

From: [Jordan Bovee](#)
To: [Zach Torrance-Smith](#)
Cc: [Amelia Stanger](#); SEPA@dahp.wa.gov
Subject: Re: SX-26-00010 Easton River LLC - Notice of Application
Date: Wednesday, July 8, 2026 5:04:26 PM

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 Zach,

This review is in response to the permit application SX-26-0010 from Easton River LLC for an additional septic system.

Please be advised that the proposed project falls within the traditional territory of the šnp' əšqwáw' səxw (people in between) or Wenatchi, one of the twelve tribes which comprise the Confederated Tribes of the Colville Reservation.

After reviewing the project against State and Tribal sensitivity maps, the CTCR has no major concerns regarding the proposed project's likelihood to impact cultural resources. Should the proponent disturb intact cultural deposits in the course of project work, the CTCR should be notified alongside other appropriate authorities.

Thank you,

Jordan Bovee | Archaeologist Senior

CTCR History/Archaeology Program

jordan.bovee.hsy@colvilletribes.com

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PO Box 150

Nespelem, WA 99155



On Wed, Jul 1, 2026 at 11:02 AM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Parcel# 250334

Good morning,

You are receiving this request for shoreline review with an associated 15-day comment period because this application (Shoreline Exemption Permitting, SX-26-00010 Easton River LLC) is proposing a project within shoreline jurisdiction that is not exempt from cultural resources review pursuant to Kittitas County SMP 5.1(B)(1)(a). The proposed project is to add a new septic system to the existing on-site development. In accordance with the settlement agreement between the Yakama Nation and Kittitas County, Kittitas County Resolution No. 2018-195 and the Department of Ecology Final Approval (letter dated 1/14/19, effective 1/28/19) of the County's amended Shoreline Master Program, Kittitas County is hereby requesting comments regarding the proposed project.

This request is based off the following amendment to Kittitas County SMP 5.1(B) as shown below:

B. Regulations

1. *Project Approval Requirements.* Prior to issuing a permit, exemption, or other approval for a proposed project in a shoreline area, the County shall determine whether or not a cultural resources review or archaeological survey shall be required under this Section 5.1(B)(1).

a. *Exceptions.* No cultural resources review or survey shall be required under this Section 5.1(B)(1) where the project applicant can demonstrate one or more of the following conditions is met:

i. The project or use does not include any ground disturbance. Projects that require the insertion of structural elements, but which do not require any excavation and create no spoil piles, shall be considered non-ground-disturbing for purposes of this Section (e.g. driving T-posts, planting tree seedlings with a hoedad).

ii. The project is limited to the installation of infrastructure entirely within the same area as an existing project or development.

iii. The project's entire three-dimensional area of proposed

ground-disturbance is located within previous fill or previously disturbed earth.

iv. A professional archaeologist has surveyed the entire project area within the last ten (10) years, and the survey report(s) show that no cultural, archaeological, or historic resources were found.

b. *Cultural Resources Review.* The County shall provide electronic notice and a fifteen (15) day comment opportunity to DAHP and affected Native American tribes for all proposed projects in shoreline areas which are not excluded under Section 5.1(B)(1)(a) above.

i. When applicable, the above notification requirement will be included in the Preliminary Site Analysis process.

ii. Where the proposed project is already subject to a comment period through shoreline permitting and/or SEPA review, this comment period shall be run concurrently.

iii. For shoreline projects that fall under a shoreline exemption permit and have no notification requirement, if not already completed through the Preliminary Site Analysis process, the above notification and cultural resources review requirements will occur prior to the issuance of an exemption permit.

Kittitas County will not act on the attached request until the end of the 15-day comment window. Please respond to this email with any comments regarding this proposal no later than end of business day **July 16, 2026**.

A link to the application materials hosted on the CDS website can be found below.

External Link: [SX-26-00010 Easton River LLC](#)

Please contact me should you have any questions.

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@co.kittitas.wa.us

If this is about a Public Records 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: [Shane Johnson](#)
To: [Zach Torrance-Smith](#)
Subject: RE: SX-26-00010 Easton River LLC - Notice of Application
Date: Thursday, July 16, 2026 3:59:31 PM

Hi Zach,

Site plan shows proposed drainfield and septic tanks maintaining the respective 100' and 50' setbacks from surface water. No comments pertaining to the project.

Thanks,

-Shane

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Wednesday, July 1, 2026 10:43 AM
To: 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>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: SX-26-00010 Easton River LLC - Notice of Application

Good morning,

Below is a hyperlink for shoreline exemption application SX-26-00010 Easton River LLC. Please have any comments returned to me **by 5pm on July 16, 2026.**

Internal: [SX-26-00010 Easton River LLC](#)

Zach Torrance-Smith
Planner I
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926
P: 509-962-7079
zach.torrancesmith@co.kittitas.wa.us

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records through the GovQA portal.



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: July 13, 2026
SUBJECT: SX-26-00010 Easton River LLC

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). (CBP)
FLOOD	Parcel #250334 is mapped within the FEMA identified special flood hazard area (100-year floodplain and floodway). A floodplain development permit is not required for the septic replacement work proposed. NOTE: This parcel is within the revision area of LOMR 24-10-0036P that will take effect September 11, 2026. (SC)
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No comments. JS

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