

Subject: FW: 6532 W. Taneum - Planning Official Determination - Parcel 289133

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

Date: 6/24/2026, 3:34 PM

To: "laromi509@gmail.com" <laromi509@gmail.com>

**KITTITAS CO CDS
RECEIVED**

07/01/2026

Good afternoon,

As I mentioned on the phone, the Planning Official for the county has given approval to utilize provisions present in Kittitas County Code 17A.04.050 Subsection #8 to allow the septic system work described in the email chain below. The overarching project you've described over the past few days will require a Shoreline Exemption, the application form for which is attached to this email. This form will walk you through what is required to turn in, as well as any applicable fees. The approximate time for processing a Shoreline Exemption is 1-2 months.

Something to keep in mind as you are applying for the Shoreline Exemption, when we receive the Shoreline Exemption and begin processing it, we will send it out for review to all appropriate officials and agencies based on the plans you submit. Because of this, you will need to ensure that the ground-disturbing activities that are described in the application are actually the final confirmed locations that will be worked on throughout the project. If for instance, you apply for a Shoreline Exemption that shows ground disturbing activities in a particular location, you wouldn't be able to go all the way through the process, receive the Exemption Letter (if it is approved), and change the location after the fact. When we send out the materials for review, the various agencies are reviewing the application based upon the locations identified as having ground-disturbing activities. If the location changes after the Shoreline Exemption is finished, then you would need to apply for a new one.

Let us know if you have any questions or concerns.

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: Zach Torrance-Smith

Sent: Wednesday, June 24, 2026 8:13 AM

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

Subject: RE: 6532 W. Taneum - Planning Official Determination - Parcel 289133

Good morning Jamey,

I am going to take your below email as "Director Approval" based on the code section I previously referenced. I will get back to him later today and let him know that it is acceptable as far as CDS is concerned

to have his septic system components located closer to the mapped stream on-site than would normally be allowed. This is based on the fact that they don't really have much of an option to have a septic system on their property where components don't encroach into the buffer of the stream. I will also set him and his client on the path of having a Shoreline Exemption done.

Let me know if you think of any additional information that should be passed on to the property owners.

Thank you,

Zach Torrance-Smith
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From: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>
Sent: Wednesday, June 24, 2026 12:50 AM
To: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: Re: 6532 W. Taneum - Planning Official Determination - Parcel 289133

Yes Zach you are on the right track. He could do the septic tank replacement by just doing the shoreline exemption. Repair and maintenance.

Get Outlook for iOS

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Tuesday, 23 June 2026 13:20:30
To: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>
Subject: FW: 6532 W. Taneum - Planning Official Determination - Parcel 289133

Hey Jamey,

I've been working with Rob Smith of Smith Excavating Inc. for the last week or so. He is working on behalf of a client who wants to perform work on an existing septic system as detailed in the below email.

There is a way to do this closer to the Stream buffer than would be normally allowed as long as it is in keeping with KCC 17A.04.050 Subsection #8.

This path for the applicant "...is subject to approval by the Director on a case-by-case basis..."

<https://ecode360.com/46806231> - Code Section

I asked him to send me the below summary of the potential project. If you believe going this route is justified based on the conditions of the parcel in relation to the mapped stream, please let me know when you can. The SPTH for the area this stream is on is Dryland so the setback would be 100 ft. since what they are proposing is not a structure. They are aware that they will likely have to undergo a Shoreline Exemption due to the fact that this is going to take place

less than 200 ft. from the OHWM of the Shoreline body of water that is to the South.

Thank you for your input/feedback,

Zach Torrance-Smith
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-----Original Message-----

From: Mike Smith <laromi509@gmail.com>
Sent: Tuesday, June 23, 2026 12:09 PM
To: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: 6532 W. Taneum

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.

Hello, My name is Rob Smith with Smith Excavating Inc. I am trying to find the best path forward to complete a job at #289133. The customer would like to replace his septic tanks as they are old and have been repaired once already. To get ahead of the problem, we have made a plan to do a septic design for a future drain-field, although his current one is still functioning, so that when we replace his tanks, they will be then adequate for the future when his drain-field actually needs replacing. I was hoping y'all could help me navigate this situation with the least amount of financial burden on the customer as he is just trying to do the best thing for public and environmental health.

This lot is not without it's challenges. The placement of the future drain-field will have to be somewhat in the 115'-200' range of the shoreline buffer. This is noted on the drawing I have attached. When talking to Zach we noticed a type 9 stream on compass. I had Jen from fish and wildlife come out and take a look. She said it would be classified as a np stream. The old tank location and new tank locations are 150' from the Taneum Creek so I would think they would be covered under the same shoreline exemption. The tank locations, however, are roughly 60' from the start of the surface water that then turns into this stream that runs north and then east down his driveway. It should be noted that this water is due to the previous homeowner installing a drain system that lowers the ground water table. It was man made a long time ago but does flow most of the year. The setback from public heath from surface water to tanks is 50' (same as drinking well) which I can make no problem. However, if it is also included in the buffer there will be no feasible place to put tank for this residence.

I am hoping the fact that he is trying to make this a safer environment and the fact that this could be classified as a

repair will allow me to move forward with this project. Please let me know what you think. As per KCC 17A.04.050 Sub 8 I think we have some options especially when you consider the area has already been disturbed when old tanks were installed.

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www.avast.com

— Attachments: —

Shoreline Exemption Permitting.02_21_23.pdf

235 KB