

**From:** [Jason Allen](#)  
**To:** [Jamey Ayling](#)  
**Cc:** [Zach Torrance-Smith](#); [Monica Tappel](#); [Ellie Myers](#); [Bradley Gasawski](#); [Marc Kirkpatrick](#); [Amy Donlan](#)  
**Subject:** Re: SV-25-00001 Allen - Transmittal of Comments  
**Date:** Wednesday, May 7, 2025 11:03:32 AM

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Hi Jamey,

Thanks for the call this morning. As discussed I would like to withdraw my application for the shoreline variance.

Jason Allen  
206.355.7490

On Tue, May 6, 2025 at 4:16 PM Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)> wrote:

Yes, I am available from 8:00 until 11:00 tomorrow morning if that works

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**From:** Jason Allen <[jason.c.allen.1@gmail.com](mailto:jason.c.allen.1@gmail.com)>  
**Sent:** Tuesday, May 6, 2025 4:14 PM  
**To:** Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>  
**Cc:** Monica Tappel <[MTappel@encompasses.net](mailto:MTappel@encompasses.net)>; Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>; Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>; Marc Kirkpatrick <[mirkpatrick@encompasses.net](mailto:mirkpatrick@encompasses.net)>; Amy Donlan <[ADonlan@encompasses.net](mailto:ADonlan@encompasses.net)>  
**Subject:** Re: SV-25-00001 Allen - Transmittal of Comments

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Hi Jamey,

Is there a good time we can speak tomorrow?

Jason Allen

206.355.7490

On Fri, May 2, 2025 at 8:36 PM Jason Allen <[jason.c.allen.1@gmail.com](mailto:jason.c.allen.1@gmail.com)> wrote:

Jamey,

I spoke with Zach today about withdrawing my application. Before doing this, can we speak on Monday? I'd like to better understand any alternatives that could be considered and if there is something that would be considered more favorable. Monday morning anytime will work for me. Thank you.

Jason Allen

206.355.7490

On Thu, Apr 17, 2025 at 11:02 AM Zach Torrance-Smith  
<[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)> wrote:

Good morning,

Thank you, we will proceed to the staff report phase of this project and will reach out when it is complete.

Let me know if you have further questions in the meantime.

***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](mailto:zach.torrancesmith@co.kittitas.wa.us)

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**From:** Monica Tappel <[MTappel@encompasses.net](mailto:MTappel@encompasses.net)>

**Sent:** Wednesday, April 16, 2025 12:30 PM

**To:** Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>; Jason Allen <[jason.c.allen.1@gmail.com](mailto:jason.c.allen.1@gmail.com)>

**Cc:** Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>; Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>; Marc Kirkpatrick <[mirkpatrick@encompasses.net](mailto:mirkpatrick@encompasses.net)>; Amy Donlan <[ADonlan@encompasses.net](mailto:ADonlan@encompasses.net)>

**Subject:** RE: SV-25-00001 Allen - Transmittal of Comments

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Good morning Zach,

Thank you for your email.

In response to the comment provided by WDFW - Our client will implement the mitigation plan proposed by WDFW.

In response to the comment provided by The Confederated Tribes of the Colville Reservation  
– An IDP will be in place prior to project implementation.

In response to the comments provided by Kittitas County Public Works – Engineering and  
Flood requirements are understood and will be implemented.

Best Regards,

## Monica Tappel

Office Administrator  
D: (509) 656-4618  
[MTappel@encompasses.net](mailto:MTappel@encompasses.net)  
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**Eastern Washington:** [110 South Oakes Ave. #250, Cle Elum, WA 98922](#) | P: (509) 674-7433  
**Western Washington:** [165 NE Juniper St., Suite 201, Issaquah, WA 98027](#) | P: (425) 392-0250

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**From:** Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>  
**Sent:** Tuesday, April 15, 2025 1:10 PM  
**To:** Monica Tappel <[MTappel@encompasses.net](mailto:MTappel@encompasses.net)>; Jason Allen <[jason.c.allen.1@gmail.com](mailto:jason.c.allen.1@gmail.com)>  
**Cc:** Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>; Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>; Marc Kirkpatrick <[mirkpatrick@encompasses.net](mailto:mirkpatrick@encompasses.net)>; Amy Donlan <[ADonlan@encompasses.net](mailto:ADonlan@encompasses.net)>  
**Subject:** RE: SV-25-00001 Allen - Transmittal of Comments

Good afternoon,

I don't know what determination the Dept. of Ecology will make in this case. Shoreline Variances in general are a difficult project for the Dept. of Ecology to sign off on, but again I don't know what determination they will make. After we've generated our staff report, we

make a recommendation to the Hearings Examiner, then the Hearings Examiner makes their recommendation to Ecology, who has the final say on all Shoreline Variances.

Let us know if you have further 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](mailto:zach.torrancesmith@co.kittitas.wa.us)*

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**From:** Monica Tappel <[MTappel@encompasses.net](mailto:MTappel@encompasses.net)>

**Sent:** Tuesday, April 15, 2025 11:38 AM

**To:** Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>; Jason Allen <[jason.c.allen.1@gmail.com](mailto:jason.c.allen.1@gmail.com)>

**Cc:** Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>; Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>; Marc Kirkpatrick <[mirkpatrick@encompasses.net](mailto:mirkpatrick@encompasses.net)>; Amy Donlan <[ADonlan@encompasses.net](mailto:ADonlan@encompasses.net)>

**Subject:** RE: SV-25-00001 Allen - Transmittal of Comments

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Hi Zach,

Thank you for your response regarding the WDFW comment. Are you able to provide any information regarding the DOE comment?

*The Department of Ecology's comment was only that the application needed to meet WAC 173-27-170, in the County's opinion do you believe the arguments, as they are currently presented, would meet those requirements?*

Thanks again!

## **Monica Tappel**

Office Administrator

**D:** (509) 656-4618

[MTappel@encompasses.net](mailto:MTappel@encompasses.net)

[www.EncompassES.net](http://www.EncompassES.net)

**Eastern Washington:** [110 South Oakes Ave. #250, Cle Elum, WA 98922](#) | **P:** (509) 674-7433

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**From:** Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>

**Sent:** Tuesday, April 15, 2025 11:03 AM

**To:** Monica Tappel <[MTappel@encompasses.net](mailto:MTappel@encompasses.net)>; Jason Allen <[jason.c.allen.1@gmail.com](mailto:jason.c.allen.1@gmail.com)>

**Cc:** Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Ellie Myers

<[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>; Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>;

Marc Kirkpatrick <[mirkpatrick@encompasses.net](mailto:mirkpatrick@encompasses.net)>; Amy Donlan

<[ADonlan@encompasses.net](mailto:ADonlan@encompasses.net)>

**Subject:** RE: SV-25-00001 Allen - Transmittal of Comments

Good morning Monica,

We shouldn't need an extension to the comment response period. If you and your clients incorporate that you are willing to collaborate with WDFW's mitigation recommendations in your response to transmitted comments, that should be sufficient to address their concerns.

Let me know if you have any further 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*

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**From:** Monica Tappel <[MTappel@encompasses.net](mailto:MTappel@encompasses.net)>

**Sent:** Tuesday, April 15, 2025 10:47 AM

**To:** Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>; Jason Allen <[jason.c.allen.1@gmail.com](mailto:jason.c.allen.1@gmail.com)>

**Cc:** Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>; Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>; Marc Kirkpatrick <[mirkpatrick@encompasses.net](mailto:mirkpatrick@encompasses.net)>; Amy Donlan <[ADonlan@encompasses.net](mailto:ADonlan@encompasses.net)>

**Subject:** RE: SV-25-00001 Allen - Transmittal of Comments

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Good morning Zach,

Thank you for sending over the comments. I do have a couple of questions regarding the comments that I am hoping you would be able to answer.

With regards to WDFW comments for a more substantial mitigation plan. There is no problem doing the extra mitigation and we can have Ed update the report and include a monitoring report. Would you need the updated report prior to preparing your staff report and making a determination? If so, we would likely need to request an extension on responding to the comments so we can work with Ed to get that completed. If we do need an extension, what is the process for that and how much time would that allot?

The Department of Ecology's comment was only that the application needed to meet WAC 173-27-170, in the County's opinion do you believe the arguments, as they are currently presented, would meet those requirements?

Thank you for your help and time,

**Monica Tappel**

Office Administrator

**D:** (509) 656-4618

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**From:** Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>  
**Sent:** Wednesday, April 2, 2025 2:30 PM  
**To:** Jason Allen <[jason.c.allen.1@gmail.com](mailto:jason.c.allen.1@gmail.com)>; Monica Tappel <[MTappel@encompasses.net](mailto:MTappel@encompasses.net)>  
**Cc:** Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>; Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>  
**Subject:** SV-25-00001 Allen - Transmittal of Comments

Good afternoon,

Please see the attached comments regarding your Shoreline Variance application. Please respond to these in a timely manner, after which we will move ahead to the next phase of this project.

If we have not received a response by April 17, 2025, we will assume you have no objections to any of the comments and will proceed to the next phase.

Let me know if 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](mailto:zach.torrancesmith@co.kittitas.wa.us)***

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