



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: July 1, 2025
SUBJECT: VA-25-00002 Halvorson

ACCESS	<ol style="list-style-type: none"> 1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. 2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. <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>
ENGINEERING	Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). (CP)
SURVEY	There are no survey comments regarding this application. (JT)
TRANSPORTATION CONCURRENCY	No Comments. (RC)
FLOOD	No comments. (SC)
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No Comments. (RC)

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

To Whom It May Concern,

I am writing to express my support for **Project VA-25-00002 (Halvorson)**, the zoning variance request for the lot located next door to my home. As someone who lives directly adjacent to the property and has firsthand experience with the layout and activity of the golf course, I believe this variance is not only reasonable but necessary for the safety and well-being of the future homeowners.

The current setback requirements would place the home dangerously far into the green, exposing it and its occupants to potential harm from errant golf balls and daily golf course activity. Approving this variance would allow the structure to be built in a safer, more sensible location, minimizing the risks associated with living so close to active fairways.

Reducing the setback is a smart and thoughtful solution that improves safety for the new owners and enhances the overall livability of our neighborhood. I fully support Project VA-25-00002 and appreciate your thoughtful consideration of this request.

Sincerely,

Brynne McWhirter / KR MCWHIRTER LLC

271 Oakmont dr,

Cle Elum

253-444-8525

Ellie Myers

From: Savannah Davies <SDavies@kcf7.com>
Sent: Monday, July 7, 2025 3:56 PM
To: Ellie Myers
Subject: Halvorson Variance Request

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Hi Ellie!

Here are our comments on behalf of Kittitas County Fire District #7 regarding the Halvorson property located at parcel (#956182)

As the responding fire district for the subject property located within the Rural 5 zone, we have reviewed the applicant's request for a variance to reduce the required 25-foot front setback to 15 feet, as outlined in KCC 17.30A.050. We understand the intent is to maintain a safe distance from the adjacent golf course along the rear property line while enabling the construction of a single-family residence.

Reduced setbacks can present challenges for fire access and defensible space, if a variance is allowed for this parcel, we suggest the following mitigation measures that—if implemented—will maintain an acceptable level of fire safety and operational access:

- Use of ignition-resistant construction materials, including Class A roofing, noncombustible siding, and ember-resistant vents.
- Establishment of a noncombustible zone within 5 feet of the structure using gravel or hardscape.
- Strategic fire-resistant landscaping and removal of ladder fuels within the remaining defensible space.
- Maintenance of clear access for emergency vehicles and unobstructed egress routes.
- Compliance with all applicable Wildland Urban Interface (WUI) building standards.

We recommend that these measures be incorporated as conditions of approval for the variance.

Savannah Davies

(509) 859-1724

Community Risk Reduction

Ellie Myers

From: Aaron Webster <aaron@snoqualmietribe.us>
Sent: Monday, July 7, 2025 10:37 AM
To: Ellie Myers
Cc: DAHP
Subject: RE: VA-25-00002 Halvorson - Notice of Application

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Hello Ellie,

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE we have no substantive comments to offer at this time. However, please be aware that if the scope of the project or the parameters for defining the APE change, we reserve the right to modify our current position.

Respectfully,

Aaron Webster

Staff Archaeologist
Snoqualmie Indian Tribe

Cell: 425-466-0263

Email: aaron@snoqualmietribe.us

From: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Sent: Friday, June 20, 2025 8:01 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; 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.bovey.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Steven Moses <steve@snoqualmtribe.us>; DAHP <dahp@snoqualmtribe.us>; Adam Osbekoff <adam@snoqualmtribe.us>; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@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; 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; 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; office@kcf7.com; Alowe@kcf7.com; kcarlson@kcf7.com; robertsb@cersd.org; communityrelations@cersd.org; roslyn@inlandnet.com; planner@ci.roslyn.wa.us; publicworks@ci.roslyn.wa.us; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; dlee@cleelum.gov; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>; townofsouthcleelum@gmail.com; sce@inland.net

Cc: Ellie Myers <ellie.myers@co.kittitas.wa.us>; 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>

Subject: VA-25-00002 Halvorson - Notice of Application

Hello,

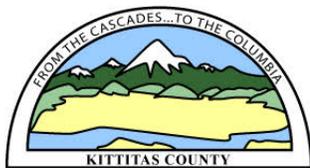
Please review the following Zoning Variance: VA-25-00002 Halvorson. Any comments need to be received by **5PM on July 7, 2025**.

Please let me know if there are any questions or issues accessing the material.

Internal Link: [VA-25-00002 Halvorson](#)

External Link: [VA-25-00002 Halvorson](#)

Best,



Ellie Myers

(she/her/hers)

Planner I | Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: ellie.myers@co.kittitas.wa.us

<https://www.co.kittitas.wa.us/>

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message id: 38eb45916c6dcbdac24bb8719d004a14

Ellie Myers

From: Jordan Bovee <jordan.bovee.hsy@colvilletribes.com>
Sent: Tuesday, July 1, 2025 8:28 AM
To: Ellie Myers
Cc: Guy Moura
Subject: Re: VA-25-00002 Halvorson - Notice of Application

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Hi Ellie,

This review is in response to the request for comment on the Zoning Variance: VA-25-00002 Halvorson.

Please be advised that the proposed variance and property does occur within the traditional territory of the šn̓p̓ əšqwáw səxw (people in between) or Wenatchi, one of the 12 constituent tribes of the Colville Confederated Tribes. The variance also does not change the fact that this area is determined by DAHP to have a high probability for cultural resources to be present. That being said, it does appear that a survey was conducted in 2009 for the water line placement in the development closer to where the variance would place the property. Given that this is only a variance application which does not directly involve ground-disturbing activities, the CCT has no concerns with the proposal's potential to affect cultural resources at this time.

As a side note, it is a bit odd reading a narrative so clearly written by AI. Does the county have any sort of policy regarding the use of AI for applications or when dealing with the local government in general?

Thanks,

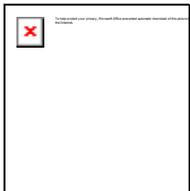
Jordan Bovee | Archaeologist 2

CCT History/Archaeology Program

jordan.bovee.hsy@colvilletribes.com

Desk Phone: 509-634-2690

Mobile Phone: 509-631-1131



On Fri, Jun 20, 2025 at 8:01 AM Ellie Myers <ellie.myers@co.kittitas.wa.us> wrote:

Hello,

Please review the following Zoning Variance: VA-25-00002 Halvorson. Any comments need to be received by **5PM on July 7, 2025**.

Please let me know if there are any questions or issues accessing the material.

Internal Link: VA-25-00002 Halvorson

External Link: [VA-25-00002 Halvorson](#)

Best,



Ellie Myers

(she/her/hers)

Planner I | **Kittitas County Community Development Services**

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: ellie.myers@co.kittitas.wa.us

<https://www.co.kittitas.wa.us/>

If this is about a Public Records Act 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.

Ellie Myers

From: Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>
Sent: Tuesday, June 24, 2025 10:06 AM
To: Ellie Myers
Cc: Murray,Jamie C (BPA) - TERR-KALISPELL
Subject: RE: VA-25-00002 Halvorson - Notice of Application

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Ellie,

Bonneville Power Administration's (BPA) has had the opportunity to review an application for the Zoning Variance.

In researching our records, we have found that this proposal will not directly impact BPA facilities over 1 mile east 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: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Sent: Friday, June 20, 2025 8:01 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; 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; crosepa@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; 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; CMOIcese@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; office@kcf7.com; Alowe@kcf7.com; kcarlson@kcf7.com; robertsb@cersd.org; communityrelations@cersd.org; roslyn@inlandnet.com; planner@ci.roslyn.wa.us; publicworks@ci.roslyn.wa.us; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; dlee@cleelum.gov; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>; townofsouthcleelum@gmail.com; sce@inland.net
Cc: Ellie Myers <ellie.myers@co.kittitas.wa.us>; 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>
Subject: VA-25-00002 Halvorson - Notice of Application

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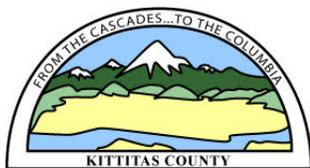
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Extenal Link: [VA-25-00002 Halvorson](#)

Best,



Ellie Myers

(she/her/hers)

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P: 509-962-7048 | E: ellie.myers@co.kittitas.wa.us

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