

From: [Early, Shane \(DNR\)](#)
To: [Jeremiah Cromie](#)
Cc: [KELLER, ERIC \(DNR\)](#); [MAUNEY, MARTY \(DNR\)](#); [YOUNG, BRENDA \(DNR\)](#)
Subject: RE: SE-21-00015 Werner -Notice of Application
Date: Thursday, July 29, 2021 11:18:30 AM
Attachments: [image001.png](#)

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Good morning Jeremiah,

Washington Department of Natural Resources (DNR) appreciates the opportunity to evaluate this SEPA notice regarding the proposed construction of road/driveway and land clearing necessary to construct a cabin on parcel #578435 in Kittitas Co. As the parcel is approximately 0.17 acres in size, and it appears that the applicant does not own any adjacent parcels, then per WAC 222-16-050 (3)(r) (iii) the proposed conversion to non-forestry is a Class I activity, due to being under 2.0 acres in size/ownership. The project area is also not within proximity to typed water, cultural resources, T&E species, priority habitat/species, or other public resource concerns, so again via WAC 222-16-050 the proposal remains a Class I activity, and thus no Forest Practices Application/Notification (FPA) is required. Again much appreciate for the chance to review and weigh in on this and similar projects.

Best regards,

Shane

Shane Early

Forest Practices Coordinator

Southeast Region

Washington State Department of Natural Resources (DNR)

☎ (509) 925-0948

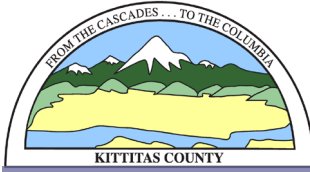
✉ shane.early@dnr.wa.gov

www.dnr.wa.gov

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WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

July 30, 2021

Jeremiah Cromie
Staff Planner
Kittitas County Community Development Services
411 No Ruby Street, Suite 2
Ellensburg WA 98926

RE: SE-21-00015 Werner

Dear Mr. Cromie,

Thank you for the opportunity to comment on the above listed SEPA application.

1. All future construction of buildings and other structures shall conform to Kittitas County Code Title 14 and the International Building and Fire Codes adopted at the time of building permit submittal. This includes fire suppression and fire separations as well as setbacks to slopes and structures on engineered fill.
2. Retaining walls over 4 feet in height require a building permit.
3. Setbacks to slopes per IRC R403.1.7 (attached).

Please don't hesitate to contact me should you have any further questions.

MIKE FLORY

Mike Flory,
Building Official

FOUNDATIONS

dance with the *braced wall panel*-to-floor fastening requirements of Table R602.3(1).

- ❖ The additional anchorage requirements of this section apply to light-frame wood structures classified as Seismic Design Category D_0 , D_1 or D_2 and wood light-frame townhouses in Seismic Design Category C. These provisions were added following observations of past earthquakes, especially the 1994 Northridge earthquake in California. Considerable longitudinal splitting of sill plates occurred in that earthquake, resulting in substantial damage to the plates and subsequent loss of lateral load capacity. Plate washers are required on each bolt along the full length of the braced wall line (see commentary, Section R602.11.1). Approved alternative anchors are permitted to be substituted for the anchor bolts with plate washers.

R403.1.7 Footings on or adjacent to slopes. The placement of buildings and structures on or adjacent to slopes steeper than one unit vertical in three units horizontal (33.3-percent slope) shall conform to Sections R403.1.7.1 through R403.1.7.4.

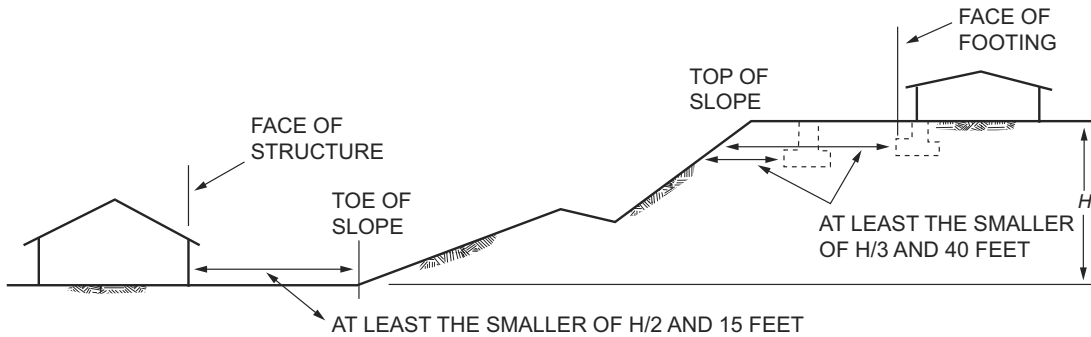
- ❖ The provisions of the referenced sections apply to buildings placed on or adjacent to slopes steeper than one unit vertical in three units horizontal (33.3-percent slope) only.

R403.1.7.1 Building clearances from ascending slopes. In general, buildings below slopes shall be set a sufficient distance from the slope to provide protection from slope drainage, erosion and shallow failures. Except as provided in Section R403.1.7.4 and Figure R403.1.7.1, the following criteria will be assumed to provide this protection. Where the existing slope is steeper than one unit vertical in one unit horizontal (100-percent slope), the toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45 degrees (0.79 rad) to the horizontal. Where a retaining wall is constructed at the toe of the slope, the height of the slope shall be measured from the top of the wall to the top of the slope.

- ❖ Figure R403.1.7.1 provides the criteria for the location of foundations adjacent to the toe of ascending slopes not exceeding one unit vertical in one unit horizontal. Commentary Figure R403.1.7.1 illustrates the criteria for the determination of the location of the toe of the slope where the slope exceeds one unit vertical in one unit horizontal.

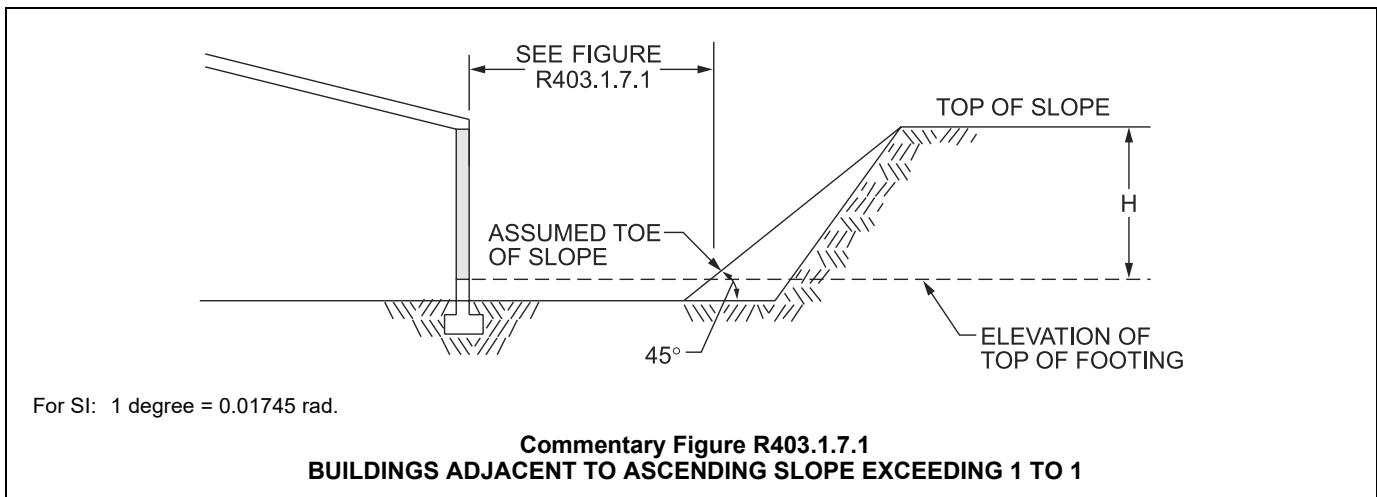
FIGURE R403.1.7.1. See below.

- ❖ The setback required by the code provides protection to the structure from shallow failures (sometimes referred to as sloughing) and protection from erosion



For SI: 1 foot = 304.8 mm.

FIGURE R403.1.7.1
FOUNDATION CLEARANCE FROM SLOPES



For SI: 1 degree = 0.01745 rad.

Commentary Figure R403.1.7.1
BUILDINGS ADJACENT TO ASCENDING SLOPE EXCEEDING 1 TO 1

and slope drainage. Furthermore, the space provided by the setback provides access around the building and helps to create a light and open-air environment. The dimension from the toe of the slope to the face of the structure needs to exceed 15 feet (4572 mm). Also refer to the commentary to Section R403.1.7.1.

R403.1.7.2 Footing setback from descending slope surfaces. Footings on or adjacent to slope surfaces shall be founded in material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement. Except as provided for in Section R403.1.7.4 and Figure R403.1.7.1, the following setback is deemed adequate to meet the criteria. Where the slope is steeper than one unit vertical in one unit horizontal (100-percent slope), the required setback shall be measured from an imaginary plane 45 degrees (0.79 rad) to the horizontal, projected upward from the toe of the slope.

❖ In this section, the code restricts the placement of footings adjacent to or on descending slopes so that both vertical and lateral support are provided. The criteria for this condition are as shown in Figure R403.1.7.1. It is possible to locate buildings closer to the slope than the indicated setback in Figure R403.1.7.1, and in fact it is possible to locate the footing of the structure on the slope itself. In these two cases, it will be necessary to provide an adequate depth of embedment of the footing so that the face of the footing at the bearing plane is set back from the edge of the slope at least the distance required by the code [$H/3$, but need not exceed 40 feet (12 192 mm)].

Commentary Figure R403.1.7.2 depicts the condition where the descending slope is steeper than one unit vertical in one unit horizontal and shows the proper location of the top of the slope as required by the code. The setback at the top of descending slopes will primarily provide lateral support for the foundations. The area so allocated also provides space for lot drainage away from the slope without creating too steep a drainage profile, which could create erosion problems. Furthermore, this space also provides for access around the building.

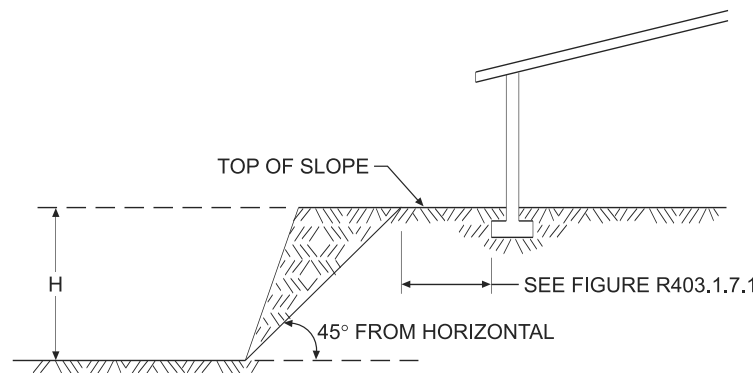
R403.1.7.3 Foundation elevation. On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device not less than 12 inches (305 mm) plus 2 percent. Alternate elevations are permitted subject to the approval of the *building official*, provided that it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site.

❖ Commentary Figure R403.1.7.3 depicts the requirements of this section for the elevation for exterior foundations with respect to the street, gutter or point of inlet of a drainage device. The elevation of the street or gutter shown is that point at which drainage from the site reaches the street or gutter.

This requirement protects the building from water encroachment in case of unusually heavy rains and may be modified on the approval of the building official if the building official finds that positive drainage slopes are provided to drain water away from the building and that the drainage pattern is not subject to temporary flooding due to landscaping or other impediments to drainage.

R403.1.7.4 Alternate setbacks and clearances. Alternate setbacks and clearances are permitted, subject to the approval of the *building official*. The *building official* is permitted to require an investigation and recommendation of a qualified engineer to demonstrate that the intent of this section has been satisfied. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of slope material.

❖ This section allows the building official to approve alternate setbacks and clearances from slopes provided the building official is satisfied that the intent of this section has been met. The code gives the building official authority to require a foundation investigation by a qualified geotechnical engineer. This section also specifies which parameters must be considered by the geotechnical engineer in such an investigation.



For SI: 1 degree = 0.01745 rad.

**Commentary Figure R403.1.7.2
BUILDINGS ADJACENT TO DESCENDING SLOPE EXCEEDING 1 TO 1**

From: [Mau, Russell E \(DOH\)](#)
To: [Jeremiah Cromie](#)
Cc: [Holly Erdman](#); [Ryding, John \(DOH\)](#)
Subject: RE: SE-21-00015 Werner -Notice of Application
Date: Friday, July 30, 2021 7:08:12 AM

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Mr. Cromie:

The Eastern Region Office of the Department of Health (DOH) Office of Drinking Water (ODW) has the following comments:

- Under “Utilities” in the SEPA checklist, the applicant indicates that “water” and “sanitary sewer” are currently available at the site and indicates that water and sewer are provided by the Snoqualmie Pass Utility District – according to DOH records for this public water system, they currently have 921 active connections and 1,053 approved connections, so this water system has sufficient capacity for an additional residential connection.
- DOH requests that upon completion of construction, the applicant ensure that the Snoqualmie Pass Utility District provides an updated WFI to DOH showing this additional active connection.

DOH ODW does not have any further comments.

If you or the applicant 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

16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

Russell.Mau@doh.wa.gov

509-329-2116 | www.doh.wa.gov

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

Sent: Thursday, July 29, 2021 9:25 AM

To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman

From: [Holly Erdman](#)
To: [Jeremiah Cromie](#)
Cc: [Jesse Cox](#)
Subject: RE: SE-21-00015 Werner -Notice of Application
Date: Friday, August 6, 2021 11:25:33 AM

Jeremiah,

Public health has reviewed this application and has no comments or concerns.

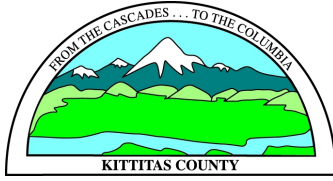
Thank you,

Holly Erdman

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Thursday, July 29, 2021 9:25 AM
To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; jessica@yakama.com; jmarvin@yakama.com; enviroreview@yakama.com; separegister@ecy.wa.gov; sepaunit@ecy.wa.gov; gcle461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Elizabeth.Torrey@dfw.wa.gov; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Mike Flory <mike.flory@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; rivers@dnr.wa.gov; shane.early@dnr.wa.gov; SEPACENTER@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; mwoodruff@kvnews.com; legals@kvnews.com; Deborah.j.knaub@usace.army.mil; lhendrix@usbr.gov; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; chandod@eastonsd.org; simonettam@eastonsd.org; jwiseman@snoqualmiepassfirerescue.org; kdkistler@bpa.gov; klarned@fs.fed.us; SCPlanning@wsdot.wa.gov; Lynn.Harmon@PARKS.WA.GOV
Cc: nwerner123@hotmail.com; pmanzer@nacixeng.com; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>; Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Subject: SE-21-00015 Werner -Notice of Application

Good morning,

CDS is requesting comments on the following SEPA application: SE-21-00015 Werner. Links to the file materials can be found below. The comment period will end **August 13, 2021 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.



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Public Works Plan Review Team
DATE: August 6, 2021
SUBJECT: SE-21-00015 Werner

SEPA Application Comments

- Applicant has an existing grading permit GP-21-00016.
- An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new access.
- An address permit shall be required when building begins.

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



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

August 11, 2021

Jeremiah Cromie
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: SEPA Register 202104120, SE-21-00015

Dear Jeremiah Cromie:

Thank you for the opportunity to comment on the Pre-Threshold Consultation for the excavation and grading, proposed by Nathan Werner. We have reviewed the environmental checklist and have the following comment.

WATER QUALITY

Project with Potential to Discharge Off-Site

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Wendy Neet** at the Dept. of Ecology, (509) 454-7277 or email wendy.neet@ecy.wa.gov with questions about this permit.

Sincerely,

A handwritten signature in blue ink that reads "Gwen Clear".

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov

From: [SEPA \(DAHP\)](#)
To: [Jeremiah Cromie](#)
Cc: ["Guy Moura \(HSY\)"; "Aren Orsen \(HSY\)"; "steve@snoqualmietribe.us"; Casey Barney; Corrine Camuso; Gregg Kiona; Jessica Lally; Kate Valdez; Noah Oliver](#)
Subject: RE: SE-21-00015 Werner -Notice of Application (DAHP Project Tracking # 2021-08-05347)
Date: Thursday, August 12, 2021 8:13:19 AM

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Hi Jeremiah,

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. However, due to the small footprint of the project, DAHP is not requesting a cultural resources survey at this time. We do ask that you prepare an Inadvertent Discovery Plan (IDP) and prepare construction crews for the possibility of encountering archaeological material during ground disturbing activities.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP project Tracking Number is attached to any future communications about this project.

Should you have any questions, please feel free to contact me.

Sydney Hanson, MA (she/her) | **Transportation Archaeologist**
360.280.7563 (cell) | sydney.hanson@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
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PO Box 48343 | Olympia WA 98504-8343

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