

From: [Murray, Jamie C \(BPA\) - TERR-KALISPELL](#)
To: [Zach Torrance-Smith](#)
Subject: RE: SP-26-00004 Moulton - Notice of Application
Date: Monday, June 8, 2026 7:50:28 AM

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.

BPA has reviewed the proposed plat and does not have any facilities within this area. BPA has no comments at this time.
Thank you for the opportunity to review.

Jamie C. Murray
[BONNEVILLE POWER ADMINISTRATION](#)
[DEPARTMENT OF ENERGY](#)

Realty Specialist | Real Property Field Services | TERR-Kalispell
jcmurray@bpa.gov | 406-751-7820 office | 406-309-1398 cell

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Wednesday, June 3, 2026 3:36 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>; Jesse Cox <jesse.cox.sw@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>; 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>; matt.boast@kittitaspud.com; kyle.bennett@kittitaspud.com; sepa@dahp.wa.gov; enviroreview@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; sam.rushing@colvilletribes.com; Jordan Bovee <jordan.bovee.hsy@colvilletribes.com>; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Karen Capuder <karen.capuder.adm@colvilletribes.com>; Kiana Sam <kiana.sam.adm@colvilletribes.com>; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; Mau, Russell E (DOH) <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;
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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;
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
<dxrodders@bpa.gov>; rightofway@pse.com; brooksideconsulting@gmail.com; Sara Vickers
<sara@krdistrict.org>; johnsond@kvfr.org; Jeremy Haberman <habermanj@kvfr.org>; KVFR Fire
Prevention <prevention@kvfr.org>; Chris Moen <moenc@kvfr.org>; perkinsa@thorpschools.org
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>;
Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: SP-26-00004 Moulton - Notice of Application

Good afternoon,

CDS is requesting comments on the following short plat application: SP-26-00004
Moulton.

Links to the file materials can be found below. The comment period will end on **June 26, 2026, 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-26-00004 Moulton](#)

External Link: [SP-26-00004 Moulton](#)

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-26-00004 Moulton**”.

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.

From: [Jordan Bovee](#)
To: [Zach Torrance-Smith](#)
Cc: SEPA@dahp.wa.gov; [Amelia Stanger](#)
Subject: Re: SP-26-00004 Moulton - Notice of Application
Date: Monday, June 8, 2026 1:59:01 PM

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 Zach,

This review is in response to the short plat application SP-26-00004 Moulton.

The proposed undertaking falls outside of what the Colville Business Council has delineated as the traditional territory of the tribes which compose the Confederated Tribes of the Colville Reservation. As such, we recognize that there may be other interested parties, particularly tribal partners, who have more immediate concerns for the potential effects of this undertaking to resources of historic, cultural, or religious significance. We will defer to their concerns and opinions with regards to this undertaking.

Thank you,

Jordan Bovee | Archaeologist Senior
CTCR History/Archaeology Program
jordan.bovee.hsy@colvilletribes.com
Desk Phone: 509-634-2690
Mobile Phone: 509-631-1131

PO Box 150

Nespelem, WA 99155



On Wed, Jun 3, 2026 at 2:35 PM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good afternoon,

CDS is requesting comments on the following short plat application: SP-26-00004 Moulton.

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External Link: [SP-26-00004 Moulton](#)

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Zach Torrance-Smith

Planner I

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zach.torrancesmith@co.kittitas.wa.us

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

To: All Staff
From: Environmental Health
Date: 6/18/2026
Subject: SP-26-00004 Moulton

Drinking Water	• Pursuant to KCC 13.35.020, an Adequate Water Supply Determination (AWSD) is required prior to final plat approval for all lots. ○ Individual wells shall comply with KCC 13.35.050, including demonstration of adequate water quantity and submission of nitrate and coliform water quality results. ○ Shared wells shall comply with KCC 13.35.060, including demonstration of adequate water quantity, submission of nitrate and coliform water quality results, and a recorded Shared Well Users Agreement. ○ Group B public water systems shall comply with KCC 13.35.040, including accurate Group B information, verifying there are enough connections, water quality results, and purveyor signature. • Additional flow equalization, storage, treatment, engineering, and recording requirements may apply depending on well production and water quality results for individual or shared wells. • A water supply protection zone with a minimum 100-foot radius shall be provided for each existing and proposed well site, consistent with WAC 246-272A-0320. Along with a copy of a recorded restrictive covenant to each property that is sited partially or completely within the water supply protection zone.
Wastewater	• Prior to preliminary plat approval, the applicant shall perform soil logs in accordance with KCC 13.08.040 to demonstrate that the proposed lots can support conforming on-site sewage systems and required reserve areas. The evaluation shall include a minimum of two soil test pits per lot within the primary and reserve drainfield areas, and the test pit locations shall be shown on the plat map and flagged in the field for inspection.





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



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: June 22, 2026
SUBJECT: SP-26-00004 Moulton

ACCESS	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 accesses. 3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. 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) OF Note: -WSDOT Approved Access Permit allows for up to 100 lots to be served by this access. -For future development on Bitterbrush Dr. The current lot size averages 22.65 acres between 15 lots. If the average lot size ≤ 10 acres, then road improvements will be required according to KCC Title 12 Table 12.04.04-1.
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 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). (CBP)
SURVEY	There are no survey comments regarding this application. (JT) OF NOTE Lot closures and subdivision guarantee were not provided and will need to be reviewed at final.
TRANSPORTATION CONCURRENCY	No Comments.(RC)

FLOOD	Parcel #951011 is not mapped within a FEMA identified special flood hazard area (1% annual chance flood zone). Floodplain development permitting is not required for the proposed project. (SC)
WATER MITIGATION/ METERING	The following comments outline the requirements for legal availability of water and metering for the proposed short plat: The applicant must provide legal water availability for all new uses on the proposed lots of this project. Prior to final plat approval and recording, the following conditions shall be met: In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval: 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; or 3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. 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. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC. Final Plat Notes The following notes shall be placed on the face of the plat: 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." 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." (SC)
AIRPORT	No Comment. (RC)

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

June 24, 2026

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

SUBJECT: WDFW COMMENTS ON MOULTON SHORT PLAT (SP-26-00004)

Dear Mr. Torrance-Smith,

Thank you for the opportunity to comment on the two lot Short Plat proposed at 711 Bitterbrush Drive, parcel number 951011. The Washington Department of Fish and Wildlife (WDFW) has reviewed the application materials available on file and we have specialized knowledge of the wildlife and critical areas surrounding the project area. As an agency of expertise, we offer the following comments to be considered as part of this review and determination process.

The parcel proposed for this short plat contains shrubsteppe habitat and Mule Deer winter range habitat; both are identified in WDFW's Priority Habitats and Species (PHS) program and are designated Fish and Wildlife Habitat Conservation Areas under Kittitas County's Critical Areas Ordinance (KCC 17A.04).

WDFW recommends that these critical areas be included in the Critical Areas Map provided with the application materials and/or as part of the final plat approval. Providing clarity now on the critical areas present will help ensure all future development proposals are aware of these critical areas and the appropriate mitigation measures will be applied to address any potential impacts to shrubsteppe habitat. Future development on these lots should follow mitigation sequencing to minimize disturbance and mitigate for the unavoidable impacts.

Thank you for the opportunity to comment and for the County's commitment to protecting critical areas. Please let me know if there are any questions about our comments. I can be reached by phone at (509) 961-6639 or email at Jennifer.nelson@dfw.wa.gov and would be happy to discuss these with the landowners as well.

Sincerely,

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

Jennifer Nelson
Fish and Wildlife Biologist

From: [Mau, Russell E \(DOH\)](#)
To: [Zach Torrance-Smith](#)
Cc: [Melissa Schumaier](#)
Subject: Re: SP-26-00004 Moulton - Notice of Application
Date: Monday, June 15, 2026 9:43:27 AM

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Mr. Torrance-Smith:

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

- The "Narrative" states water is "to be from a previously established community well" - DOH ODW is seeking the name and ID number for this water system.

Thanks,

Russell E. Mau, PhD, PE

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, June 3, 2026 2:35 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 <adminstaff@kittcom.org>; storch@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>; Jesse Cox <jesse.cox.sw@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>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph

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Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

Subject: SP-26-00004 Moulton - Notice of Application

External Email

Good afternoon,

CDS is requesting comments on the following short plat application: SP-26-00004 Moulton.

Links to the file materials can be found below. The comment period will end on **June 26, 2026, 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

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June 25, 2026

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

Attention: Zach Torrance-Smith, Planner I

Subject: SP-26-00004 Moulton
US 97 milepost 140.76 Left

We have reviewed the proposed preliminary plat and have the following comment:

The subject property is adjacent to U.S. Highway 97 (US 97), a Class 1 managed access highway with a posted speed limit of 65 miles per hour. Currently, access to the property is via Bitterbrush Drive, a permitted joint use approach at milepost 140.76 left. This approach was permitted to serve as a residential/farm access not to exceed 25-feet in width and may continue to be used; however, the permit must be updated. No additional approaches to US 97 will be allowed. The property owner is required to contact Mark Kaiser of the WSDOT - South Central Region Office 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/akh

cc: SR 97, File #2026_003

From: [Timothy Batin](#)
To: [Zach Torrance-Smith](#)
Cc: [Dan Young](#); [Marvin Douvier](#); [Kim Dawson](#); [adminstaff@kittcom.org](#); [storch@kittcom.org](#); [Julie Kjorsvik](#); [Laura Kukes](#); [Public Health Inspectors](#); [Lisa Lawrence](#); [Patti Stacey](#); [Jesse Cox](#); [Kelee Hodges](#); [Candie Leader](#); [Tate Mahre](#); [Jackie Sharp](#); [Samantha Cox](#); [Josh Fredrickson](#); [Rebecca Cruse](#); [Jeremy Larson](#); [Steph Mifflin](#); [Haley Mercer](#); [Christy Garcia](#); [matt.boast@kittitaspud.com](#); [kyle.bennett@kittitaspud.com](#); [sepa@dahp.wa.gov](#); [enviroreview@yakama.com](#); [jessica_lally@yakama.com](#); [noah_oliver@yakama.com](#); [kozj@yakamafish-nsn.gov](#); [sam.rushing@colvilletribes.com](#); [Jordan Bovee](#); [darnell.sam.adm@colvilletribes.com](#); [john.sirois.adm@colvilletribes.com](#); [milton.davis.adm@colvilletribes.com](#); [Karen Capuder](#); [Kiana Sam](#); [steve@snoqualmietribe.us](#); [dahp@snoqualmietribe.us](#); [adam@snoqualmietribe.us](#); [Mau, Russell E \(DOH\)](#); [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](#); [rivers@dnr.wa.gov](#); [luke.warthen@dnr.wa.gov](#); [SEPACENTER@dnr.wa.gov](#); [MARTIN.MAUNEY@dnr.wa.gov](#); [Moody, Amanda \(DNR\)](#); [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](#); [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](#); [Castle,Angela C \(CONTR\) - TERR-PASCO](#); [vlconnell@bpa.gov](#); [dxrodgers@bpa.gov](#); [rightofway@pse.com](#); [brooksideconsulting@gmail.com](#); [Sara Vickers](#); [johnsond@kvfr.org](#); [Jeremy Haberman](#); [KVFR Fire Prevention](#); [Chris Moen](#); [perkinsa@thorpschools.org](#); [Jamey Ayling](#); [Ellie Myers](#); [Bradley Gasawski](#)
Subject: Re: SP-26-00004 Moulton - Notice of Application
Date: Thursday, June 4, 2026 1:39:44 PM

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.

The project,SP-26-00004 Moulton, Lies within the Ceded lands/ Usual & Accustomed Area of the Confederated Tribes and Bands of the Yakama Nation. The project review didn't yield any new information that would require further investigation of the potential impacts on Archaeological/Cultural Resources.

Thank You,

Timothy Batin, TFW Archaeologist, Yakama Nation Fisheries

On Wed, Jun 3, 2026 at 2:35 PM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good afternoon,

CDS is requesting comments on the following short plat application: SP-26-00004 Moulton.

Links to the file materials can be found below. The comment period will end on **June 26, 2026, 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-26-00004 Moulton

External Link: [SP-26-00004 Moulton](#)

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-26-00004 Moulton**”.

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.