

From: [Connor Armi](#)
To: [Zach Torrance-Smith](#)
Cc: [Guy Moura](#); sepa@dahp.wa.gov
Subject: Re: SP-24-00013 McIntosh - Notice of Application
Date: Monday, October 7, 2024 8:20:28 AM

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Hello Zach,

This consultation is in reference to SP-24-00013 McIntosh. This project involves no ground disturbing activities and does not seem to be a prelude to development. The project area is outside of the traditional territories any concerns we have will be addressed by other interested parties or tribes. We have no concerns at this time.

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 Wed, Oct 2, 2024 at 3:30 PM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good afternoon,

CDS is requesting comments on the following short plat application: SP-24-00013 McIntosh.

Links to the file materials can be found below. The comment period will end on **October 17, 2024, 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: **SP-24-00013 McIntosh**

External Link: [SP-24-00013 McIntosh](#)

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 “**Short Plats - 2018 and Forward - Preliminary**” and then the project file number “SP-24-00013 McIntosh”.

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.

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To Protect and Promote the Health and the Environment of the People of Kittitas County

Shane Johnson BS, MA
Environmental Health Specialist II
Kittitas County Public Health Department
507 N. Nanum St Suite 102
Ellensburg, WA 98926

October 7th, 2024

Zach Torrance-Smith
Planner I
Kittitas County Development Services
411 N. Ruby St. Suite 2
Ellensburg, WA 98926

SP-24-00013

Dear Zach Torrance-Smith,

After reviewing the application for SP-24-00013, Kittitas County Public Health has comments pertaining to the short plat application.

1. Soil logs must be finalized prior to the development of short plats for the locations of 1B and 2B. This will ensure that the soil is suitable for construction.
2. Ensure that the Group A water system has enough connections for the additional two plats.

Do not hesitate to reach out if there are any questions.

Thank you,

A handwritten signature in black ink that reads "Shane Johnson". The signature is fluid and cursive, with the first name "Shane" and last name "Johnson" clearly distinguishable.

Shane Johnson BS, MA
Environmental Health Specialist II



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926
T: 509.962.7515 · F: 509.962.7581
www.co.kittitas.wa.us/health/



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: October 17, 2024
SUBJECT: SP-24-00013 McIntosh

ACCESS	<ol style="list-style-type: none">1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.2. KCC allows up to 4 lots on a joint-use driveway. Additional lots utilizing easement Q may trigger private road standards and requirements (road naming and road certification).3. An access permit from WSDOT may be required.4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.5. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.6. 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 parcel on this application. <p>OF NOTE: Easement Q has a drain field and shed located in access easement. Relocation of easement Q may be required. (JS)</p>
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). (CP)

SURVEY	Verify equipment used. Page one says GPS for contours, page 3 calls out a total station. Missing basis of bearings. SR97 needs to call out ownership and ROW width. Width for existing easement needs added. Missing Point of beginning of deed. Currently, there are 3 access driveways to proposed lot 2A. Not shown on existing survey (DF)
TRANSPORTATION CONCURRENCY	No transportation requirement for this project. (KAH)
FLOOD	<p>A portion of parcels #15102 and 866033 are within the FEMA identified special flood hazard area (100-year floodplain) zone A. If possible, any future development should occur outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08.</p> <p>In accordance with KCC Chapter 14.08.220, all subdivisions as well as new development shall:</p> <ol style="list-style-type: none">1. Be consistent with the need to minimize flood damage.2. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.3. Have adequate drainage provided to reduce exposure to flood damage.4. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments containing greater than 50 lots or 5 acres (whichever is lesser) and shall be included as part of the application and shall be noted on the final mylar.5. All subdivisions shall show on the face of both the preliminary and final plat, for either short or long plats, the boundary of the 100-year floodplain and floodway. <p>Since the parcels are located in zone A, KCC 14.08.220(4) is applicable. Please contact the Floodplain Administrator at 509-962-7523 for assistance. (SC)</p>

WATER MITIGATION/ METERING	<p>The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates. Prior to final plat approval and recording, the following conditions shall be met:</p> <p>In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:</p> <ol style="list-style-type: none">1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;2. An adequate water right for the proposed new use; or3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. <p>All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.</p> <p>Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.</p> <p>Final Plat Notes</p> <p>The following notes shall be placed on the face of the plat:</p> <p>C-1 "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations."</p> <p>C-2 "The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law."</p> <p>(SC)</p>
AIRPORT	NO comments. (JS)

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



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

October 14, 2024

Zach Torrance-Smith
Community Development Services
Kittitas County
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON SP-24-00031 MCINTOSH SHORT PLAT

Dear Mr. Torrance-Smith,

Thank you for the opportunity to comment on the proposed short plat near Dry Creek. The Washington Department of Fish and Wildlife (WDFW) is familiar with this area and nearby critical areas that should be considered as part of this review and determination process. We offer the following comments for consideration to ensure the channel migration zone of Dry Creek, its floodplain, and the associated critical areas are protected as the land uses change in this area.

We understand that this proposal is a short plat, and no development actions are currently proposed. While no critical areas report is provided with the application materials, there are several critical areas present on the subject parcels, including Fish and Wildlife Habitat Conservation Areas (FWHCA), wetlands, frequently flooded areas, and Geological Hazardous Areas in the form of potential channel migration zones. Prior to new parcels being created as part of this project, the applicants should clearly demonstrate that they are not creating lots that will require variances and/or reasonable use exceptions from the critical areas requirements or other relevant sections of code when development is proposed.

Dry Creek runs near the easterly boundary of the project area. Dry Creek is a fish bearing tributary to the Yakima River. Multiple native fish species are present in Dry Creek, including salmon and steelhead. Relic channels throughout the project area are now regularly used for irrigation conveyance ditches, but during flood events, these irrigation ditches routinely convey flood waters as well and these events are not captured well by the FEMA maps. WDFW will be interested in any future grading and/or water crossing structures in and around Dry Creek and other channels in the project area and a Hydraulic Project Approval (HPA) may be required.

To ensure new parcels created will not require variances from the critical areas ordinance or other County Codes when development is proposed, we recommend the following:

- Prior to approval of this application, complete a critical areas report that identifies all critical areas present within the project area and the required setbacks. Completing this

report and assessment will result in the identification of areas where development would be allowed without the need for variances or reasonable use exceptions.

- Consider reducing the size of the lots around existing residences to provide a larger area for potential future building envelopes on the larger, new lots.

We welcome the opportunity to work with local landowners and help them understand the fish, wildlife and habitat around them. Thank you again for the opportunity to comment and please let me know if there are any questions or comments we can answer.

Sincerely,

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

Jennifer Nelson
Fish and Wildlife Biologist
Jennifer.Nelson@dfw.wa.gov
(509) 961-6639



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

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

October 15, 2024

Zach Torrance-Smith
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

RE: 202404372, SP-24-00013

Zach Torrance-Smith:

Thank you for the opportunity to comment on the Notice of Application for the McIntosh 4- Lot Short Plat. We have reviewed the application and have the following comment.

Water Resources Program

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals for a project up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. If you have any questions or would like to respond to these Water Resources comments, please contact Nathan Longoria at (509) 907-1752 or email at Nathan.Longoria@ecy.wa.gov.

Sincerely,

A handwritten signature in blue ink that reads "Amber Johnson".

Amber Johnson
SEPA Coordinator, Central Region Office
509-723-5677 | crosepacoordinator@ecy.wa.gov

From: [Mau, Russell E \(DOH\)](#)
To: [Zach Torrance-Smith](#)
Cc: [Melissa Schumaier](#); [Smits, Brenda M \(DOH\)](#); [DOH EPH DW ERO ADMIN](#)
Subject: RE: SP-24-00013 McIntosh - Notice of Application; McIntosh Well #1, AD452F, Kittitas County
Date: Sunday, October 6, 2024 8:23:22 PM

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Mr. Torrance-Smith:

The Department of Health (DOH) Office of Drinking Water (ODW) has reviewed the application, generating the following comments:

1. The applicant references the “McIntosh Well #1” water system (State DOH ODW ID #AD452) – this water system currently does not have capacity to serve additional connections: has 2 active and 2 approved.
2. To connect to the “McIntosh Well #1” water system, the applicant needs to complete the following:
 - Show “McIntosh Well #1” has sufficient capacity – DOH requires a Capacity Analysis to be completed by a Professional Engineer licensed in the State of Washington and submitted to DOH for review and subsequent approval.
 - Show that proposed connections are within the legal service area of the “McIntosh Well #1” water system – the only approach to gain an expanded service area is by completing a planning document that is submitted to DOH for review and subsequent approval.
3. DOH would prefer expanding the “McIntosh Well #1” water system, instead of forming additional water systems. DOH can work with the applicant to streamline this process.

If anyone has any questions or concerns, please contact DOH, thanks,

Russell E. Mau, PhD, PE

Regional Engineer

Office of Drinking Water

Washington State Department of Health

Russell.Mau@doh.wa.gov

www.doh.wa.gov | 509-329-2116

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

Sent: Wednesday, October 2, 2024 3:29 PM

To: sara@krdistrict.org; Prilucik, Jacob <jacob.prilucik@wsdot.wa.gov>; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; vlconnell@bpa.gov; dxrogers@bpa.gov; brooksideconsulting@gmail.com; Rich Elliott <elliott@kvfr.org>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Carter, Brietta J (DOH) <brietta.carter@doh.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>; 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>; Weekes, Cassandra L (DFW) <Cassandra.Weekes@dfw.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; Warthen, Luke (DNR) <Luke.Warthen@dnr.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; MAUNEY, MARTY (DNR) <MARTIN.MAUNEY@dnr.wa.gov>; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; Graham, Ken (PARKS) <Ken.Graham@PARKS.WA.GOV>; Ernster, John (PARKS) <John.Ernster@PARKS.WA.GOV>; Mazzacavallo, Rachel (Parks) <Rachel.Mazzacavallo@PARKS.WA.GOV>; Real Estate (Parks) <Real.Estate@parks.wa.gov>; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; 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>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@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>; Cox, Samantha (DOHI) <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; DOR CU Kittitas <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; DAHP SEPA <sepa@dahp.wa.gov>; envioreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; Jeff Kozma <kozj@yakamafish-nsn.gov>; 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; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

Subject: SP-24-00013 McIntosh - Notice of Application

External Email

Good afternoon,

CDS is requesting comments on the following short plat application: SP-24-00013 McIntosh.

Links to the file materials can be found below. The comment period will end on **October 17, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

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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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October 14, 2024

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

Attention: Zach Torrance-Smith, Planner I

Subject: SP-24-00013, McIntosh
US 97 milepost 138.89 right

We have reviewed the proposed short plat and have the following comment.

The subject property is adjacent to U.S. Highway 97 (US 97), a Class 1 access managed highway with a posted speed limit of 65 miles per hour. Currently, access to the property is available via an existing Category I – Minimum Connection at milepost 138.89 Rt. The addition of two lots does not warrant further upgrades to the existing approach. However, the applicant is required to upgrade the permit to a Category II – Minor Connection. No new approaches to US 97 will be allowed. Further, we require a restrictive note be placed on the plat indicating no direct access to US 97 will be allowed for Lot A1 (BK 24 of Surveys PG 230, AFN 200021270012). The property owner must contact Mark Kaiser at 509 577-1668 to update the permit.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding these comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Stephen P. (Phil) Nugent.
Region Planning Manager

SPN: jjp/mnk

cc: SR 97, File #2024_003
Jason Pratt, Area 1 Maintenance Superintendent