



# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657



July 31, 2025

Fire Marshal comments  
Swauk Valley Ranch  
SP-25-00010

Bradley Gasawski, Project Planner

This application was reviewed by Dan Young in the Fire Marshal's Office. Dan can be reached at (509) 962-7000 or e-mail at [Dan.Young@co.Kittitas.wa.us](mailto:Dan.Young@co.Kittitas.wa.us). Where there are difficulties in meeting these conditions or if additional information is required, contact Dan in the Fire Marshal's office immediately.

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.

Fire flow in the amount of 1000 gallons per minute supplied at 20 psi for 60 minutes duration is required for this application. Prior to final approval submit proof from the water purveyor indicating that the required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to final plat approval.

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application do not adequately provide required fire apparatus access. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building.

Approved fire apparatus turnarounds are required for this project. The indicated provisions for turning around fire apparatus are not adequate. Provide a turnaround meeting the requirements of the International Fire Code Appendix D.

This application is sited in the designated high fire hazard Wildland - Urban Interface zone. Additional setback, building construction, access, fire flow and addressing requirements will be applied at the time of building permit application. All structures are required to be at least 30 feet from all property lines.

No gate may be installed across a required fire department access road or driveway without first obtaining a permit from the fire marshal's office. Inspection and testing of the gate will be required.

Dan Young  
Fire Marshal

These comments are based on the information provided with the pre-application materials. Any revision to the proposal may change the Fire Marshal comments.



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

August 6, 2025

Bradley Gasawski  
Planner I  
Kittitas County

In future correspondence please refer to:  
Project Tracking Code: **2025-07-04505**  
Property: Kittitas County - Swauk Creek Ranch Development - Conservation Plat  
Re: **Concur with Survey; Follow Inadvertent Discovery Plan**

Dear Bradley Gasawski:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) with documentation regarding the above-referenced project. In response, we concur with the results and recommendations made in the report entitled "Swauk Valley Ranch Conservation Plat Project, Kittitas County, WA," (Hoyt 2025). Specifically, as no cultural resources were found during the survey we do not recommend further direct archaeological supervision of the project. However, we do recommend that a standard Inadvertent Discovery Plan is followed during all ground disturbing activities.

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 copies of any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to Washington State law. Please note that should the project scope of work and/or location change significantly, please contact DAHP for further review.

Thank you for the opportunity to review and comment. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is attached to any future communications about this project. Should you have any questions, please feel free to contact me.

Sincerely,

James MacNaughton, M.S.  
Local Government Archaeologist  
(360) 280-7563  
James.MacNaughton@dahp.wa.gov





# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** August 13, 2025  
**SUBJECT:** SP-25-00010 Swauk Valley Ranch

<b>ACCESS</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. KCC Title 12.04.01.030 requires road naming when a road serves 5 or more lots.</li> <li>3. Road Certification on file for unnamed road off Hwy 10. See conditions per RV-17-06.</li> <li>4. KCC Title 12.04.07.060 requires a minimum 30' easement for a shared residential driveway.</li> <li>5. KCC Table 12.04.04-1 requires a minimum 50' easement for Private Road.</li> <li>6. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li> <li>7. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</li> </ol> <p>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. (RC)</p>
<b>ENGINEERING</b>	<p>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). This grading plan will be under a joint review with the City of Ellensburg. (CBP)</p>
<b>SURVEY</b>	<ol style="list-style-type: none"> <li>1. The pond located approximately 600' North of the N'most corner of Lot B needs to be shown on the face of the map. (Informational only, does not need to be surveyed)</li> <li>2. All new lots, including the remainder parcel need to show access easements.</li> </ol> <p>OF NOTE</p>

	Lot Closures and Subdivision Guarantee were not provided, and will need to be provided for review prior to final approval. (JT)
<b>TRANSPORTATION CONCURRENCY</b>	A concurrency evaluation and determination shall be required for all development applications in which the proposed development is projected to have an impact upon the transportation corridor or intersection. Developments generating 41 or fewer daily trips are exempt from the TIA and concurrency evaluation requirements. (KAH)
<b>FLOOD</b>	A portion of parcel #717734 is within the FEMA mapped special flood hazard area of Swauk Creek (100-year floodplain). Per FEMA guidance, BFE data is not required for plat approval since the floodplain boundary will be contained within the conservation lot. As stated in short plat note 12, any future development of the conservation lot will require BFE data to be generated and provided to Public Works. (SC)

<p><b>WATER MITIGATION/ METERING</b></p>	<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"> <li>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;</li> <li>2. An adequate water right for the proposed new use; or</li> <li>3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</li> </ol> <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><b>Final Plat Notes</b></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>
<p><b>AIRPORT</b></p>	<p>No Comments. (RC)</p>

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

## Bradley Gasawski

---

**From:** Dan Suggs  
**Sent:** Monday, August 18, 2025 1:28 PM  
**To:** Bradley Gasawski  
**Cc:** Jamey Ayling; Zach Torrance-Smith; Ellie Myers; Melissa Schumaier; Jesse Cox  
**Subject:** RE: SP-25-00010 Swauk Valley Ranch - Comment Period Follow Up

Hi Bradley,

Yes, the comments from the pre-application meeting are still adequate.

Thank you,

### Dan Suggs, B.S. Environmental Health Specialist II

P: 509.962.7024 | F: 509.962.7581 | E: [dan.suggs@co.kittitas.wa.us](mailto:dan.suggs@co.kittitas.wa.us)

Kittitas County Public Health Department

507 N Nanum St Suite 102, Ellensburg WA 98926

[www.co.kittitas.wa.us/health](http://www.co.kittitas.wa.us/health)

Please tell us how we're doing: [KCPHD Customer Survey](#)



---

**From:** Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>  
**Sent:** Monday, August 18, 2025 10:27 AM  
**To:** Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Dan Suggs <[dan.suggs@co.kittitas.wa.us](mailto:dan.suggs@co.kittitas.wa.us)>; Jesse Cox <[jesse.cox@co.kittitas.wa.us](mailto:jesse.cox@co.kittitas.wa.us)>; Melissa Schumaier <[melissa.schumaier@co.kittitas.wa.us](mailto:melissa.schumaier@co.kittitas.wa.us)>; Shane Johnson <[shane.johnson@co.kittitas.wa.us](mailto:shane.johnson@co.kittitas.wa.us)>  
**Cc:** Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>; Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>; Ellie Myers <[ellie.myers@co.kittitas.wa.us](mailto:ellie.myers@co.kittitas.wa.us)>  
**Subject:** SP-25-00010 Swauk Valley Ranch - Comment Period Follow Up

Good Morning,

The comment period for the SP-25-00010 Swauk Valley Ranch short plat ended on Friday, August 15. CDS did not receive comments from Public Health for this short plat. I have attached Public Health comments provided from the pre-application meeting (PM-25-00002 Swauk Valley Ranch) held on February 26, 2025. Are these comments still adequate for this project? Please confirm or provide updated or additional comments. Thank you.

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](mailto: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.

---

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.  
message id: 38eb45916c6dcbdac24bb8719d004a14



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

**To: All Staff**  
**From: Environmental Health**  
**Date: March 5th, 2025**  
**Subject: PM-25-00002**

<b>Drinking Water</b>	<ul style="list-style-type: none"><li>• A Group B System has been approved for 9 connections in the area. Please update plans on this system along with bacteria and nitrate testing to keep system current and up to date. Water system plans may need design resubmittal.</li></ul>
<b>Wastewater</b>	<ul style="list-style-type: none"><li>• Each parcel will need a current soil log.</li></ul>
<b>Food Safety</b>	<ul style="list-style-type: none"><li>• Not applicable</li></ul>
<b>Living Environment</b>	<ul style="list-style-type: none"><li>• Not applicable</li></ul>

