

**From:** [Castle,Angela C \(CONTR\) - TERR-PASCO](#)  
**To:** [Zach Torrance-Smith](#)  
**Cc:** [Murray, Jamie C \(BPA\) - TERR-KALISPELL](#)  
**Subject:** RE: VA-26-00001 Regan - Notice of Application  
**Date:** Wednesday, February 18, 2026 5:31:17 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.

Zach,

Bonneville Power Administration's (BPA) has had the opportunity to review an application for the Setback Variance located at Parcel# 19-16-17050-0003.

In researching our records, we have found that this proposal will not directly impact BPA facilities over 2600 feet South 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](mailto: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](mailto:accastle@bpa.gov) | 509-544-4747

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**From:** Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>  
**Sent:** Monday, February 9, 2026 4:03 PM  
**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)>; jackiem828@gmail.com; Samantha Cox <[samantha.cox@co.kittitas.wa.us](mailto:samantha.cox@co.kittitas.wa.us)>; Rebecca Cruse <[rebecca.cruse.pw@co.kittitas.wa.us](mailto:rebecca.cruse.pw@co.kittitas.wa.us)>; Josh Fredrickson <[josh.fredrickson@co.kittitas.wa.us](mailto:josh.fredrickson@co.kittitas.wa.us)>; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[steph.mifflin@co.kittitas.wa.us](mailto:steph.mifflin@co.kittitas.wa.us)>;

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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:** VA-26-00001 Regan - Notice of Application

Good afternoon,

CDS is requesting comments on the following setback variance application: VA-26-00001 Regan.

Links to the file materials can be found below. The comment period will end on **March 2, 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:** [VA-26-00001 Regan](#)

**External Link:** [VA-26-00001 Regan](#)

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-26-00001 Regan.”

*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.



# KITTITAS COUNTY FIRE DISTRICT 7

•Professionalism •Integrity •Accountability

4244 Bullfrog Road — Cle Elum, Washington 98922 — (509) 649-2789 — Emergency Dial 911

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## **Subject: Zoning Variance application: VA-26-00001 Regan Setback**

Kittitas County Fire District #7 has reviewed the variance request proposing a reduction from the required 15-foot side lot line setback to 10 feet, and a 15-foot reduction from the required 25-foot front line setback. If approved, this variance would result in a 5-foot side lot setback and a 10-foot front lot setback for the construction of a detached pole barn/garage. After careful consideration, we do not support the approval of this variance due to several public safety concerns.

A 5-foot side setback and a 10-foot front setback significantly decrease the buffer between the proposed structure, the roadway, and the neighboring parcel. This limited space may obstruct access for fire apparatus and other emergency vehicles.

Kittitas County is located within a high-risk wildland-urban interface zone. Structures situated closer to the road may be more susceptible to ignition from roadside fires or windborne embers. Reduced setbacks also limit defensible space, which is essential for protecting structures during wildfire events.

We recognize that the County already requires non-combustible Class A roofing materials. However, if the variance is approved despite the concerns noted above, we strongly recommend requiring additional ignition-resistant construction features, including fire-resistant siding and ember-resistant vents, to help mitigate increased risk associated with reduced setbacks.

We appreciate the opportunity to provide input and remain committed to supporting safe development practices that protect residents and first responders.

Sincerely,

*Aaron Lowe*

Aaron Lowe, Fire Chief  
Kittitas County Fire District #7  
[alowe@kcf7.com](mailto:alowe@kcf7.com)  
(509) 899-0226

*“Our mission is to provide the highest quality fire, rescue, and emergency services to our community in a caring and professional manner”*



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

**To: All Staff**  
**From: Environmental Health**  
**Date: February 10, 2026**  
**Subject: VA-26-00001 Regan**

<b>Drinking Water</b>	<ul style="list-style-type: none"><li>• No comment for dry structure</li></ul>
<b>Wastewater</b>	<ul style="list-style-type: none"><li>• Building foundation setback five feet from septic tank, five feet from property line / easement, and ten feet from drain field</li></ul>



**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](#); [Kelee Hodges](#); [Candie Leader](#); [Tate Mahre](#); [jackiem828@gmail.com](#); [Samantha Cox](#); [Rebecca Cruse](#); [Josh Fredrickson](#); [Jeremy Larson](#); [Steph Mifflin](#); [Haley Mercer](#); [Christy Garcia](#); [ken.edwards@kittitaspud.com](#); [sepa@dahp.wa.gov](#); [enviroreview@yakama.com](#); [jessica\\_lally@yakama.com](#); [noah\\_oliver@yakama.com](#); [casey\\_barney@yakama.com](#); [kozj@yakamafish-nsn.gov](#); [guy.moura@colvilletribes.com](#); [sam.rushing@colvilletribes.com](#); [Jordan Bovee](#); [darnell.sam.adm@colvilletribes.com](#); [john.sirois.adm@colvilletribes.com](#); [milton.davis.adm@colvilletribes.com](#); [Karen Capuder](#); [steve@snoqualmtribe.us](#); [dahp@snoqualmtribe.us](#); [adam@snoqualmtribe.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](#); [Downes, Scott G \(DFW\)](#); [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 \(DNR\)](#); [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](#); [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](#); [sdavies@kcf7.com](#); [Aaron Lowe](#); [perkinsa@thorpschools.org](#); [Jamey Ayling](#); [Ellie Myers](#); [Bradley Gasawski](#)  
**Subject:** Re: VA-26-00001 Regan - Notice of Application  
**Date:** Tuesday, February 10, 2026 1:12:08 PM

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The project, VA-26-00001 Regan, 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 Mon, Feb 9, 2026 at 4:02 PM Zach Torrance-Smith  
<[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)> wrote:

Good afternoon,

CDS is requesting comments on the following setback variance application: VA-26-00001 Regan.

Links to the file materials can be found below. The comment period will end on **March 2, 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*

*411 N. Ruby St., Suite 2*

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*P: 509-962-7079*

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

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# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** February 18, 2026  
**SUBJECT:** VA-26-00001 Regan

<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. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li> <li>3. Residential construction on this parcel would require the roads leading to this parcel to be certified by a licensed engineer. The road would need to be certified up to the point of an approved fire apparatus turnaround. A road certification permit would be required from Public Works.</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>	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)
<b>SURVEY</b>	Due to the minimal requested setbacks, it is highly recommended that the building envelope be staked by a professional land surveyor. (JT)
<b>TRANSPORTATION CONCURRENCY</b>	No Comment. (RC)
<b>FLOOD</b>	Parcel #116734 is not within a FEMA identified special flood hazard area (1 percent annual chance flood zone). A floodplain development permit is not required. (SC)
<b>WATER MITIGATION/ METERING</b>	No comments. (SC)
<b>AIRPORT</b>	No Comment. (RC)

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