

**From:** [WSDOT Aviation Land Use Inquiries and Application Submittals](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** RE: [EXTERNAL] SP-23-00003 Hauglum - Notice of Application  
**Date:** Thursday, June 1, 2023 9:44:52 AM

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M Cromie,

WSDOT Aviation Division reviewed this application on 6/1/23. We have no comments or concerns.

Cheers,

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

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**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>  
**Sent:** Thursday, June 1, 2023 8:24 AM  
**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>; 'separegister@ecy.wa.gov' <separegister@ecy.wa.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 (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>;

**From:** [Aaron Webster](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Adam Osbekoff](#); [Steven Moses](#)  
**Subject:** RE: SP-23-00003 Hauglum - Notice of Application  
**Date:** Friday, June 2, 2023 3:16:17 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 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  
Staff Archaeologist  
Snoqualmie Indian Tribe  
[aaron@snoqualmietribe.us](mailto:aaron@snoqualmietribe.us)  
Cell: 425-466-0263

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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Sent:** Thursday, June 01, 2023 8:24 AM

**To:** Darren Higashiyama <[darren.higashiyama@co.kittitas.wa.us](mailto:darren.higashiyama@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; 'storch@kittcom.org' <[storch@kittcom.org](mailto:storch@kittcom.org)>; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@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)>; David Ohl <[david.ohl@co.kittitas.wa.us](mailto:david.ohl@co.kittitas.wa.us)>; Codi Fortier <[codi.fortier@co.kittitas.wa.us](mailto:codi.fortier@co.kittitas.wa.us)>;

**From:** [Connor Armi](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)  
**Subject:** Re: SP-23-00003 Hauglum - Notice of Application  
**Date:** Monday, June 5, 2023 4:24:04 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.

Hello Jeremiah,

This consult is in reference to Short Plat Project *SP-23-00003 Hauglum*. No Ground Disturbance is expected at this time. Plat divisions are indicative of future development such expansions lead to ground disturbing activities and will require additional consultation(s) with the THPO.

This undertaking is located within the CCT Usual and Accustom. We request any undertakings, particularly those involving ground disturbing activities, to have an IDP in place prior to implementation.

The proposed project lies within the traditional territory of the Moses-Columbia 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, 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 subsurface cultural deposits. This test should be to the terminal depth of the septic installation to ensure the totality of the presence or absence of cultural material.

Please be advised that a documented Traditional Cultural Property (TCP) is located less than one mile from the proposed project.

TCPs are places important to the CTCR for the preservation and continuation of the community's traditional lifestyle. TCPs can be, but are not limited to, religious areas, sacred areas, resource gathering areas (plant, animal, fish, and mineral), places associated with stories and legends, archaeological and ethnographic sites, habitation sites, camp sites, pictograph and petroglyph locations, special use sites, trails, and places with Indian names.

For native people, natural resources are cultural resources. Traditional cultural plant resources are not only cherished for fiber, food, medicine, and building material, but are an intrinsic aspect of indigenous sovereignty; these plants link the people of the present to the people of the past.

There are known cultural resources of historic and pre-contact significance nearby and the division of this particular plat is considered Very High Risk for an inadvertent discovery according to the DAHP predictive model.

CCT requests a cultural resource survey of the parcel(s) and CCT requests during implementation that 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. See attached IDP.

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

Sincerely,

**Connor Armi | Archaeologist Senior MA, RPA**

**History/Archaeology Program**

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespelam, WA 99155

d: 509-634-2690 | c: 509-631-1131

[connor.armi.hsy@colvilletribes.com](mailto:connor.armi.hsy@colvilletribes.com)

On Thu, Jun 1, 2023 at 8:25 AM Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)> wrote:

Good morning,

Good morning,

CDS Is requesting comment on the following 2-lot short plat application: **SP-23-00003 Hauglum**. Links to the file materials can be found below. **The comment period will end Friday, June 16, 2023 at 5pm (PDT)**. 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 Access: SP-23-00003 Hauglum

External Access: [SP-23-00003 Hauglum](#)

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 “Short Plats” and then the Project File Number “SP-23-00003 Hauglum”.

Thank you.



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

## Subdivision Comments

To: Jeremiah Cromie, CDS Planner 2

From: Joseph Rainwater, Environmental Health Specialist 2, Kim Shilley, Public Health Technician.

Date: 6/12/2023

RE: SP-23-00003 Hauglum Short Plat

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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 completed. If community drain fields are to be utilized, soil logs must be done in the proposed locations of each. (See Conditions A-2).

#### Water

##### Finding 1

Proposed short plat indicates individual and shared wells will be used. If the intention is to utilize a shared well, a signed, notarized, and filed shared well users agreement will also need to be provided before the short plat is finalized. If shared wells are to be utilized, the wells must be drilled a minimum of 50 feet from any proposed property line and a signed, notarized and recorded shared waters users' agreement for each shared well must be submitted to our office prior to final plat approval. The applicant must prove physical availability of water for all new uses of water proposed lots of this project, which can be provided by (See Condition A-1) a well log or 4 hour draw down test as proof of water availability for each new well proposed. All



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persons who are making applications for land use including but not limited to short plats must comply with KCC Chapter 13.35.020.

### **Additional information Required (Prior to Preliminary Plat Approval)**

- List what is needed for preliminary plat approval

### **Additional information Required (Prior to Final Plat Approval)**

#### On-site sewage

A soil log is needed for the proposed lots

#### Water

A signed and recorded shared water user's agreement between proposed lots is needed. Along with a current water right for the proposed lots.

**A-1** 13.35.020(b) requires proof of adequate water supply, which can be submitted through a well log or 4- hour draw down test if an existing well is used and is older than 10 years. If shared wells are used, a signed, notarized, and recorded shared well-users agreement must be submitted. All individual and shared wells must meet the distance requirement of 50 feet from the property line, 50 feet from the septic tank and 100 feet from the drain field as per Kittitas County Critical Areas Ordinance 17A.08.25, and KCC Chapter 13.

**A-2** Soil logs are required for lots. 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 completed prior to final plat approval. Soil logs can be scheduled at <https://www.co.kittitas.wa.us/health/septic-inspection.aspx>. Soil logs are performed in accordance with WAC 246.272A

### **Final Plat Notes**

#### REQUIRED PLAT NOTES

1. 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. (settlement agreement.)

**From:** [Connell, Valorie L \(BPA\) - TERR-PASCO](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** RE: [EXTERNAL] SP-23-00003 Hauglum - Notice of Application  
**Date:** Thursday, June 15, 2023 2:26:57 PM

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Hello Jeremiah,

Bonneville Power Administration is not impacted by this notice of Application, per the provided Hauglum SP-23-00003.

Thank you,

*Val Connell*

**Realty Specialist** | Real Property Field Services | (BPA) TERR-PASCO

Bonneville Power Administration

Office: 509-544-4746 | Cell:

[VLConnell@bpa.gov](mailto:VLConnell@bpa.gov)

Helpful Links:

[Lands & Community \(bpa.gov\)](#)

[Landowner Safety - Bonneville Power Administration \(bpa.gov\)](#)

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

**Sent:** Thursday, June 1, 2023 8:24 AM

**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>; 'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; 'separegister@ecy.wa.gov' <separegister@ecy.wa.gov>; 'tebu461@ecy.wa.gov' <tebu461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV'



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

June 15, 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: 2023-06-03811  
Property: Kittitas County\_Hauglum Short Plat (SP-23-00003)  
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. Further, 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 from the end of the name.

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





# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** June 16<sup>th</sup>, 2023  
**SUBJECT:** Public Works Comments: SP-23-00003 Hauglum

<p><b>ACCESS</b></p>	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards.</li> <li>4. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.</li> <li>5. Driveways longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of appendix D in the International Fire Code.</li> <li>6. Maintenance of the access is the responsibility of the property owners who benefit from its use.</li> <li>7. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.</li> </ol>
<p><b>ENGINEERING</b></p>	<p>No Comments</p>

<b>SURVEY</b>	<ol style="list-style-type: none"> <li>1. The Prelim Short Plat provided does not meet the requirements of WAC 332-130-145. Survey proposes a resubmittal that addresses these requirements.</li> <li>2. Per Compass GIS map, there are multiple structures on site that do not appear on the face of the Short Plat. In the event these were removed, a statement from the surveyor will be sufficient.</li> </ol> <p>Prior to final approval, the following elements will need to be addressed:</p> <ol style="list-style-type: none"> <li>1. The joint use driveway easement should reference Volume and Page or AFN, not CDS's application number.</li> <li>2. The S'most found property corner shown has a break in the distance ties. Please include the missing curve data, so that this is tied to the survey. Doing this will eliminate the need for comment #3 below.</li> <li>3. As the Curve coincident with the North line of Westside road is non-tangential, please include a chord bearing and distance OR show the bearings of radii at start and end of the curve. (JT)</li> </ol>
<b>TRANSPORTATION CONCURRENCY</b>	No Comments
<b>FLOOD</b>	Parcel # 12654 is not mapped within the special flood hazard area (100-year floodplain).
<b>WATER MITIGATION/ METERING</b>	<p>For the proposed short 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. 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"> <li>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;</li> <li>2. An adequate water right for the proposed new use; or</li> <li>3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</li> </ol> <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>

**Final Plat Notes**

The following notes shall be placed on the face of the plat:

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.”

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.”