

From: [Aaron Webster](#)
To: [Jeremiah Cromie](#)
Cc: [Adam Osbekoff](#); [Steven Moses](#)
Subject: RE: LP-23-00002 Tumbling Ridge - Notice of Application
Date: Thursday, May 18, 2023 2:51:44 PM

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Hello Jeremiah,

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 recommend an archeological review performed for this project. This is in an area the Snoqualmie Tribe considers culturally significant and has a moderate to high probability to have unknown archaeological deposits. We realize that though subdivisions do not cause ground disturbance, in almost all cases this process leads to development projects that will. If any archaeological work is performed, we request notification. An IDP should not be used in lieu of an archeological investigation. Cultural and archaeological resources are non-renewable and are best discovered prior to ground disturbance.

Thanks,

Aaron Webster

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

Sent: Thursday, May 18, 2023 1:43 PM

To: Darren Higashiyama <darren.higashiyama@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; 'storch@kittcom.org' <storch@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@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>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>; 'jessica_lally@yakama.com' <jessica_lally@yakama.com>;

From: [Mau, Russell E \(DOH\)](#)
To: [Jeremiah Cromie](#)
Cc: [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#)
Subject: RE: LP-23-00002 Tumbling Ridge - Notice of Application
Date: Friday, May 19, 2023 6:46:34 AM

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Mr. Cromie:

The Department of Health (DOH) Office of Drinking Water (ODW) has reviewed this application, generating the following comments:

1. For providing drinking water, this development appears to meet the definition of a “project” (per Ecology authority).
2. Per the statement under 3.b. – “Individual or shared wells might be proposed also.” – the applicant should contact Ecology immediately to investigate whether this is possible (please see the first comment).
3. With seven (7) total developed lots, DOH ODW concurs that the provision of drinking water would be via a Group B public water system.
4. For groundwater extractions, the applicant should consult with both Ecology and Kittitas County regarding any water rights needs.
5. Kittitas County Health has sole regulatory jurisdiction and authority for Group B water systems in Kittitas County.

These constitute DOH ODW full set of comments.

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, May 18, 2023 1:43 PM

To: darren.higashiyama@co.kittitas.wa.us; Kim Dawson

From: [John Storch](#)
To: [Jeremiah Cromie](#)
Subject: RE: LP-23-00002 Tumbling Ridge - Notice of Application
Date: Friday, May 19, 2023 7:29:09 AM

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.

Hi Jeremiah,

Good morning, no structures are proposed with this application, if correct, no comment from KITTCOM.

Best regards,

John Storch
KITTCOM 9-1-1

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Thursday, May 18, 2023 1:43 PM
To: Darren Higashiyama <darren.higashiyama@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; John Storch <storch@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@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>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>; 'jessica_lally@yakama.com' <jessica_lally@yakama.com>; 'noah_oliver@yakama.com' <noah_oliver@yakama.com>; 'casey_barney@yakama.com' <casey_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>; 'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; 'tebu461@ecy.wa.gov' <tebu461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'wendy.neet@ecy.wa.gov' <wendy.neet@ecy.wa.gov>; 'crosepa@ecy.wa.gov' <crosepa@ecy.wa.gov>; 'rand461@ECY.WA.GOV' <rand461@ECY.WA.GOV>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; 'Jennifer.Nelson@dfw.wa.gov' <Jennifer.Nelson@dfw.wa.gov>; 'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' <nelmsk@cwu.edu>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; 'russell.mau@doh.wa.gov'

From: [Connor Armi](#)
To: [Jeremiah Cromie](#)
Cc: [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)
Subject: Re: LP-23-00002 Tumbling Ridge - Notice of Application
Date: Monday, May 22, 2023 10:39:54 AM

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Hello Jeremiah,

This consultation is in reference to LP-23-00002 Tumbling Ridge. The proposed project falls outside the CTCR's traditional territory. We request any undertakings, particularly those involving ground disturbing activities, to have an IDP in place prior to implementation. This undertaking involves division of plats for the purpose of rural residential development. The Tribal Historic Preservation Officer expects to also see the development plans for these individual parcels throughout their various implementations.

The proposed project lies within the traditional territory of the Wenatchi Tribe, 1 of the 12 constituent tribes of the Confederated Tribes of the Colville Reservation (CTCR), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CTCR with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, the Palus territory in Idaho, and south-central British Columbia.

If ground disturbing activities are to be conducted, such as the installation of a septic system or the scraping of a driveway, creation of a concrete pad, a cultural resource surface survey and sub-surface testing of the area in and directly around the proposed ground disturbance are recommended as a surface observation will not be an accurate assessment of the existent potential for sub-surface cultural deposits. Please do so prior to ground disturbing activities. These tests should be to the terminal depth of the implementation to ensure the totality of the presence or absence of cultural material.

There are known cultural resources of historic and pre-contact significance nearby and these particular parcels are considered Moderate to Very High Risk for an inadvertent discovery according to the DAHP predictive model. CCT H/A requests that during implementation there be an inadvertent discovery plan or (IDP) in place to ensure compliance with all Section 106 and relevant cultural resource laws both federally and to the state of Washington. There have been few prior surveys of a portion of the proposed APE divisions, but the total area has not been subjected to full reconnaissance and new archaeological sites were discovered as a result of these surveys.

Thank you for consulting with the Colville Confederated Tribes History and Archaeology Program.

On behalf of Guy Moura Tribal Historic Preservation Officer

Sincerely,

Connor Armi | [Archaeologist Senior MA, RPA](#)
[History/Archaeology Program](#)

From: [WSDOT Aviation Land Use Inquiries and Application Submittals](#)
To: [Jeremiah Cromie](#)
Subject: RE: [EXTERNAL] LP-23-00002 Tumbling Ridge - Notice of Application
Date: Monday, May 22, 2023 3:09:58 PM

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M Cromie,

WSDOT Aviation Division reviewed this proposal on 5/22/2023. We have no concerns or comments.

Cheers,

David Ison, PhD | Aviation Planner
Airport Land Use Compatibility & Emerging Aviation Technologies
Washington State Department of Transportation
isond@wsdot.wa.gov C: 360-890-5258

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Thursday, May 18, 2023 1:43 PM
To: Darren Higashiyama <darren.higashiyama@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; 'storch@kittcom.org' <storch@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@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>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>; 'jessica_lally@yakama.com' <jessica_lally@yakama.com>; 'noah_oliver@yakama.com' <noah_oliver@yakama.com>; 'casey_barney@yakama.com' <casey_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>; Matthews, Jim <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'wendy.neet@ecy.wa.gov' <wendy.neet@ecy.wa.gov>; 'crosepa@ecy.wa.gov' <crosepa@ecy.wa.gov>; Anderson, Ryan (ECY) <rand461@ecy.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L



May 24, 2023

**DEPARTMENT OF
NATURAL RESOURCES**

SOUTHEAST REGION
713 BOWERS ROAD
ELLENSBURG, WA 98926

509-925-8510
TRS 711
SOUTHEAST.REGION@DNR.WA.GOV
WWW.DNR.WA.GOV

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

RE: LP-23-00002 Tumbling Ridge

Dear Mx. Cromie:

Thank you for the opportunity to comment on the proposed long plat and development of parcel(s) # 952139 and 952140 located off Jenkins Drive and Bullfrog Road in Cle Elum, WA in Section 31, Township 20N, Range 15E, W.M. in Kittitas County.

As stated in the SEPA and Notice of Application, because this parcel is forested it will require a Forest Practices Application (FPA) from the DNR if merchantable timber is removed/harvested as part of the proposal (RCW 76.09 and WAC 222). The FPA would need to meet the requirements of the Forest Practices Act and its rules. It is our recommendation that the applicant meet with our local forest practices forester to discuss, they may call our Southeast Region office at (509) 925-8510 to schedule an appointment.

If there are questions regarding our comments, please contact our Region Forest Practices office at the number above.

Sincerely,

Scott Chambers
Forest Practices Coordinator
Washington State Department of Natural Resources (DNR)
Southeast Region
Scott.chambers@dnr.wa.gov

Subdivision Comments

To: Jeremiah Cromie, CDS Planner

From: Joe Rainwater, Environmental Health Specialist

Date: 5/26/23

RE: LPF-23-00002 Tumbling Ridge Plat

Thank you for the opportunity to comment on the above-mentioned project regarding water and septic requirements to comply with Kittitas County Public Health Department's Water Resources and Environmental Health requirements.

Findings

On Site Sewage

Finding 1

Any on-site septic systems that are to be utilized for wastewater management must adhere to the standards set by both the Washington Administrative Code, and Kittitas County Code. In accordance with KCC 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be complete.

Water

Finding 1

The proposed Group B water system must have a well drilled and a Group B water system approved to be able to serve 7 connections with a public water system ID# issued prior to obtaining final plat signature.

A	Final Plat Review & Recording (Prior to Final Plat Approval)
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Soil logs were done on each proposed lot.

A Group B water system must be approved with a state identification number issued prior to obtaining final plat signature.





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

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

June 1, 2023

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

RE: 202302385; LP-23-00002

Dear Jeremiah Cromie:

Thank you for the opportunity to comment on the Notice of Application for the Tumbling Ridge Plat. We have reviewed the application and have the following comment.

Water Resources

If you plan to use water for dust suppression at your project site, be sure that you have a legal right. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder. If you have any questions or would like to respond to these Water Resources comments, please contact Christopher Kossik at (509) 379-1826 or email at christopher.kossik@ecy.wa.gov.

Sincerely,

Joy Espinoza
SEPA Coordinator
Central Regional Office
(509) 379-3967
crosepacoordinator@ecy.wa.gov

From: [Downes, Scott G \(DFW\)](#)
To: [Jeremiah Cromie](#)
Cc: [Torrey, Elizabeth M \(DFW\)](#); [Bates, Hannah \(DFW\)](#); [Morrison, Shaun \(DFW\)](#)
Subject: RE: LP-23-00002 Tumbling Ridge - Notice of Application WDFW Comments
Date: Thursday, June 1, 2023 2:19:05 PM

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Jeremiah,

Thank you for the opportunity to comment on this proposal. WDFW has two general comments on this proposal. Both comments are more related to the future building of these lots if/once the lots are split. If that happens, it would probably be good to circle back and discuss details. As one of our comments is related to WDFW land and road easement through this parcel, I have cc'd the LT Murray Wildlife Area Manager Shaun Morrison and the WDFW Region 3 Lands Manager Hanna Bates.

WDFW Land and Road Easement

There is a road that passes through this plat to access WDFW lands to the west, namely proposed Lots 4 and 5. WDFW needs to maintain access along this road if the parcel is split and the residents need to be aware that they are living next to public land and the responsibility that entails. If this plat is approved, please work with the LT Murray manager Shaun Morrison to ensure that access is maintained for WDFW management of our land.

Cle Elum River Corridor

WDFW has concerns about the approval of Lot 2. The northern half of Lot 2 is situated above the Cle Elum River an important waterbody for aquatic life. Steep slopes in the northern half of this parcel could lead to landslides entering the Cle Elum River if proper precautionary measures are not taken. WDFW requests that if this Long Plat is approved, a Geotechnical report be required before any land clearing activities including tree removal is approved on the northern half of proposed Lot 2. The Geotechnical report should demonstrate where ground clearing could occur without causing disturbance to the steep slopes and increasing the risk of a landslide.

Thanks,

Scott

Scott Downes

Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720

Scott.Downes@dfw.wa.gov

Cell-509-607-3578

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

Sent: Thursday, May 18, 2023 1:43 PM

To: darren.higashiyama <darren.higashiyama@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; 'storch@kittcom.org' <storch@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@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.pw <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>; Jessica_Lally <Jessica_Lally@Yakama.com>; 'noah_oliver@yakama.com' <noah_oliver@yakama.com>; 'casey_barney@yakama.com' <casey_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>; 'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; 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>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; DAHP SEPA (DAHP) <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' <nelmsk@cwu.edu>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; YOUNG, BRENDA (DNR) <brenda.young@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>; Chambers, Scott (DNR) <Scott.Chambers@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'tribune@nkctribune.com' <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'mbreckenridge@kvnews.com' <mbreckenridge@kvnews.com>; 'legals@kvnews.com' <legals@kvnews.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; 'Jenae.N.Churchill@usace.army.mil' <Jenae.N.Churchill@usace.army.mil>; 'lhendrix@usbr.gov' <lhendrix@usbr.gov>; 'mark.a.gradwohl.civ@mail.mil' <mark.a.gradwohl.civ@mail.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; 'Robert.d.bright10.civ@army.mil' <Robert.d.bright10.civ@army.mil>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; 'steve@snoqualmietribe.us' <steve@snoqualmietribe.us>; 'dahp@snoqualmietribe.us' <dahp@snoqualmietribe.us>; 'adam@snoqualmietribe.us' <adam@snoqualmietribe.us>; 'guy.moura@colvilletribes.com' <guy.moura@colvilletribes.com>; 'sam.rushing@colvilletribes.com' <sam.rushing@colvilletribes.com>;



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

June 1, 2023

Jeremiah Cromie
Planner II
Kittitas County
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926

In future correspondence please refer to:
Project Tracking Code: 2023-06-03530
Property: Kittitas County_Tumbling Ridge Subdivision (LP-23-00002)
Re: Survey Requested

Dear Jeremiah Cromie:

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 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. This area has been partially surveyed in the past; however, the majority of the proposed project area has not been surveyed. The scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

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 shared with any hired cultural resource consultants and is attached to any



communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

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

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending to the right.

Sydney Hanson
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov



From: [Colleda Monick](#)
To: [Connell, Valorie L \(BPA\) - TERR-PASCO; CleElumPlanning](#)
Cc: [Jeremiah Cromie](#)
Subject: RE: Tumbling Ridge Long Plat (LP-23-00002) Review Comments
Date: Monday, June 5, 2023 2:55:21 PM
Attachments: [LP-23-00002 Tumbling Ridge - E-mail Deemed Complete & Request for Information.pdf](#)

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This appears to be a Kittitas County project and outside City of Cle Elum jurisdiction. You may reach out to Jeremiah Cromie, who I believe is the Kittitas County Planner assigned to this review.

Thank you,

Colleda Monick
colleda.monick@cleelum.gov
City of Cle Elum
Planning Consultant
509-864-1976

From: Connell, Valorie L (BPA) - TERR-PASCO <VLConnell@bpa.gov>
Sent: Monday, June 5, 2023 2:43 PM
To: Planning <planning@cleelum.gov>
Subject: Tumbling Ridge Long Plat (LP-23-00002) Review Comments

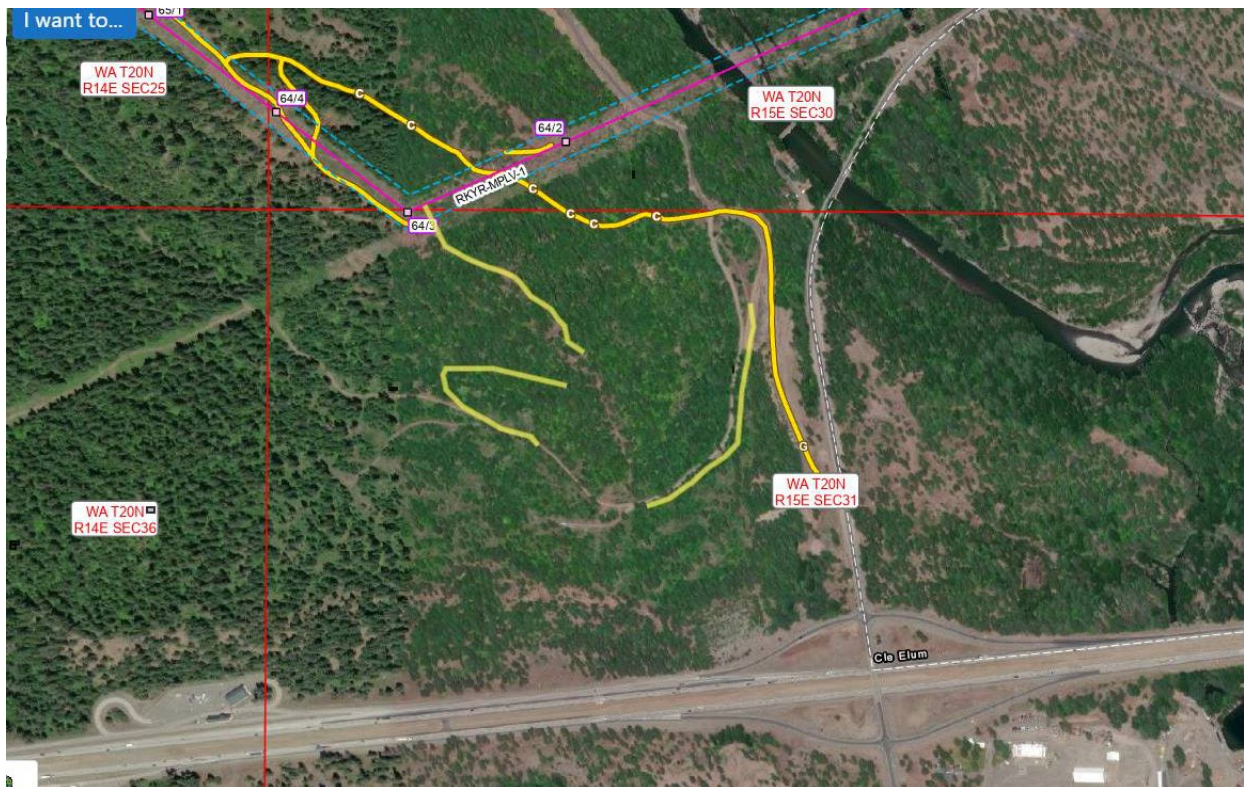
[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon,

It appears the proposed use for new project Tumbling Ridge Long Plat (LP-23-00002) appears to impact Bonneville Power Administration's (BPA) access roads and access right-of-way.

BPA's rights need to be reserved for BPA's use. If any of the applicant's uses will impact BPA's access road and/or access rights, they will need to reach out and work with BPA to retain BPA's access rights and establish routes of travel, prior to any work or development taking place.

Please see the image below as a visual aid.

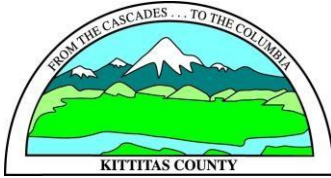


If you have any additional questions or if you would like to discuss, please let me know.

Sincerely,

Val Connell
Realty Specialist | Real Property Field Services | (BPA) TERR-PASCO
Bonneville Power Administration
Office: 509-544-4746 | Cell:
VConnell@bpa.gov

Helpful Links:
[Lands & Community \(bpa.gov\)](#)
[Landowner Safety - Bonneville Power Administration \(bpa.gov\)](#)



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: June 5th, 2023
SUBJECT: LP-23-00002 Tumbling Ridge

<p>ACCESS</p>	<ol style="list-style-type: none"> 1. This application is subject to the latest revision of the Kittitas County Road Standards, dated 2015. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined KCC 12.01.150. 2. An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way. 3. Driveways and private roads that serve more than 4 parcels shall meet private road standards and be certified by a licensed engineer in the state of Washington. Additionally, private roads that serve 6 or more parcels shall be named according to the Kittitas County Private Road Naming and Signing Standards. 4. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners. 5. Driveways and roads that exceed 150' in length will provide a fire apparatus turnaround that is in compliance with Appendix D of the International Fire Code. 6. Driveway easements shall be a minimum of 30' wide and Private Road easements shall be a minimum of 60' wide.
<p>ENGINEERING</p>	<ol style="list-style-type: none"> 1. Except as exempted in Section 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).

SURVEY	1. Site map does not meet the requirements of WAC 332-130-145. (JT)
TRANSPORTATION CONCURRENCY	1. Concurrency evaluation is required per KCC 12.10.040
FLOOD	Parcel #s 952139 and 952140 are not located in the special flood hazard area (100-year floodplain).
WATER MITIGATION/ METERING	<p>For the proposed plat, the applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates. Plats are not eligible for the Kittitas County Water Bank, water mitigation must be purchased from a private water bank.</p> <p>Prior to final plat approval and recording, the following conditions shall be met:</p> <p>In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:</p> <ol style="list-style-type: none"> 1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use; 2. An adequate water right for the proposed new use; or 3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. <p>All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.</p> <p>Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.</p> <p>Final Plat Notes</p> <p>The following notes shall be placed on the face of the plat:</p> <p>C-1 "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations."</p> <p>C-2 "The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law."</p>