



July 2, 2025

**DEPARTMENT OF
NATURAL RESOURCES**

SOUTHEAST REGION
713 BOWERS ROAD
ELLENSBURG, WA 98926

509-925-8510
TRS 711
SOUTHEAST.REGION@DNR.WA.GOV
WWW.DNR.WA.GOV

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

RE: SP-25-00007 Suncadia Ph3 Div 18

Dear Mx. Gasawski:

Thank you for the opportunity to comment on the proposed project on parcel(s) 20-14-25000-0006 and 20-14-25000-0014 in Section 25, T. 20 N., Range 14 E., W.M.; Kittitas County.

Based on remote review of this parcel(s) it appears that some or all of the parcel(s) consist of forestland, and it will require a Forest Practices Application (FPA) from the DNR if merchantable timber is removed/harvested as part of the proposal and/or is being converted out of forest land (RCW 76.09 and WAC 222). The FPA would need to meet the requirements of the Forest Practices Act and its rules. It is our recommendation that the applicant meet with our local forest practices forester to discuss, they may call our Southeast Region office at (509) 925-8510 to schedule an appointment.

If there are questions regarding our comments, please contact our Region Forest Practices office at the number above.

Sincerely,

Amanda Moody

Amanda Moody
Forest Practices Program Coordinator
Washington State Department of Natural Resources (DNR)
Southeast Region
Amanda.moody@dnr.wa.gov

Bradley Gasawski

From: Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>
Sent: Thursday, July 3, 2025 4:57 PM
To: Bradley Gasawski
Cc: Murray,Jamie C (BPA) - TERR-KALISPELL
Subject: RE: SP-25-00007 Suncadia Ph 3 Div 18 - 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.

Bradley,

Bonneville Power Administration's (BPA) has had the opportunity to review a Notice of Application.

In researching our records, we have found that this proposal will not directly impact BPA facilities over 1200ft southwest of the subject properties. BPA does not have any objections to the approval of this request currently.

If you have any questions or need additional information, please feel free to contact Jamie Murray at (406) 751-7820, or by email at JCMurray@bpa.gov.

Thank you for the opportunity to review this application.

Angela Castle

BONNEVILLE POWER ADMINISTRATION

DEPARTMENT OF ENERGY

(CONTR) Actalent

Realty Technician II | TERR | East

accastle@bpa.gov | 509-544-4747

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

Sent: Wednesday, July 2, 2025 4:04 PM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <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 <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; THastings@snopass.org; 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; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.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; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; Emily.Grabowsky@dfw.wa.gov; Michael.Ritter@dfw.wa.gov; Michelle.Huppert@dfw.wa.gov; solarandwind@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Amanda.Moody@dnr.wa.gov; lhendrix@usbr.gov; jhoff@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; CMOlcese@bpa.gov; Murray,Jamie C (BPA) - TERR-KALISPELL <JCMurray@bpa.gov>; Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>; Connell,Valorie L (BPA) - TERR-PASCO <VLConnell@bpa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; rightofway@pse.com; nathen.lamb@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; tribune@nkctribune.com; terry@nkctribune.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; sdavies@kcf7.com; Alowe@kcf7.com; robertsb@cersd.org; communityrelations@cersd.org; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; dlee@cleelum.gov; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>

Subject: SP-25-00007 Suncadia Ph 3 Div 18 - Notice of Application

Good Afternoon,

CDS is requesting comment on the following short plat application: SP-25-00007 Suncadia Ph 3 Div 18. Links to the file materials can be found below. The comment period will end **July 18, 2025, 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-25-00007 Suncadia Ph 3 Div 18](#)

External Link: [SP-25-00007 Suncadia Ph 3 Div 18](#)

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-25-00007 Suncadia Ph 3 Div 18”.

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.

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message id: 38eb45916c6dcbdac24bb8719d004a14

Bradley Gasawski

From: Timothy Batin <batt@yakamafish-nsn.gov>
Sent: Thursday, July 10, 2025 1:51 PM
To: Bradley Gasawski
Subject: Re: SP-25-00007 Suncadia Ph 3 Div 18 - Notice of Application

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Hi Bradley, There is an Archaeological site, site #KT01017, located in the tail of unit 1, along Jenkins drive. I don't know if that area could be excluded from ground disturbance, or if we can make arrangements for me to be on site to monitor during the disturbance. You can reach me through my email or call me at (509)831-1914.

Thank you,
Timothy Batin, TFW Archaeologist, Yakama Nation Fisheries

On Wed, Jul 2, 2025 at 4:03 PM Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us> wrote:

Good Afternoon,

CDS is requesting comment on the following short plat application: SP-25-00007 Suncadia Ph 3 Div 18. Links to the file materials can be found below. The comment period will end **July 18, 2025, 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.

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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

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message id: 38eb45916c6dcbdac24bb8719d004a14

Bradley Gasawski

From: Jordan Bovee <jordan.bovee.hsy@colvilletribes.com>
Sent: Monday, July 14, 2025 10:27 AM
To: Bradley Gasawski
Cc: Guy Moura; SEPA@dahp.wa.gov
Subject: Re: SP-25-00007 Suncadia Ph 3 Div 18 - 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.

Hi Bradley,

This review is in response to the request for comment on the short plat application SP-25-00007 Suncadia Ph 3 Div 18

Please be advised that the proposed short plat and future development does occur within the traditional territory of the šnṗ əšqwáw səxw (people in between) or Wenatchi, one of the 12 constituent tribes of the Colville Confederated Tribes. This area is also determined by DAHP to have a high probability for cultural resources to be present, has quite a few archaeological resources within 1 mile of the APE and there has been no cultural resource survey conducted around this area in nearly 30 years. Given these conditions, the CCT recommends that a professional archaeological survey be conducted within the area and requests that, should such a survey be undertaken, the CCT is provided with a copy of the subsequent report.

Thank you,

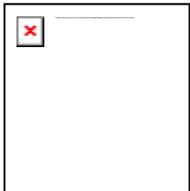
Jordan Bovee | Archaeologist 2

CCT History/Archaeology Program

jordan.bovee.hsy@colvilletribes.com

Desk Phone: 509-634-2690

Mobile Phone: 509-631-1131



On Wed, Jul 2, 2025 at 4:03 PM Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us> wrote:

Good Afternoon,

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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

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message id: 38eb45916c6dcbdac24bb8719d004a14

Bradley Gasawski

From: MacNaughton, James (DAHP) <james.macnaughton@dahp.wa.gov>
Sent: Tuesday, July 15, 2025 1:25 PM
To: Bradley Gasawski
Cc: lwedin@suncadia.com; Steven Hackenberger; Anne Parfitt; Nicolette.Edwards@cwu.edu
Subject: RE: SP-25-00007 Suncadia Ph 3 Div 18 - 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.

Good Afternoon Bradley

I am in consultation with Ladin Wedin of Suncadia and his consultant Steve Hackenberger. Suncadia is doing their due diligence with cultural resource survey on the project, and the consultant is currently in the permitting process to test the site that is in the residential offset of this project.

Since all of this is already underway, do I need to send you an official letter of any kind, or are we on balance here?

Let me know by the deadline if I need to get you something official.

All Best

James

	<p>James MacNaughton, MSc, RPA (He/Him) Local Government Archaeologist Email: James.MacNaughton@dahp.wa.gov Mobile: (360) 280-7563 Main Office: (360) 586-3065 Hours: 7AM - 3:30PM Monday to Friday Physical Address: 1110 Capitol Way South Suite 30, Olympia, WA 98501 Mailing Address: PO Box 48343, Olympia, WA 98504-8343 www.dahp.wa.gov</p>
------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

From: Bradley Gasawski
<bradley.gasawski@co.kittitas.wa.us>
Sent: Wednesday, July 2, 2025 4:04 PM
To: Dan Young
<dan.young@co.kittitas.wa.us>; Marvin
Douvier
<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>; Rebecca Cruse <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>; DOR CU Kittitas <haley.mercer@co.kittitas.wa.us>; Garcia, Christine (DOR-External) <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; Tom Hastings <thastings@snopass.org>; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; Jeff Kozma <kozj@yakamafish-nsn.gov>; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovey.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; Mau, Russell E (DOH) <Russell.Mau@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>; 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>; Grabowsky, Emily R (DFW) <Emily.Grabowsky@dfw.wa.gov>; Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>; Huppert, Michelle (DFW) <Michelle.Huppert@dfw.wa.gov>; Solar and Wind (DFW) <solarandwind@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; jhoff@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; Prilucik, Jacob <jacob.prilucik@wsdot.wa.gov>; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; jcmurray@bpa.gov; accastle@bpa.gov; vlconnell@bpa.gov; dxrogers@bpa.gov; rightofway@pse.com; nathen.lamb@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; tribune@nkctribune.com; terry@nkctribune.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; sdavies@kcf7.com; Alowe@kcf7.com; robertsb@cersd.org; communityrelations@cersd.org; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; dlee@cleelum.gov; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>

Subject: SP-25-00007 Suncadia Ph 3 Div 18 - Notice of Application

External Email

Good Afternoon,

CDS is requesting comment on the following short plat application: SP-25-00007 Suncadia Ph 3 Div 18. Links to the file materials can be found below. The comment period will end **July 18, 2025, 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.

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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

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message id: 38eb45916c6dcbdac24bb8719d004a14



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: July 16, 2025
SUBJECT: SP-25-00007 Suncadia Ph 3 Div 18

ACCESS	No Comment. (RC)
ENGINEERING	<ol style="list-style-type: none"> 1. 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). 2. Please provide design calculations for treatment and disposal areas. If utilizing an existing system, please provide an accounting affirming sufficient capacity. 3. While Suncadia is in the process of completing the Traffic Monitoring Plan, please submit an updated report detailing what monitoring has been completed. This update report will be required for Final Plat. 4. Please provide an inventory of equivalent residential units, or the accounting method utilized in the water system plan, affirming sufficient capacity serving the plat. 5. Please provide an inventory of equivalent residential units, or the accounting method utilized in the general sewer plan, affirming sufficient capacity serving the plat. (CBP)
SURVEY	<p>NOTE: All survey comments are based upon the assumption that the previous record of survey (Application; BL-25-00006) will be filed PRIOR to preliminary approval of this Short Plat application.</p> <ol style="list-style-type: none"> 1. Add set corner symbol to the legend, together with a description of what was set. 2. Please include Name and Address of Engineer of Record as well as the Date of the Survey (per KCC:16.12.020(5)) 3. Please provide an updated Subdivision Guarantee containing legal description that matches the legal description on the face of the Short Plat. (subject to recording of (BL-25-00006)). 4. Existing Contours are to be shown, and sufficient data included to meet the requirements of WAC:332-130-145. 5. Please Show "Short Plat" at the top of the page, together with a unique name for the subdivision. (JT)

TRANSPORTATION CONCURRENCY	No Comment. (KAH)
FLOOD	The proposed short plat is not located in a FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit is not required. (SC)
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No Comments. (RC)

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