

Bradley Gasawski

From: Dan Young
Sent: Tuesday, November 21, 2023 4:36 PM
To: Bradley Gasawski
Subject: RE: SV-23-00001 Horish - Notice of Application

Driveways need to be 16 feet wide with 2 feet of clearance on each side and able to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. Driveways over 150 feet in length shall be provided with an approved turnaround per appendix D of the International Fire Code.

Dan Young
Fire Marshal
Dan.young@co.kittitas.wa.us

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Tuesday, November 21, 2023 7:59 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@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>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; barh@yakamafish-nsn.gov; separegister@ecy.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; matj@yakamafish-nsn.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Elizabeth.Torrey@dfw.wa.gov; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; rivers@dnr.wa.gov; brenda.young@dnr.wa.gov; luke.warthen@dnr.wa.gov SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; scott.chambers@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; tnorrbon@kvnews.com; legals@kvnews.com; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; lhendrix@usbr.gov; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; steve@snoqualmtribe.us; dahp@snoqualmtribe.us; adam@snoqualmtribe.us; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Ken Edwards <Ken.Edwards@kittitaspud.com>; CMOLcese@bpa.gov; vlconnell@bpa.gov; rightofway@pse.com; Joseph.Pignatelli@pse.com; kimberly.larned@usda.gov; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; ken.graham@parks.wa.gov; sara@krdistrict.org; robertsb@cersd.org; communityrelations@cersd.org; office@kcfd7.com; townofsouthcleelum@gmail.com; sce@inland.net; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; KathiSwanson <kswanson@cleelum.gov>; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>; horish@gmail.com; BOB from Cle Elum <for.rlb@gmail.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: SV-23-00001 Horish - Notice of Application

Good Morning,

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Internal Link: [SV-23-00001 Horish](#)

External Link: [SV-23-00001 Horish](#)

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 “Shoreline Variance” and then the project file number “SV-23-00001 Horish”.

Bradley Gasawski | Planner I

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

Office: 509.962.7539

Email: Bradley.gasawski@co.kittitas.wa.us

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message id: 38eb45916c6dcdbdac24bb8719d004a14

Bradley Gasawski

From: Adam Osbekoff <adam@snoqualmietribe.us>
Sent: Tuesday, November 21, 2023 1:26 PM
To: Bradley Gasawski
Subject: RE: SV-23-00001 Horish - Notice of Application

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Hello Bradley

The Snoqualmie Indian Tribes Department of Archaeology and Historic Preservation have cultural resource concerns regarding the above-mentioned project but defer to more proximate tribes.

Thank you.

Adam Osbekoff

Cultural Resource Compliance Manager

adam@snoqualmietribe.us

C: 425.753.0388

9416 384th Ave SE

PO BOX 969

Snoqualmie Washington 98065

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Tuesday, November 21, 2023 7:59 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@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>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov;

barh@yakamafish-nsn.gov; separegister@ecy.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; matj@yakamafish-nsn.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Elizabeth.Torrey@dfw.wa.gov; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; rivers@dnr.wa.gov; brenda.young@dnr.wa.gov; luke.warthen@dnr.wa.gov SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; scott.chambers@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; tnorrbon@kvnews.com; legals@kvnews.com; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; lhendrix@usbr.gov; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; Steven Moses <steve@snoqualmtribe.us>; DAHP <dahp@snoqualmtribe.us>; Adam Osbekoff <adam@snoqualmtribe.us>; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Ken Edwards <Ken.Edwards@kittitaspud.com>; CMOlcese@bpa.gov; vlconnell@bpa.gov; rightofway@pse.com; Joseph.Pignatelli@pse.com; kimberly.larned@usda.gov; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; ken.graham@parks.wa.gov; sara@krdistrict.org; robertsb@cersd.org; communityrelations@cersd.org; office@kcfd7.com; townofsouthcleelum@gmail.com; sce@inland.net; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; KathiSwanson <kswanson@cleelum.gov>; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>; horish@gmail.com; BOB from Cle Elum <for.rlb@gmail.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: SV-23-00001 Horish - Notice of Application

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Bradley Gasawski | Planner I

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

Office: 509.962.7539

Email: Bradley.gasawski@co.kittitas.wa.us

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Bradley Gasawski

From: WSDOT Aviation Land Use Inquiries and Application Submittals
<AviationLandUse@WSDOT.WA.GOV>
Sent: Monday, November 27, 2023 11:14 AM
To: Bradley Gasawski
Subject: RE: [EXTERNAL] SV-23-00001 Horish - Notice of Application

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M. Gasawski,

WSDOT Aviation Division reviewed these documents on 11/27/23. We have no comments.

Cheers,

David Ison, PhD | Aviation Planner
Emerging Aviation Technologies & Land Use Compatibility
Washington State Department of Transportation
isond@wsdot.wa.gov C: 360-890-5258

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Tuesday, November 21, 2023 7:59 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@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>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; barh@yakamafish-nsn.gov; separegister@ecy.wa.gov; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; Matthews, Jim <matj@yakamafish-nsn.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>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@doh.wa.gov>; Carter, Brietta J (DOH) <Brietta.Carter@doh.wa.gov>; rivers@dnr.wa.gov; YOUNG, BRENDA (DNR) <brenda.young@dnr.wa.gov>; luke.warthen@dnr.wa.gov SEPACENTER@dnr.wa.gov; MAUNEY, MARTY (DNR) <martin.mauney@dnr.wa.gov>; Chambers, Scott (DNR) <Scott.Chambers@dnr.wa.gov>; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; tnorrbom@kvnews.com; legals@kvnews.com; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; lhendrix@usbr.gov; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; Haley Mercer

<haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Ken Edwards <Ken.Edwards@kittitaspud.com>; CMOLcese@bpa.gov; vlconnell@bpa.gov; rightofway@pse.com; Joseph.Pignatelli@pse.com; kimberly.larned@usda.gov; Prilucik, Jacob <PrilucJ@wsdot.wa.gov>; WSDOT SC Planning Mailbox <SCPlanning@WSDOT.WA.GOV>; WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>; Graham, Ken (PARKS) <Ken.Graham@parks.wa.gov>; sara@krdistrict.org; robertsb@cersd.org; communityrelations@cersd.org; office@kcf7.com; townofsouthcleelum@gmail.com; sce@inland.net; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; KathiSwanson <kswanson@cleelum.gov>; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>; horish@gmail.com; BOB from Cle Elum <for.rlb@gmail.com>
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Subject: [EXTERNAL] SV-23-00001 Horish - Notice of Application

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Bradley Gasawski | Planner I

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

Office: 509.962.7539

Email: Bradley.gasawski@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

Bradley Gasawski

From: Connor Armi <connor.armi.hsy@colvilletribes.com>
Sent: Tuesday, November 28, 2023 9:39 AM
To: Bradley Gasawski; Guy Moura; Hanson, Sydney (DAHP)
Subject: Re: SV-23-00001 Horish - 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.

This consult is in reference to Shoreline Variance Application SV-23-00001 *Horish*. This undertaking involves ground disturbance over nearly 30,000 sqft, which include the scraping for an unpaved driveway for parcel/residential access.

This undertaking is located within the CCT Usual and Accustom Territories. We request any undertakings, particularly those involving ground disturbing activities, to have an IDP in place prior to implementation.

The proposed project lies within the usual and accustom territory of the Moses Columbia and Wenatchi Tribes, 2 of the 12 constituent tribes of 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.

There are known cultural resources of precontact and historic significance nearby and this particular plat is considered Very High Risk for an inadvertent discovery according to the DAHP predictive model. This parcel has not been previously surveyed and a preliminary archaeological investigation would be prudent.

Please be advised that a documented Traditional Cultural Property (TCP) is located less than a mile from the proposed project. TCPs are places important to the CTCR for the preservation and continuation of the community's traditional lifestyle. TCPs can be, but are not limited to, religious areas, sacred areas, resource gathering areas (plant, animal, fish, and mineral), places associated with stories and legends, archaeological and ethnographic sites, habitation sites, camp sites, pictograph and petroglyph locations, special use sites, trails, and places with Indian names. For native people, natural resources are cultural resources. Traditional cultural plant resources are not only cherished for fiber, food, medicine, and building material, but are an intrinsic aspect of indigenous sovereignty; these plants link the people of the present to the people of the past.

CCT requests a cultural resource survey prior to the implementation of ground disturbing activities and that during implementation that there be an inadvertent discovery plan or (IDP) in place to ensure compliance with all Section 106 and relevant cultural resource laws both federally and to the state of Washington.

Thank you for consulting with the Colville Confederated Tribes History and Archaeology Program.

On behalf of Guy Moura, Tribal Historic Preservation Officer.

Sincerely,

Connor Armi | Archaeologist Senior MA, RPA

History/Archaeology Program

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespelem, WA 99155

d: 509-634-2690 | c: 509-631-1131

connor.armi.hsy@colvilletribes.com

On Tue, Nov 21, 2023 at 7:59 AM Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us> wrote:

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message id: 38eb45916c6dcdbdac24bb8719d004a14



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

December 5, 2023

Bradley Gasawski
Planner I
Kittitas County
411 N. Ruby St; Suite 2
Ellensburg, WA98926

In future correspondence please refer to:
Project Tracking Code: 2023-12-07861
Property: Kittitas County_Horish Driveway and Residence (SV-23-00001)
Re: Survey Requested

Dear Bradley Gasawski:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. This is due, in part, to the proximity of the proposed project area to the Yakima River, a resource known to have been important to both Native Americans and settlers in this area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any



communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending from the end.

Sydney Hanson, M.A.
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov





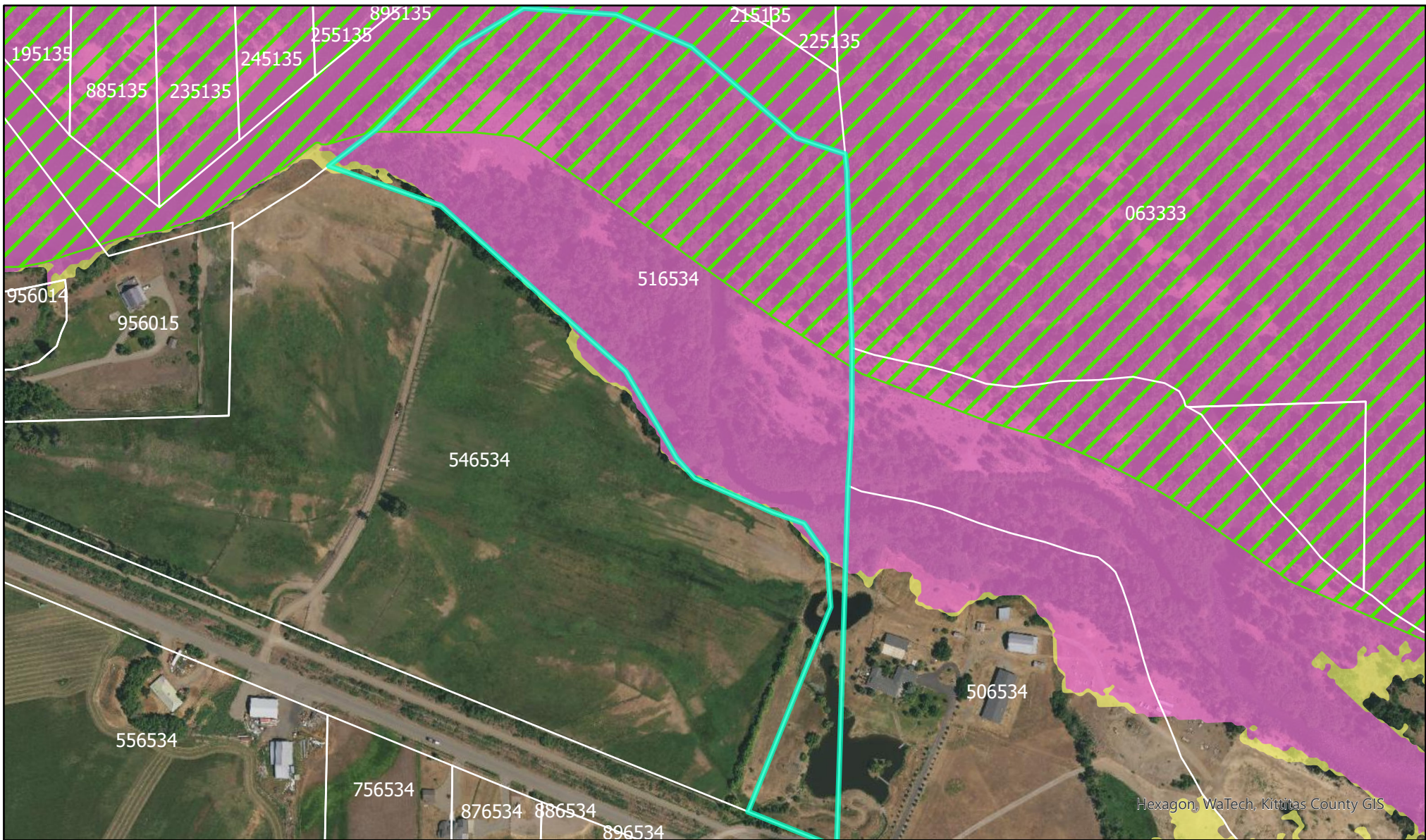
KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: December 22, 2023
SUBJECT: SV-23-00001 Horish




ACCESS	<ol style="list-style-type: none">1. Applicant has submitted the required access/address application (AA-22-00233).2. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.3. No driveway or road shall be constructed within five feet of the side yard boundary, unless the driveway or road is part of an easement shared with the neighboring property owner. (KCC 12.05.080)4. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcels on this application.
ENGINEERING	<ol style="list-style-type: none">1. Grading permit application GP-23-00012 has been received. Please finalize the Grading Permit with Public Works prior to beginning work.2. Except as exempted in Section 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). (JS)
SURVEY	The proposed development is adjacent to an existing property line. All efforts shall be made to protect and preserve the property corners. If property corners are damaged or destroyed as a result of this construction, they shall be reset by a Land Surveyor licensed in the State of Washington. (JT)
TRANSPORTATION CONCURRENCY	No transportation concurrency management application is required at this time. (KH)

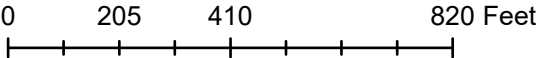
FLOOD	A portion of parcel #546534 is located in the FEMA identified special flood hazard area (100- year floodplain). Based on the site plan, the proposed driveway will be within the 100-year floodplain boundary. All activities within the floodplain require a floodplain development permit and must follow the regulations within KCC 14.08. (SC)
WATER MITIGATION/ METERING	No comments. (SC)



FEMA Floodplain Map Parcel #516534

FIRM Panel: 53037C0692D

-  FLOODWAY
-  100 YEAR (Special Flood Hazard Area, SFHA)
-  500 YEAR (0.2% Annual Chance)



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Date: 2/15/2023 User Name: samantha.cox

Bradley Gasawski

From: Anderson, Ryan (ECY) <rand461@ECY.WA.GOV>
Sent: Monday, December 18, 2023 3:36 PM
To: Bradley Gasawski
Subject: RE: SV-23-00001 Horish - 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.

Thanks Bradley,

Here are my comments:

The new driveway constitutes development proposed to replace existing access to parcel 516534. Documents supporting the Boundary Line Adjustment of parcel 546534 show that an existing driveway provides access to the potential building site noted in the application. This existing driveway provides access to the site with minimal disturbance to the shoreline and shoreline wetland buffers. The proposed driveway increases disturbance to the shoreline environment and shoreline wetland buffer.

Ecology provided information to Kittitas County and the applicant following a site visit to the site on June 2, 2023. This information included review criteria for approving Shoreline Variance Applications. Each criteria must be met in order to approve a variance.

The criteria, listed in WAC 173-27-170 include:

The purpose of a variance permit is strictly limited to granting relief from specific bulk, dimensional or performance standards set forth in the applicable master program where there are extraordinary circumstances relating to the physical character or configuration of property such that the strict implementation of the master program will impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020.

(1) Variance permits should be granted in circumstances where denial of the permit would result in a thwarting of the policy enumerated in RCW 90.58.020. In all instances the applicant must demonstrate that extraordinary circumstances shall be shown and the public interest shall suffer no substantial detrimental effect.

(2) Variance permits for development and/or uses that will be located landward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030 (2)(c), and/or landward of any wetland as defined in RCW 90.58.030 (2)(h), may be authorized provided the applicant can demonstrate all of the following:

- (a) That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property;*
- (b) That the hardship described in (a) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions;*
- (c) That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program and will not cause adverse impacts to the shoreline environment;*

- (d) That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;*
- (e) That the variance requested is the minimum necessary to afford relief; and*
- (f) That the public interest will suffer no substantial detrimental effect.*

(3) Variance permits for development and/or uses that will be located waterward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030 (2)(c), or within any wetland as defined in RCW 90.58.030 (2)(h), may be authorized provided the applicant can demonstrate all of the following:

- (a) That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes all reasonable use of the property;*
- (b) That the proposal is consistent with the criteria established under subsection (2)(b) through (f) of this section;*
- (c) That the public rights of navigation and use of the shorelines will not be adversely affected.*

(4) In the granting of all variance permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example if variances were granted to other developments and/or uses in the area where similar circumstances exist the total of the variances shall also remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment.

(5) Variances from the use regulations of the master program are prohibited

While the application may satisfy some of the criteria provided by WAC 173-27-170, it does not appear that a variance is necessary in order for the applicant to have access to their property. Access can be obtained via the existing easement. Abandonment of the existing easement would occur through the applicants own actions. Additionally, there is ample space on the parcel to construct a driveway outside of shoreline jurisdiction, wetland buffers, and other areas. Also, the applicant owns the adjacent parcel, which may allow access to the property as well. So, the application does not meet the following criteria:

- (a) That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property;*
- (b) That the hardship described in (a) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions;*

WAC 173-27-180 provides a list of material necessary for a complete application. On the June 2, 2023 site visit and notes following that up, several alternatives to driveway alignment were discussed. The application should provide a site plan that shows these alternatives as part of a complete application.

For additional and future consideration, the proposed future building site is very near the floodway, in rural conservancy shoreline jurisdiction, lies within the 100 year floodplain, and within the buffer of riverine wetlands. These considerations were all discussed when Ecology and Kittitas County visited the site on June 2, 2023 and may restrict development on site or require increased evaluation and analysis if development is considered in the future. Please reach out to Ryan Anderson (509379-1917/rand461@ecy.wa.gov) if you have any questions about these comments.

Thanks,

Ryan

Ryan Anderson (he/him)
Washington Department of Ecology
Shorelands, Wetlands, and Federal Permit Coordinator
(509)379-1917

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Monday, December 18, 2023 3:31 PM
To: Anderson, Ryan (ECY) <rand461@ECY.WA.GOV>
Cc: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: RE: SV-23-00001 Horish - Notice of Application

Hi Ryan,

It was great to catch up with you earlier today. I briefly talked with Jackie Sharp in KC Public Works earlier today. She did say that the easement has been moved and recorded on a survey. The recorded survey number is the Auditors File Number (AFN) 202209300044 that is listed on the application. It sounds like access through the previous easement is no longer an option and that the easement is now as outlined in the SX-23-00001 Horish project. Sounds like the owner gave up the previous easement for the new easement. However, Jackie would be the content expert on access & easement.

The CDS Planning dept prefers that project comments come directly to the planners if it's not a SEPA project. Could you send those comments directly to me? Thanks.

Best,
Bradley

Bradley Gasawski | Planner I

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

Office: 509.962.7539

Email: bradley.gasawski@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: Anderson, Ryan (ECY) <rand461@ECY.WA.GOV>
Sent: Monday, December 18, 2023 2:40 PM
To: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: RE: SV-23-00001 Horish - Notice of Application

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Hi Bradley,

Thanks for talking with me about this project this morning.

I submitted SEA Program comments through our SEPA system which will also track comments for non-sepa comments . .

Please let me know if you have any questions or if a meeting between Kittitas County and Ecology is helpful.

Thanks,

Ryan

Ryan Anderson (he/him)
Washington Department of Ecology
Shorelands, Wetlands, and Federal Permit Coordinator
(509)379-1917

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

Sent: Tuesday, November 21, 2023 7:59 AM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@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>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; Jessica Lally <Jessica_Lally@Yakama.com>; noah_oliver@yakama.com; casey_barney@yakama.com; kozi@yakamafish-nsn.gov; barh@yakamafish-nsn.gov; ECY RE SEPA REGISTER <separegister@ecy.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>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; matj@yakamafish-nsn.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>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; DAHP SEPA <sepa@dahp.wa.gov>; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Carter, Brietta J (DOH) <brietta.carter@doh.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; YOUNG, BRENDA (DNR) <brenda.young@dnr.wa.gov>; luke.warthen@dnr.wa.gov SEPACENTER@dnr.wa.gov; MAUNEY, MARTY (DNR) <MARTIN.MAUNEY@dnr.wa.gov>; Chambers, Scott (DNR) <Scott.Chambers@dnr.wa.gov>; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; tnorrbom@kvnews.com; legals@kvnews.com; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; lhendrix@usbr.gov; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Ken Edwards <Ken.Edwards@kittitaspud.com>; CMOlcese@bpa.gov; vlconnell@bpa.gov; rightofway@pse.com; Joseph.Pignatelli@pse.com; kimberly.larned@usda.gov; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; Graham, Ken (PARKS) <Ken.Graham@PARKS.WA.GOV>; sara@krdistrict.org; robertsb@cersd.org; communityrelations@cersd.org; office@kcfd7.com; townofsouthcleelum@gmail.com; sce@inland.net; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; KathiSwanson <kswanson@cleelum.gov>; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>; horish@gmail.com; BOB from Cle Elum <for.rlb@gmail.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: SV-23-00001 Horish - Notice of Application

Good Morning,

CDS is requesting comment on the following shoreline variance application: SV-23-00001 Horish. Links to the file materials can be found below. The comment period will end **December 22, 2023, 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: [SV-23-00001 Horish](#)

External Link: [SV-23-00001 Horish](#)

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 “Shoreline Variance” and then the project file number “SV-23-00001 Horish”.

Bradley Gasawski | Planner I

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

Office: 509.962.7539

Email: Bradley.gasawski@co.kittitas.wa.us

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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 19, 2023

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

SUBJECT: WDFW COMMENTS ON SV-23-00001 HORISH SHORELINE VARIANCE

Dear Mr. Gasawski,

Thank you for the opportunity to comment on the Horish Shoreline Variance application for the proposed driveway and subsequent future residence on parcel 516534. The Washington Department of Fish and Wildlife (WDFW) is familiar with the project area, we've reviewed the application materials available on file, and we are neighboring landowners along the Yakima River. This project area includes a dynamic and complex reach of the Yakima River that provides critical habitat for anadromous and resident fish as well as other wildlife worthy of protection.

The parcel under review has numerous critical areas within the Shoreline jurisdiction that should be considered. The Yakima River, its side channels, and the riparian habitat along the floodplain are Fish and Wildlife Habitat Conservation Areas (FWHCA). The river in this location is home to two species listed as threatened by the Endangered Species Act (Mid-Columbia River Steelhead and Columbia River Bull Trout). This is one of the few areas in the mainstem Upper Yakima River with significant steelhead spawning and this reach consistently provides spring chinook salmon and coho salmon spawning and rearing habitat along with other native resident trout and other native species. The large wood and meandering channels create and maintain excellent fish habitat. The very features that create excellent fish habitat can also create dangerous places for people and infrastructure.

This parcel has a very real flood risk as it is within the Yakima River Channel Migration Zone (CMZ). The lidar and imagery show channel scars throughout this parcel and a recent CMZ report for a nearby project clearly confirms the active channel present within this parcel (Figure 1). From the site plan, it is difficult to tell exactly where the driveway and/or home is proposed relative to the southerly side channel of the Yakima River on the parcel. Currently, the river appears to be migrating toward the north, but as part of the active channel migration zone, we can anticipate that the river will return to its southerly alignment at some point (see Figure 2). Planning for this change now will minimize the need for emergency actions in the future. This parcel is mapped as a special flood hazard area by FEMA and flood and/or erosion risks are likely to increase with vegetation clearing and removal to accommodate road construction and home construction.

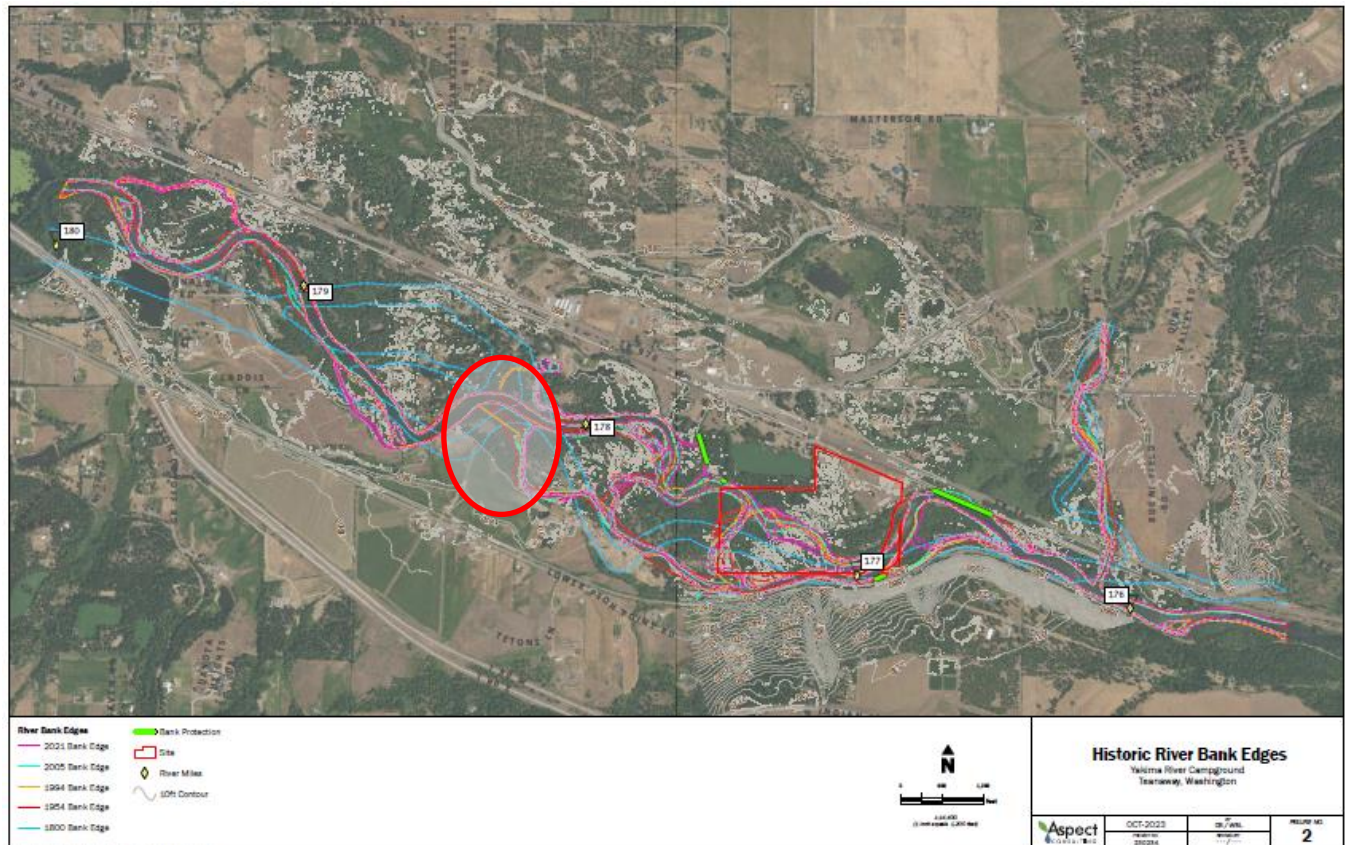


Figure 1. This figure shows the meandering nature of the Yakima River channels in the vicinity of the subject property (red circle). This figure comes from an October 6, 2023 [Memo](#) from Aspect Consulting to the Teanaway Ridge, LLC for RU-23-00001.

Any crossing of the channels or work with that occurs in, over, or near the channels of the Yakima River floodplain is likely to require a Hydraulic Project Approval (HPA) permit from WDFW. Information about our permits and processing can be found at this [link](#), or feel free to reach out to us directly.

There does not appear to be adequate information provided about the existing critical areas within the Shoreline jurisdiction, the potential for Channel Migration at the site, or location of proposed structures to properly evaluate the potential impacts to critical areas, including critical habitat for federally threatened steelhead and other important anadromous fish resources. **WDFW recommends a full critical areas report be completed for the project that includes a channel migration study, to better understand the potential impacts to the Shoreline environment and critical areas on the site.**



Figure 2. This is an aerial photo of the project area from August 12, 1954. In this image, the upper extent of the side channel through the property is more visible than in current imagery.

Thank you again for the opportunity to comment and for the County's commitment to protect critical areas. Please let me know if there are any questions about our comments. I can be reached by phone at (509) 961-6639 or email at Jennifer.nelson@dfw.wa.gov.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson".

Jennifer Nelson
Fish and Wildlife Biologist



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

December 20, 2023

Bradley Gasawski
Kittitas County Community Development Services
411 N. Ruby St; Suite 2
Ellensburg, WA 98926

RE: SV-23-00001

Dear Bradley Gasawski:

Thank you for the opportunity to comment on the Notice of Application process for the Horish Shoreline Variance. The Department of Ecology (Ecology) has the following comments.

Shorelands and Environmental Assistance

The new driveway constitutes development proposed to replace existing access to parcel 516534. Documents supporting the Boundary Line Adjustment of parcel 546534 show that an existing driveway provides access to the potential building site noted in the application. This existing driveway provides access to the site with minimal disturbance to the shoreline and shoreline wetland buffers.

The proposed driveway increases disturbance to the shoreline environment and shoreline wetland buffer.

Ecology provided information to Kittitas County and the applicant following a site visit to the site on June 2, 2023. This information included review criteria for approving Shoreline Variance Applications. Each criterion must be met in order to approve a variance.

The criteria, listed in WAC 173-27-170 include:

The purpose of a variance permit is strictly limited to granting relief from specific bulk, dimensional or performance standards set forth in the applicable master program where there are extraordinary circumstances relating to the physical character or configuration of property such that the strict implementation of the master program will impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020.

- (1) Variance permits should be granted in circumstances where denial of the permit would result in a thwarting of the policy enumerated in RCW 90.58.020. In all instances the applicant must demonstrate that extraordinary circumstances shall be shown and the public interest shall suffer no substantial detrimental effect.*

- (2) *Variance permits for development and/or uses that will be located landward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030 (2)(c), and/or landward of any wetland as defined in RCW 90.58.030 (2)(h), may be authorized provided the applicant can demonstrate all of the following:*
- (a) That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property;*
 - (b) That the hardship described in (a) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions;*
 - (c) That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program and will not cause adverse impacts to the shoreline environment;*
 - (d) That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;*
 - (e) That the variance requested is the minimum necessary to afford relief; and*
 - (f) That the public interest will suffer no substantial detrimental effect.*
- (3) *Variance permits for development and/or uses that will be located waterward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030 (2)(c), or within any wetland as defined in RCW 90.58.030 (2)(h), may be authorized provided the applicant can demonstrate all of the following:*
- (a) That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes all reasonable use of the property;*
 - (b) That the proposal is consistent with the criteria established under subsection (2)(b) through (f) of this section;*
 - (c) That the public rights of navigation and use of the shorelines will not be adversely affected.*
- (4) *In the granting of all variance permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example if variances were granted to other developments and/or uses in the area where similar circumstances exist the total of the variances shall also remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment.*
- (5) *Variances from the use regulations of the master program are prohibited.*

While the application may satisfy some of the criteria provided by WAC 173-27-170, it does not appear that a variance is necessary in order for the applicant to have access to their property. Access can be obtained via the existing easement. Abandonment of the existing easement would occur through the applicant's own actions. Additionally, there is ample space on the parcel to construct a driveway outside of shoreline jurisdiction, wetland buffers, and other areas. Also, the applicant owns the adjacent parcel, which may allow access to the property as well. So, the application does not meet the following criteria:

- (a) That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property;
- (b) *That the hardship described in (a) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions;*

WAC 173-27-180 provides a list of material necessary for a complete application. On the June 2, 2023 site visit and notes following that up, several alternatives to driveway alignment were discussed. The application should provide a site plan that shows these alternatives as part of a complete application.

For additional and future consideration, the proposed future building site is very near the floodway, in rural conservancy shoreline jurisdiction, lies within the 100-year floodplain, and near or within the buffer of riverine wetlands. These considerations were all discussed when Ecology and Kittitas County visited the site on June 2, 2023 and may restrict development on site or require increased evaluation and analysis if development is considered in the future.

Please reach out to Ryan Anderson 509-379-1917 or rand461@ecy.wa.gov, if you have any questions about these comments.

Sincerely,



Joy Espinoza
SEPA Coordinator
Central Regional Office
509-379-3967
crosepacoordinator@ecy.wa.gov

202305538