

From: [Castle,Angela C \(CONTR\) - TERR-PASCO](#)
To: [Zach Torrance-Smith](#)
Cc: [Murray,Jamie C \(BPA\) - TERR-KALISPELL](#)
Subject: RE: VA-25-00004 Jones - Notice of Application
Date: Monday, July 21, 2025 8:10:58 AM

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Zach,

Bonneville Power Administration's (BPA) has had the opportunity to review an application for the setback variance application located at 51 Blue Agate Lane, Ronald WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities over 2.5 miles south west 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: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

Sent: Thursday, July 17, 2025 12:42 PM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie

Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; 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 <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>; 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; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; Murray, Jamie C (BPA) - TERR-KALISPELL <JCMurray@bpa.gov>; Castle, Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>; Connell, Valorie L (BPA) - TERR-PASCO <VLConnell@bpa.gov>; Rodgers, Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; rightofway@pse.com; Lamb, Nathen - Actalent <Nathen.Lamb@pse.com>; brooksideconsulting@gmail.com; robertsb@cersd.org; communityrelations@cersd.org; roslyn@inlandnet.com; planner@ci.roslyn.wa.us; publicworks@ci.roslyn.wa.us
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: VA-25-00004 Jones - Notice of Application

Good afternoon,

CDS is requesting comments on the following setback variance application: VA-25-00004 Jones.

Links to the file materials can be found below. The comment period will end on **August 8, 2025 at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

Please let me know if you have any issues accessing the materials.

Internal Link: [VA-25-00004 Jones](#)

External Link: VA-25-00004 Jones

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 “Zoning Variances” and then the project file number “VA-25-00004 Jones”.

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.

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From: [Jordan Bovee](#)
To: [Zach Torrance-Smith](#); [Guy Moura](#); SEPA@dahp.wa.gov
Subject: Re: VA-25-00004 Jones - Notice of Application
Date: Thursday, August 7, 2025 4:35:16 PM

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Hi Zach,

This review is in response to the request for setback variance application: VA-25-00004 Jones

Please be advised that the proposed area for the new shed does fall within the traditional territory of the šnp' əšqwáw səxw (people in between) or Wenatchi, one of the 12 constituent tribes of the Colville Confederated Tribes. This area is also determined by DAHP to have a very high probability for cultural resources to be present and has no record of ever having been subject to a cultural resources survey.

Given the relatively small size of the project and its placement over the existing footprint of the previous shed, the CCT recommends the proponent have on hand an IDP in the event ground disturbance reveals cultural material.

Thank you,

Jordan Bovee | Archaeologist 2
CCT History/Archaeology Program
jordan.bovee.hsy@colvilletribes.com
Desk Phone: 509-634-2690
Mobile Phone: 509-631-1131



On Thu, Jul 17, 2025 at 12:42 PM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good afternoon,

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KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: August 4, 2025
SUBJECT: VA-25-00004 Jones

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). (CBP)
SURVEY	1. The proposed shop expansion falls on an existing 20' wide easement (per Survey 201806200044). The easement shall need to be vacated prior to approval, unless the purpose of the easement specifically would not be impacted by a building OR unless specifically approved by the Building Official. (JT)
TRANSPORTATION CONCURRENCY	No Comments.
FLOOD	No comments. (SC)
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No Comments.

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

From: [Timothy Batin](#)
To: [Zach Torrance-Smith](#)
Subject: Re: VA-25-00004 Jones - Notice of Application
Date: Friday, July 18, 2025 3:22:23 PM

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The project, [VA-25-00004 Jones](#), 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 Thu, Jul 17, 2025 at 12:42 PM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

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