

**From:** [Rodgers,Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)  
**To:** [Zach Torrance-Smith](#)  
**Cc:** [Murray, Jamie C \(BPA\) - TERR-KALISPELL](#)  
**Subject:** RE: SE-25-00009 Pfenning Plat - Notice of Application - Link Corrections  
**Date:** Monday, June 2, 2025 5:40:29 PM

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Zach,

Bonneville Power Administration (BPA) has had the opportunity to review SE-25-00009 Pfenning Plat - Notice of Application - Link Corrections.

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 Jamie Murray at (406) 751-7820 or by email at [jcmurray@bpa.gov](mailto:jcmurray@bpa.gov).

Thank you for the opportunity to review this application.

**Deborah Rodgers**  
**[BONNEVILLE POWER ADMINISTRATION](#)**  
**[DEPARTMENT OF ENERGY](#)**

(CONTR) Actalent

Realty Technician 3 | Real Property Field Services | TERR/Tri-Cities-RMHQ  
[dxrogers@bpa.gov](mailto:dxrogers@bpa.gov) | O: 509-544-4749 | C: 360-624-0566

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**From:** Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>

**Sent:** Monday, May 19, 2025 8:49 AM

**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Laura Kukes <[laura.kukes@co.kittitas.wa.us](mailto:laura.kukes@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Tate Mahre <[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)>; Jackie Sharp <[jackie.sharp@co.kittitas.wa.us](mailto:jackie.sharp@co.kittitas.wa.us)>; Samantha Cox <[samantha.cox@co.kittitas.wa.us](mailto: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; 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 <guy.moura@colvilletribes.com>; 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; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; brietta.carter@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; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; Hendrix, Leah D <lhendrix@usbr.gov>; Hoff, Jennifer L <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; Connell,Valorie L (BPA) - TERR-PASCO <VLConnell@bpa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; rightofway@pse.com; Lamb, Nathen - Actalent <Nathen.Lamb@pse.com>; brooksideconsulting@gmail.com; yusid@ci.ellensburg.wa.us; pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us; jonesc@ci.ellensburg.wa.us; johnsond@kvfr.org; Jeremy Haberman <habermanj@kvfr.org>; KVFR Fire Prevention <prevention@kvfr.org>; D.J. Goldsmith <goldsmithd@kvfr.org>; Chris Moen <moenc@kvfr.org>; Cascade Irrigation <cid@fairpoint.net>; kim.snider@esd401.org; leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org; traci.russell@esd401.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:** SE-25-00009 Pfenning Plat - Notice of Application - Link Corrections

Good morning,

Please accept Kittitas County Community Development Services' apology. There was a spelling error when this project was taken in by our agency regarding the name of the project which was spelled "Phenning" when the correct spelling is "Pfenning." We have corrected this error, and as a result of the correction, the links that were sent out are now leading to a dead end on our website. Please refer to the links below for the correct path to the supplementary files for this project.

The comment period will end **Monday, June 2, 2025, at 5pm**. CDS will assume your agency

does not wish to provide comment if not received by this date.

Please contact me directly with any questions or issues accessing the materials.

**Public Access:** [SE-25-00009 Pfenning Plat](#)

**Internal Access:** [SE-25-00009 Pfenning Plat](#)

Thank you,

***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](mailto: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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# CASCADE IRRIGATION DISTRICT

8063 Highway 10  
Ellensburg, Washington 98926  
509-962-9583

## Overview

Cascade Irrigation District will require a \$50 per lot plat fee (*CID Resolution #01-2006*) as well as an engineered irrigation plan based on Cascade Irrigation District specifications (*CID Resolution #3-94 & CID Procedure #1 Standard Specifications for Irrigation Water Distribution Systems*).

The irrigation plan must include the point of entry of irrigation water, the system for provision of irrigation water to each parcel, a description of system proposed, and a description of provisions made including right of ways for the protection of other parcel within Cascade Irrigation District which are affected.

If pressurized pipe is proposed, it must include a sump, pump and the proposed system of water to the sump. (*CID Resolution #03-94 and CID Procedure #1 Standard Specifications for Irrigation Water Distribution Systems*).

Before Cascade Irrigation District can release or sign-off we require 1) approved, inspected and in place irrigation system, or 2) a signed Irrigation Facility Installation Agreement with respective bond covering proposed construction and costs, (*CID Procedure #1*) or 3) a variance. A variance is only by Cascade Irrigation District Board of Directors action after Board of Directors receives, reviews, and approves a formal petition for such.

If the plat is part of or wishes to become part of an existing LID operating within CID, they must complete all work to hook-up to the LID and pay the associated hook-up fees or a signed Irrigation Facility Installation Agreement with respective bond covering proposed construction and costs involved in such hook-up.

If installing a pressurized system not associated with an LID, the Developer will be required to form an owner's association to cover the operating costs and maintenance of the infrastructure. (*CID Resolution #2-2006*)

*Attachments: All attachments may be obtained by Dropbox, please call or email Cascade Irrigation District at [CID@fairpoint.net](mailto:CID@fairpoint.net) for the Dropbox online link to the files OR you may come to our office and pick up hard copies.*

Thank you,

Kelton Montgomery  
Cascade Irrigation District Manager  
509-962-9583



# Energy Services Department

## Natural Gas Division

501 North Anderson Street; Ellensburg, WA 98926

Ph: (509) 962-7124 www.ellensburgwa.gov

### Memorandum

**Date:** May 27, 2025  
**To:** Zach Torrance-Smith, Kittitas County Community Development Services  
**From:** Darin Yusi, Gas Engineer   
**Re:** Parcel #12391, 12392, 12393 Pfenning Rd Site Development – KC25-005 / SE-25-00009

The following are the City of Ellensburg Gas Division comments for the proposed project off Pfenning Road, south of Radio Road.

#### Natural Gas:

There is a natural gas utility map attached showing the existing infrastructure in the vicinity of the proposed project. There is a 2-inch mainline stub at the northwest corner of Parcel #12390 that would be used to serve the development.

As the property begins development, an access and utility easement would be required through the parcel (#12390) separating the project from direct access to Pfenning Road.

For the extension of natural gas through the development, an application would need to be filled out and submitted along with proposed civil plans. At that time, Gas Division staff will design the gas utility and provide plans to the developer. During development, the applicant would be responsible for providing trenching, bedding and backfill. Gas Division personnel will install the gas main and service stubs and provide all the materials at no cost to the developer.

Statement from the Gas Division regarding the new building codes: *With growing concerns about whether existing or new buildings can utilize natural gas, I would like to inform the applicant that there have been no laws, codes, or rules in Washington State or with the City of Ellensburg prohibiting the use of natural gas. The building/energy codes that went into effect on March 15, 2024, have more stringent energy code requirements for certain buildings that **may** increase costs to utilize natural gas. However, none of the code changes prohibit natural gas use. The City Gas Division is still serving all customers that desire to utilize natural gas for their energy needs.*

For any further questions or clarifications regarding these comments or the proposed project, please contact myself at 509-962-7229.

Remember to always call 811 (the One-Call Underground Utility Notification Center) prior to any excavation on private property or in the right-of-way.



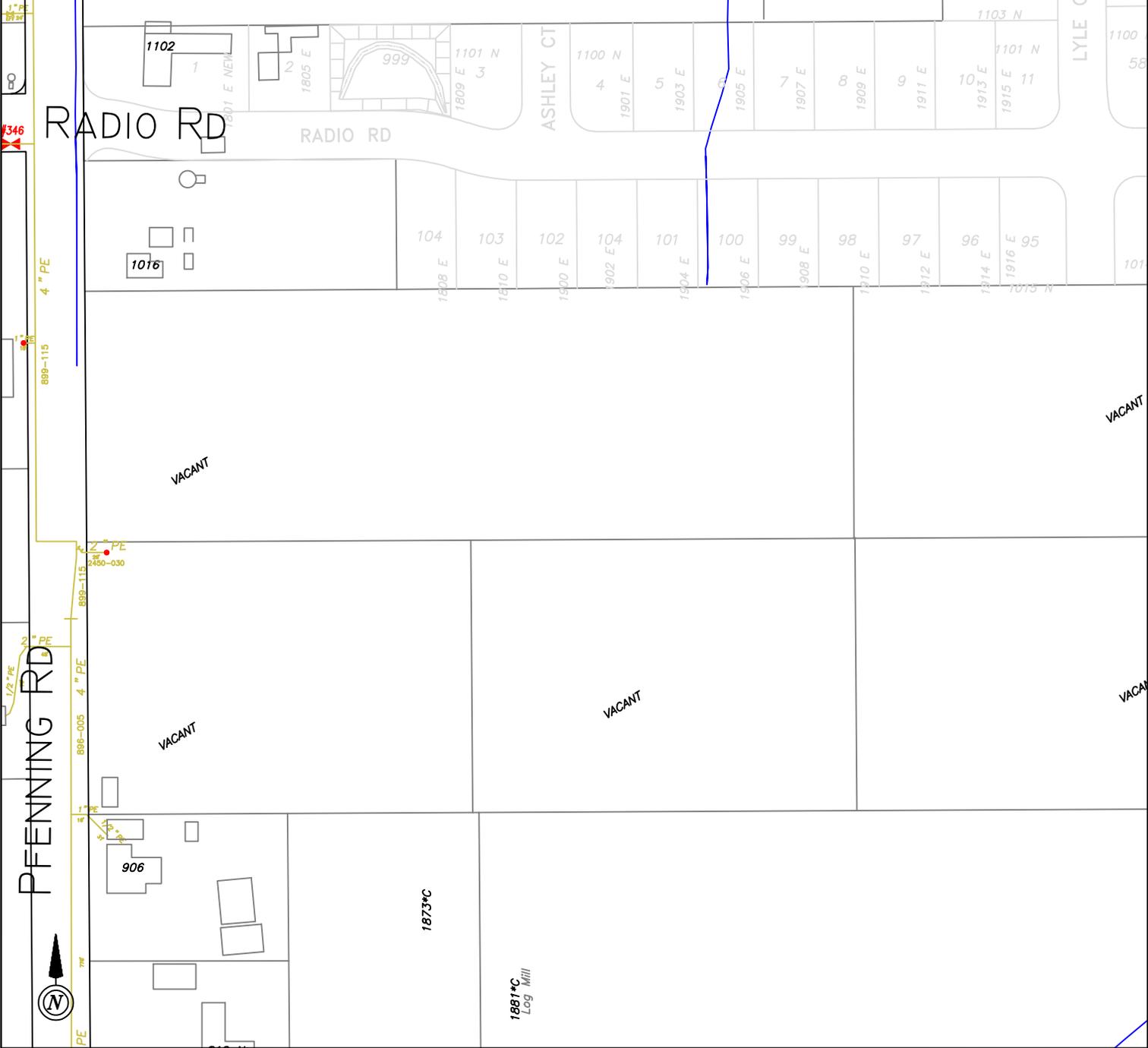


# CITY OF ELLENSBURG NATURAL GAS DIVISION

UTILITY MAP REQUEST INFORMATION

PROJECT ADDRESS: PARCEL #'S 12391, 12392, 12393 DATE: 05/27/2025

CONTACT NAME: TYLER GLAHN WORK PHONE: 360-220-6518



QUESTIONS: DARIN YUSI 509-962-7229

DISCLAIMER:  
THE CITY OF ELLENSBURG GAS DIVISION CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLAN FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.



**From:** [Jordan Bovee](#)  
**To:** [Zach Torrance-Smith](#)  
**Cc:** [Guy Moura](#); [SEPA@dahp.wa.gov](mailto:SEPA@dahp.wa.gov)  
**Subject:** Re: SE-25-00009 Pfenning Plat - Notice of Application - Link Corrections  
**Date:** Wednesday, May 28, 2025 7:57:31 AM

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Hello,

This is in response to the request for comment on the SE-25-00009 Pfenning Plat undertaking. The CCT concurs with the measures laid out in the MDNS. Any other concerns we may have with regards to the proposed undertaking's effects on cultural resources will be adequately addressed by other interested tribes or parties.

Thank you,

**Jordan Bovee** 1 Archaeologist 2  
CCT History/Archaeology Program  
[jordan.bovee.hsy@colvilletribes.com](mailto:jordan.bovee.hsy@colvilletribes.com)  
Desk Phone: 509-634-2690  
Mobile Phone: 509-631-1131



On Mon, May 19, 2025 at 8:48 AM Zach Torrance-Smith  
<[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)> wrote:

Good morning,

Please accept Kittitas County Community Development Services' apology. There was a spelling error when this project was taken in by our agency regarding the name of the project which was spelled "Phenning" when the correct spelling is "Pfenning." We have corrected this error, and as a result of the correction, the links that were sent out are now leading to a dead end on our website. Please refer to the links below for the correct path to the supplementary files for this project.

The comment period will end **Monday, June 2, 2025, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

Please contact me directly with any questions or issues accessing the materials.

**Public Access:** [SE-25-00009 Pfenning Plat](#)

**Internal Access:** SE-25-00009 Pfenning Plat

Thank you,

*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](mailto:zach.torrancesmith@co.kittitas.wa.us)*

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Zach Torrance-Smith  
Designated Permit Coordinator  
Kittitas County Community Development Services  
[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)

Re: *Phenning Plat (SE-25-00009)*

June 2, 2025

Dear Mr. Torrance-Smith,

This letter is in response to the Notice of Application received on May 19, 2025. I am a resident of parcel #054734, located directly southeast of parcel #12392. I am writing to express my concerns regarding the potential environmental impacts of the proposed development.

As part of my review, I have reviewed the SEPA Environmental Checklist dated May 7, 2025, prepared by Tyler Glahn of Crytyl Enterprises, Inc. ("SEPA"), and the Critical Area Report prepared by Ed Sewall of Sewall Wetland Consulting, Inc., dated May 7, 2025 ("Report"). However, I was unable to locate a complete site plan for the proposed development, which is required under City of Ellensburg Municipal Code 15.610.090.C.2. The attachment included in the Report appears to be only a partial copy of the proposed site plan.

According to the City of Ellensburg Municipal Code 15.600.010.D.3 & .5, the purpose of limiting development in critical areas is to:

- "Maintain healthy, functioning ecosystems through the protection of unique, fragile, and valuable elements of the environment, including ground and surface waters, wetlands, and fish and wildlife and their habitats," and to
- "Prevent cumulative adverse environmental impacts to water quality, wetlands, and fish and wildlife habitat, and the overall net loss of wetlands, frequently flooded areas, and habitat conservation areas."

The Report (p. 9) identifies a riverine wetland on parcel ##12390 and 12392 as a "Category III wetland." It states (p. 12) that "All work is to the west of the wetland and stream on the site," and that "No impacts to the wetland or stream are proposed." Meanwhile, the SEPA (p. 6) states that the "natural habitat will remain undistributed" and (p. 5) that "no work will be within 200 feet of the creek during development of the 40 lot plat." However, the Report (p. 9) notes that per City of Ellensburg Municipal Code 15.620.030.10.c, a 130-foot buffer is required unless all components of Table 15.620.030.E.2 are implemented, in which case a 90-foot buffer may be used. Additionally, the Report (p. 13) indicates that buffer averaging is proposed, reducing the buffer to a minimum width of 67.5 feet (75% of the standard 90 feet), with mitigation measures intended to meet the required criteria. There also appears to be a discrepancy in the number of lots planned for the eastern portion of the development: SEPA (p. 11) references 10 lots, while the Report (p. 12) refers to 6 lots ("Lots 32, 33, 34, 35, 38 & 39").

I would appreciate clarification on both the proposed buffer width and the number of lots planned for the eastern side of the development.

Protecting the wetland buffer is vital to maintaining the wetland's ecological functions. Buffers serve as natural filters, mitigating pollutants and sediments, and providing critical habitat for wildlife. Besides "sparrows and various song birds," (SEPA p. 7), in the five years I have lived on parcel #054734, I have regularly observed diverse species in and around Lyle Creek and the wetland, including red-winged blackbirds, herons, frogs, raccoons, skunks, mallard ducks, muskrats, and garter snakes. According to the Report (pp. 11–12), Lyle Creek may also be fish-bearing. The wetland supports native vegetation like yellow iris and cattails, which play a key role in maintaining a healthy aquatic ecosystem.

If the project proceeds, I urge the City to ensure that the development does not encroach upon Lyle Creek, the wetland, or its buffer, and that the mitigation measures outlined in Table 15.620.030(E)(2) (Report p. 11) are fully implemented. These include essential protections such as directing lights away from the wetland, managing toxic runoff, and properly handling stormwater runoff. Although the Report (p. 12) states that "No impacts to the wetland or stream are proposed," I want to be certain that this commitment is upheld, especially as we rely on Lyle Creek for irrigation water on our property.

The City is actively working to improve water quality and habitat through initiatives such as the Gateway II Project along Vantage Highway. This project is designed to collect and treat stormwater runoff from the highway, reducing pollution entering Lyle Creek and enhancing ecological conditions in Lyle Creek, as well as downstream in Wilson Creek and the Yakima River. I sincerely hope the developer will show the same level of care and responsibility in protecting Lyle Creek and the surrounding wetland areas throughout this project.

Thank you for your attention and for the opportunity to contribute comments.

Sincerely,



AJ de Vries

To whom it may concern,

I received a letter from the county wanting written comments on the Pfenning Plot SE-25-00009. I live directly south of the proposed development on 044734. My concern is Lyle Creek, noise pollution and set backs to my property. Lyle Creek is my supply for irrigation along with it being a natural habitat for wild life including wild ducks, muskrats, blackbirds, red winged blackbirds and raccoons. It is not a part of the cascade irrigation system but is controlled by the district as it crosses their canal. I would ask that it be kept in it's natural shape and form with no diversion of the waters for irrigation purposes which would vary the flow of waters. Noise pollution is also a concern during the building process and a standard noise ordinance be held after completion. Is this going to be city property with city set backs or county set backs?

Thanks,

Dennis and Mary Emmons

*Mary C. Emmons*  
*Dennis Emmons*

RECEIVED  
MAY 30 2025

Kittitas County CDS

**From:** [Linda Roberts](#)  
**To:** [Zach Torrance-Smith](#)  
**Subject:** Re: Phenning plat (SE 25-00009)  
**Date:** Monday, June 2, 2025 3:46:22 PM

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**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.

Please confirm receipt before the 5 pm deadline today. Thank you. Also, has the deadline been extended until tomorrow due to holiday?

Linda Roberts  
Sent from my iPhone

On Jun 2, 2025, at 3:43 PM, Linda Roberts <lr62486@gmail.com> wrote:

This serves as input for the Phenning Plat (25-00009) application.

I am particularly interested in the preservation of the source of water upon which we rely —Lyle Creek— and the wildlife/plant life associated with it. We depend on a free flow of water across the property associated with the plat in question. Our property includes a pond (which serves as catchment and flow through), and a large 2 acre yard in and front pasture. All of the open ground is irrigated with this water through a costly underground sprinkler/solid set system. We do not have another reliable source of water for the grounds.

I am concerned about the amount of water contamination or impact on the volume of water that might occur as a result of 40 homes being built. I am asking that the County and developer seriously consider how to tread lightly on what has been a key feature of the Kittitas Valley—it's free flowing water and open spaces.

Lastly, I am concerned about light, privacy and noise pollution. What is now a serene setting may no longer be. Perhaps plantings and thoughtful placement of lights, fences, plantings and screened patios can continue to contribute to a country/pastoral way of life that is celebrated in Ellensburg.

I urge the developer and the county to be deliberate and forward-thinking about the presence of a new development in Ellensburg. Just like the right of ways along nearby Vantage Hwy which are planned to harness water runoff and beautify the area, we now have another opportunity to plan and develop something that would attract new home owners who value an ecologically sensitive building approach.

I have enclosed a few pictures of the creek area in the plat area and the pond on my property.

Linda Roberts  
Owner 2141 Vantage Hwy, Ellensburg



Sent from my iPhone

<image0.jpeg>

<image1.jpeg>

<image2.jpeg>

<image3.jpeg>

This letter is in regards to the proposed housing development on Pfenning Rd.

We have read the application and found a few discrepancies and omissions.

The property involved has a 30 foot easement through a separately owned property: parcel 12390.

How is that going to be dealt with?

The US Fish and Wildlife Dept has designated this area a wetland. This was confirmed when another property adjacent to this one was being considered for a housing development.

A company was sent out to perform a perc test on the adjacent property and it did not pass.

We can attest to the amount of water we have on our property during much of the year.

This property is within a 100 year floodplain. In the 70's the old Ranch Tavern flooded out.

We would like to know how it is being proposed to deal with the runoff as well as where the holding pond is going to be built to comply with regulations.

Lyle Creek does run through the property as stated, but there are native fishes as well as frogs, deer, and many other types of wildlife that we see on a daily basis.

Submitted June 2 2025

Pat & Cindy Staloch

1204 N Pfenning Rd

RECEIVED  
JUN 02 2025

Kittitas County CDS

**From:** [Shane Johnson](#)  
**To:** [Zach Torrance-Smith](#)  
**Subject:** RE: SE-25-00009 Pfenning Plat - Notice of Application - Link Corrections  
**Date:** Friday, May 30, 2025 9:22:27 AM

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Hi Zach,

No comments from PH. I went ahead and work flowed it on our end.

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

**Sent:** Monday, May 19, 2025 8:49 AM

**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; 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 <guy.moura@colvilletribes.com>; 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; steve@snoqualmtribe.us; dahp@snoqualmtribe.us; adam@snoqualmtribe.us; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; brietta.carter@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; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; Hendrix, Leah D <lhendrix@usbr.gov>; Hoff, Jennifer L <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; vlconnell@bpa.gov; dxrogers@bpa.gov; rightofway@pse.com; Lamb, Nathen - Actalent <Nathen.Lamb@pse.com>; brooksideconsulting@gmail.com; yusid@ci.ellensburg.wa.us; pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us; jonesc@ci.ellensburg.wa.us; johnsond@kvfr.org; Jeremy Haberman <habermanj@kvfr.org>; KVFR Fire Prevention <prevention@kvfr.org>; D.J. Goldsmith <goldsmithd@kvfr.org>; Chris Moen

<moenc@kvfr.org>; Cascade Irrigation <cid@fairpoint.net>; kim.snider@esd401.org;  
leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org;  
traci.russell@esd401.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:** SE-25-00009 Pfenning Plat - Notice of Application - Link Corrections

Good morning,

Please accept Kittitas County Community Development Services' apology. There was a spelling error when this project was taken in by our agency regarding the name of the project which was spelled "Phenning" when the correct spelling is "Pfenning." We have corrected this error, and as a result of the correction, the links that were sent out are now leading to a dead end on our website. Please refer to the links below for the correct path to the supplementary files for this project.

The comment period will end **Monday, June 2, 2025, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

Please contact me directly with any questions or issues accessing the materials.

**Public Access:** [SE-25-00009 Pfenning Plat](#)

**Internal Access:** [SE-25-00009 Pfenning Plat](#)

Thank you,

***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](mailto:zach.torrancesmith@co.kittitas.wa.us)***

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State of Washington  
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24<sup>th</sup> Avenue, Yakima, WA 98902-5720  
Telephone: (509) 575-2740

June 2, 2025

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

**SUBJECT: WDFW COMMENTS ON SE-25-00009 PFENNING PLAT**

Dear Mr. Torrance-Smith,

The Washington Department of Fish and Wildlife (WDFW) has reviewed the application materials associated with the proposed subdivision of 12.49 acres into 39 new lots (Parcels 12391, 12392, and 12393) called Pfenning Plat, hereafter referred to as "the project". Lyle Creek flows generally north to south along the eastern boundary of this project site. Lyle Creek is a distributary stream of Wilson Creek and is a fish bearing stream on this alluvial fan. All fish present within the Wilson Creek watershed can also be found in Lyle Creek; this includes salmon, steelhead, trout, and other native species. The riparian and wetland habitat associated with Lyle Creek is important to protect fish habitat and water quality in the stream and are identified as Fish and Wildlife Habitat Conservation Areas.

WDFW is concerned that no critical area protections are mentioned within the preliminary MDNS for the project. A few recommendations for better critical areas protections are included below.

- There are 10 new lots proposed that span Lyle Creek. Each of these lots have property on both sides of the creek that future landowners are likely to want to access with new water crossing structures. Each of these structures has the potential to constrain and further degrade Lyle Creek's riparian and aquatic habitat. **WDFW recommends that 1) the lots be reconfigured to reduce the potential for future crossings; 2) Access to properties east of Lyle Creek be included with this proposal with a single crossing; or 3) the critical areas be protected in perpetuity as a separate tract.**
- Both Lyle Creek and a Category III wetland are acknowledged within the critical area report that includes a proposal for ten new lots spanning the identified critical areas. The site plan for the proposal does not identify the standard 130-foot wetland buffer ECC Table 15.620.030(E)(2) but does show the reduced 90-foot buffer ECC Table

15.620.030(E)(1) assuming that the mitigation measures within ECC Table 15.620.030(E)(2) will be applied. **WDFW recommends all measures within ECC Table 15.620.030(E)(2) be included within the MDNS. One of the measures includes placing the wetland and its buffer in a separate tract or protecting it with a conservation easement.**

- The preliminary MDNS makes no mention of the proposed buffer averaging required on six of the ten lots to provide a buildable lot. **WDFW recommends that all newly created lots be consistent with best available science for the protection of critical areas functions and values. [WDFW's Riparian Ecosystem Management Recommendations](#) suggest that a minimum buffer of 100 feet is necessary for protecting water quality. If buffer averaging is to be approved, the existing buffers should be enhanced and permanently protected to avoid encroachment.**
- If the lot layout remains unchanged, **WDFW recommends the critical areas be identified with permanent, wildlife friendly fencing and signage. Additionally, a detailed riparian and wetland restoration plan and habitat management plan should be required prior to approval of the subdivision as part of the MDNS. WDFW would be pleased to work with the County, City and applicant to review these documents prior to approval.**

The preliminary MDNS does not sufficiently protect existing critical area functions and values and with the lack of permanent protections proposed for the designated critical areas, we do not believe the proposal meets all requirements within ECC Table 15.620.030(E)(2), which allows for the reduced 90-foot buffer.

We look forward to working together to help ensure the protection of critical areas with this project. Please feel free to contact me at (509) 961-6639 or [Jennifer.nelson@dfw.wa.gov](mailto:Jennifer.nelson@dfw.wa.gov) if you have any questions about these comments.

Sincerely,

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

Jennifer Nelson  
Area Habitat Biologist



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

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

May 30, 2025

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

**RE: SEPA 202502036; SE-25-00009**

Dear Zach Torrance-Smith:

Thank you for the opportunity to comment during the Optional Determination of Nonsignificance process for the Phenning Plat. We have reviewed the documents and have the following comments.

**Water Resources Program**

The Attorney General's Opinion, (AGO 1997 No. 6) regarding the status of exempt ground water withdrawals, states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050; if the total amount withdrawn for domestic use exceeds 5,000 gallons per day or if a total of more than .5 acre of lawn and garden are irrigated. 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](mailto:nathan.longoria@ecy.wa.gov).

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Sincerely,

Kittitas County Community Development Services

May 30, 2025

Page 2 of 2

Amber Johnson

SEPA Coordinator

Central Region Office

509-723-5677

[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)

**From:** [Mau, Russell E \(DOH\)](#)  
**To:** [Zach Torrance-Smith](#)  
**Cc:** [Melissa Schumaier](#)  
**Subject:** RE: SE-25-00009 Phenning Plat - Notice of Application  
**Date:** Friday, May 16, 2025 11:29:45 AM

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Mr. Torrance-Smith:

When I clicked on the “Public” link, I received a message that the files could not be found.

However, I, as a representative of the Department of Health (DOH) Office of Drinking Water (ODW) have the following question:

How is water being provided to the 40 homes – from the City of Ellensburg existing water system or from a new water system?

Please let me know the answer to this question and/or provide an updated link.

Thanks,

**Russell E. Mau, PhD, PE**

Regional Engineer

Office of Drinking Water

Washington State Department of Health

[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)

[www.doh.wa.gov](http://www.doh.wa.gov) | 509-329-2116

---

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

**Sent:** Thursday, May 15, 2025 3:32 PM

**To:** Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH)

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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

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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>; Hendrix,  
Leah D <lhendrix@usbr.gov>; Hoff, Jennifer L <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)  
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jonesc@ci.ellensburg.wa.us; johnsond@kvfr.org; Jeremy Haberman <habermanj@kvfr.org>; KVFR  
Fire Prevention <prevention@kvfr.org>; D.J. Goldsmith <goldsmithd@kvfr.org>; Chris Moen  
<moenc@kvfr.org>; Cascade Irrigation <cid@fairpoint.net>; Kimberly Snider  
<kim.snider@esd401.org>; leslee.caul@esd401.org; angela.garrettgordon@esd401.org;  
carol.chrisman@esd401.org; traci.russell@esd401.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:** SE-25-00009 Phenning Plat - Notice of Application

External Email

Good afternoon,

CDS is requesting comments on the following SEPA application: **SE-25-00009 Phenning Plat**. Links to the file materials can be found below. Kittitas County anticipates issuing an MDNS for this project application and is using the optional SEPA process. This may be the only opportunity to comment on the ecological impacts of this project.

The comment period will end **Monday, June 2, 2025, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

Please contact me directly with any questions or issues accessing the materials.

**Public Access:** [SE-25-00009 Phenning Plat](#)

**Internal Access:** [SE-25-00009 Phenning Plat](#)

Thank you,

*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](mailto:zach.torrancesmith@co.kittitas.wa.us)*

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**From:** [Mau, Russell E \(DOH\)](#)  
**To:** [Zach Torrance-Smith](#)  
**Cc:** [Melissa Schumaier](#); [DOH EPH DW ERO ADMIN](#)  
**Subject:** RE: SE-25-00009 Pfenning Plat - Notice of Application - Link Corrections; Ellensburg Water Department, 22950M  
**Date:** Monday, May 19, 2025 11:35:45 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 comments:

1. The application indicates drinking water will be provided by the City of Ellensburg water system. The City water system has sufficient capacity to serve this development of 40 homes (based on the application stating "40 lots"), because the City water system is approved for 12,033 connections and currently serving 10,902 connections.
2. The City should evaluate capacity of their distribution system, in this area, to confirm conveyance capacity.

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](mailto:Russell.Mau@doh.wa.gov)  
[www.doh.wa.gov](http://www.doh.wa.gov) | 509-329-2116

---

**From:** Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>  
**Sent:** Monday, May 19, 2025 8:49 AM  
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**Subject:** SE-25-00009 Pfenning Plat - Notice of Application - Link Corrections

External Email

Good morning,

Please accept Kittitas County Community Development Services' apology. There was a spelling error when this project was taken in by our agency regarding the name of the project which was spelled "Phenning" when the correct spelling is "Pfenning." We have corrected this error, and as a result of the correction, the links that were sent out are now leading to a dead end on our website. Please refer to the links below for the correct path to the supplementary files for this project.

The comment period will end **Monday, June 2, 2025, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

Please contact me directly with any questions or issues accessing the materials.

**Public Access:** [SE-25-00009 Pfenning Plat](#)

**Internal Access:** [SE-25-00009 Pfenning Plat](#)

Thank you,

*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](mailto: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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