

From: [Rodgers, Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)
To: [Zach Torrance-Smith](#)
Cc: [Connell, Valorie L \(BPA\) - TERR-PASCO](#); [Smart, Brandy M \(BPA\) - TERR-ELLENSBURG](#)
Subject: RE: SP-24-00015 Schmitt - Notice of Application
Date: Monday, December 23, 2024 10:00:16 AM
Attachments: [image001.png](#)

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Zach,

Bonneville Power Administration (BPA) has had the opportunity to review SP-24-00015 Schmitt - Notice of Application.

In researching our records, we have found that this proposal will not directly impact BPA facilities. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Valorie Connell at (509) 544-4746 or by email at VLConnell@bpa.gov.

Thank you for the opportunity to review this application.



Deborah Rodgers

2211 North Commercial Avenue, Pasco, WA 99301
Bonneville Power Administration - TERR/Tri-Cities-RMHQ
Real Property Field Services - P 509-544-4749 - C 360.624.0566

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Wednesday, December 11, 2024 1:36 PM
To: eburgwater1885@gmail.com; kim.snider@esd401.org; leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org; traci.russell@esd401.org; Rich Elliott <elliotttr@kvfr.org>; CMOlcese@bpa.gov; [Connell, Valorie L \(BPA\) - TERR-PASCO](mailto:Connell, Valorie L (BPA) - TERR-PASCO) <VLConnell@bpa.gov>; [Rodgers, Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](mailto:Rodgers, Deborah (CONTR) - TERR-TRI CITIES RMHQ) <dxroddgers@bpa.gov>; rightofway@pse.com; dylan.marcus@pse.com; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; [Moody, Amanda \(DNR\)](mailto:Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>) <Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; ken.graham@parks.wa.gov; john.ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; real.estate@parks.wa.gov; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil;

Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; 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>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse (PW) <rebecca.cruse.pw@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>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; 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; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; rand461@ECY.WA.GOV; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Jennifer.Nelson@dfw.wa.gov; cassandra.weekes@dfw.wa.gov
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

Subject: SP-24-00015 Schmitt - Notice of Application

Good afternoon,

CDS is requesting comments on the following short plat application: SP-24-00015 Schmitt. Links to the file materials can be found below. The comment period will end on **December 30, 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-24-00015 Schmitt](#)

External Link: [SP-24-00015 Schmitt](#)

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-24-00015 Schmitt”.

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
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message id: 38eb45916c6dcdbdac24bb8719d004a14

From: [Connor Armi](#)
To: [Zach Torrance-Smith](#)
Cc: [Guy Moura](#); sepa@dahp.wa.gov
Subject: Re: SP-24-00015 Schmitt - Notice of Application
Date: Monday, December 16, 2024 10:54:35 AM

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Hello Zach,

This consultation is in response to SP-24-00015 Schmitt. This project involves no ground disturbing activity.

This area is outside the CCT Traditional Territories. Any cultural resource concerns will be adequately addressed by other interested parties and tribes.

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, Dec 11, 2024 at 1:35 PM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good afternoon,

CDS is requesting comments on the following short plat application: SP-24-00015 Schmitt.

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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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message id: 38eb45916c6dcbdac24bb8719d004a14



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
507 N. Nanum St. Suite 102

December 23, 2024

Zach Torrance-Smith
Planner 1
Kittitas County Community Development Services
411 N. Ruby Suite 2

SP-24-00015 Schmitt

Dear Zach,

KCPH has comments regarding SP-24-00015 Schmitt. The comments are as follows:

1. Between Lots 1 and 2 a written and approved shared well agreement will need to be submitted between the two lots.

If there are any questions or concerns please do not hesitate to reach out.

Thank you,

A handwritten signature in blue ink that reads "Shane Johnson". The signature is fluid and cursive, with the first name "Shane" being more prominent than the last name "Johnson".

Shane Johnson BS MA
Environmental Health Specialist II





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

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

December 26, 2024

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

RE: 202405397; SP-24-00015

Dear Zach Torrance-Smith:

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

Water Quality Program

Dividing or platting a piece of property is often the first step in a proposed development. An NPDES Construction Stormwater Permit may be required if there is a potential for stormwater discharge from a construction site with disturbed ground. Ground disturbance includes all utility placements, and building or upgrading roads. The permitting process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application, and a 30-day public notice process. This may take 38-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact **Wendy Neet** with the Department of Ecology, (509) 571-6733, with questions about this permit.

Sincerely,

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



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: December 27, 2024
SUBJECT: SP-24-00015 Schmitt

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. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain private access.3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.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 parcel on this application. <p>OF NOTE: Lot 1 does not have legal access to Tjossem Rd. Under access/address permit # AC-17-00001; requirements were the address be changed to 4871 as the manufactured home was to be removed along with access to Tjossem. For the address to remain 4771 and the access to remain, please submit access/address permit to KCPW. Please ensure that Lot 2 is identified with the address of 4871 Tjossem Rd upon final recording of short plat. (KAH)</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	Suitable for Preliminary review
TRANSPORTATION CONCURRENCY	No transportation requirement for this project. (KAH)
FLOOD	Parcel #800233 is not mapped within the FEMA identified special flood hazard area (100-year floodplain). (SC)

WATER MITIGATION/ METERING	Water mitigation and metering standards in KCC 13.35.027 for plat approval are satisfied since the houses share an existing exempt well and the proposed project does not include a new use of groundwater. (SC)
AIRPORT	No Comments.