and I conducted a site visit for project SX-25-00021 on Monday, December 15, 2025. Based on our observations, as well as information provided by Fish and Wildlife, we determined that portions of the property exhibit wetland characteristics based on the vegetation present. However, because the property is located along the Yakima River, these characteristics may be representative of a riverine

habitat rather than a distinct wetland. As a result, it is unclear whether these areas should be formally classified as wetlands.

Additionally, no wetlands are identified on the National Wetland Inventory (NWI) GIS data provided by Fish and Wildlife. When this information is considered alongside the property's proximity to the Yakima River, we conclude that if a wetland is present, it would likely be on of low vegetation diversity and with existing disturbance from residential and recreational development.

Based on this information, a formal wetland delineation will not be required for the proposed project. However, the area identified by Fish and Wildlife must be protected from further disturbance. CDS requests that the applicants avoid disturbing the area located to the right of the wetland flags shown on the site plan submitted on December 12, 2025, except for the installation of native wetland plantings. A planting plan must be submitted to CDS Planning that identifies the plant species to be added to this area to discourage further loss of ecological function.

We also request that the applicant consider relocating the proposed manufactured home (MFH) and associated on-site sewage system to ensure they remain outside the potential wetland area. Based on the site plan provided and the location of the Ordinary High-Water Mark (OHWM), we believe alternative site layouts could accommodate this requirement while still maintaining the required 115-foot shoreline buffer. Specifically, the applicant should consider orienting the MFH perpendicular to the front yard property line rather than the proposed horizontal orientation.

During the site visit and site plan provided, we also observed that the proposed septic tank is located where the potential wetland is identified. It does not appear that a Site Evaluation of Public Health has been completed. We strongly encourage the applicant to proceed with this evaluation as soon as possible to determine the most appropriate location for the septic system.

Finally, several large coniferous trees are located within the proposed MFH and septic area. Removal of vegetation within shoreline jurisdiction needs to be included in the Shoreline Exemption. Please clarify the plan for these trees. If removal is proposed, additional tree replacement will be required and must be included in the planting plan.

Best,



Ellie Myers

(she/her/hers)

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From: Leah Tuominen <ltuominen@wolfind.com>

Sent: Thursday, December 18, 2025 3:28 PM

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

Cc: 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: Re: SX-25-00021 Parker - Deemed Complete

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Hi Ellie,

Were you able to get on site on Monday to check out the possible wetlands?

Thanks,

Leah Tuominen

Permit Specialist

Wolf Industries

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From: Leah Tuominen <tuominen@wolfind.com>

Sent: Friday, December 12, 2025 11:50 AM

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

Cc: 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: Re: SX-25-00021 Parker - Deemed Complete

Hi Ellie,

Thanks for the detail.

Best regards,

Leah Tuominen

Permit Specialist

Wolf Industries

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

Sent: Friday, December 12, 2025 11:02 AM

To: Leah Tuominen <tuominen@wolfind.com>

Cc: 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: RE: SX-25-00021 Parker - Deemed Complete

Leah,

The next steps include a 15-day internal comment period (the comment period ends December 29, 2025) as well as a site visit to determine whether a wetland delineation and associated permitting will be required.

Once the comment period ends, I will condition the exemption letter to address any comments received from internal departments, local tribes, and DAHP. (The comment period for the local tribes and DAHP is being conducted through the PSA.)

Based on our review, you should receive the exemption letter within two to three weeks.

Once the exemption letter is issued, you will be able to apply for the building permit (if it is not conditioned to require additional critical area permitting due to the presence of a wetland) and provided that all other required permits are complete, including the Flood Development Permit and the Adequate Water Supply Determination.

Since the building permit is for a MFH it will go through the Quick Review line, so I don't anticipate it taking very long to review once submitted.

Best,



Ellie Myers

(she/her/hers)

Planner I | **Kittitas County Community Development Services**

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From: Leah Tuominen <tuominen@wolfind.com>

Sent: Friday, December 12, 2025 10:51 AM

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

Cc: 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: Re: SX-25-00021 Parker - Deemed Complete

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Hi Ellie,

Can you outline the next steps for me, as well as the timeline?

Thanks,

Leah Tuominen

Permit Specialist

Wolf Industries

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

Sent: Friday, December 12, 2025 10:39 AM

To: Leah Tuominen <tuominen@wolfind.com>; marilou469@gmail.com <marilou469@gmail.com>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

Subject: SX-25-00021 Parker - Deemed Complete

Good Morning,

Please see the attached correspondence regarding your Shoreline Exemption application (SX-25-00021 Parker). A physical copy of the correspondence has been placed in the mail. Please let me know if you have any questions.

Best,



Ellie Myers

(she/her/hers)

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