



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

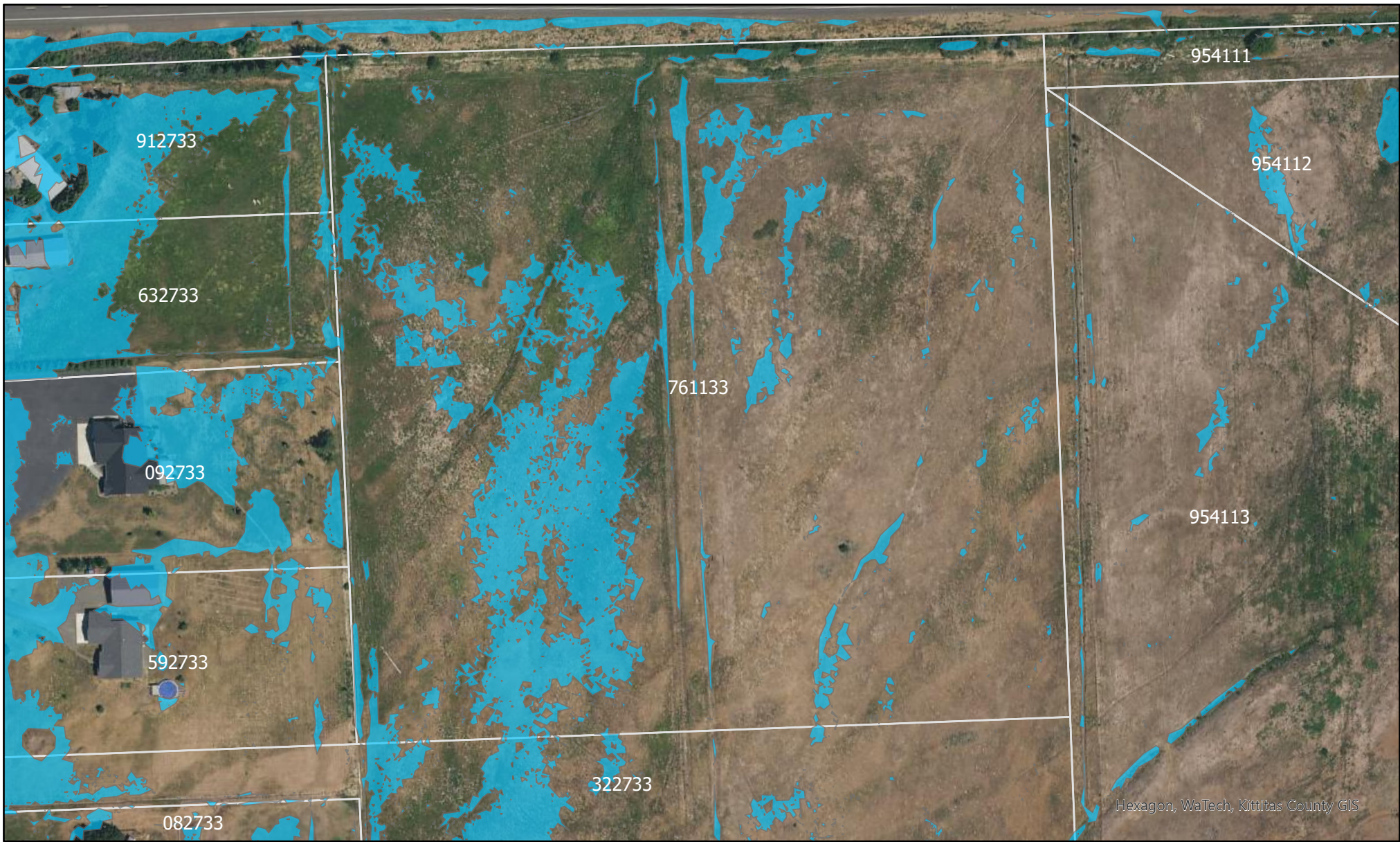
**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** November 13, 2023  
**SUBJECT:** SP-23-00009 Sparks

<p><b>ACCESS</b></p>	<ol style="list-style-type: none"> <li>1. 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>2. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards.</li> <li>3. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</li> <li>4. The existing access easement shall be a minimum of 30' wide.</li> <li>5. 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>6. 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>7. Maintenance of the access is the responsibility of the property owners who benefit from its use.</li> <li>8. 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>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). (CC)</p>

<b>SURVEY</b>	<p>The following survey comments will need to be addressed prior to final approval:</p> <ol style="list-style-type: none"> <li>1. Interior property corners will need to be set and shown on the final Short Plat.</li> <li>2. Please include language showing the 30' Joint Use driveway <u>Easement</u> as either existing, herein dedicated, or created by separate document.</li> <li>3. Please include suitable information for the accurate retracement of the 30' wide Joint Use Driveway Easement... particularly in the turnaround area.</li> </ol> <p>OF NOTE (no changes required)</p> <ol style="list-style-type: none"> <li>4. The "Found Encased Monuments" shown falling near the centerline of Bowers Road, would typically need to show bearing and distance ties in order to retrace their positions. It is presumed that these monuments are shown only as convenience, and are not part of any survey control network requiring retracement.</li> <li>5. Lot closures were not provided as part of the application. Given the simplistic nature of the lot layout, closure reports are not required. (JT)</li> </ol>
<b>TRANSPORTATION CONCURRENCY</b>	<p>Traffic Concurrency is required for all land use actions. A transportation impact analysis (TIA) shall be required for all development that will generate more than nine (9) peak hour vehicle trips. Please provide estimated traffic generation for peak hours to determine if a TIA will be required by submitting a traffic scoping letter to Public Works. (KCC12.10.040(c))</p>
<b>FLOOD</b>	<p>Best available information indicates that this property is at flood risk and that upcoming flood mapping changes are expected to include this property within the 100-year floodplain. Kittitas County has submitted a Letter of Map Revision to FEMA that will revise the current 100-year floodplain of Whiskey Creek. At the time of final plat, the most current 100-year floodplain boundary must be included on the face of the plat per KCC 14.08.220.</p>

<p><b>WATER MITIGATION/ METERING</b></p>	<p>The following comments outline the requirements for legal availability of water and metering for the proposed short plat:</p> <p>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> <p><b>Final Plat Notes</b></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>
--	--

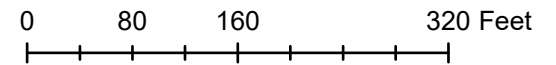
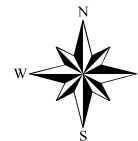
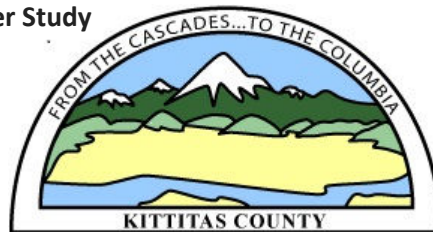




**PRELIMINARY DRAFT FLOODMAP ONLY**

Flood risk identified by Flood Control Zone District Whiskey-Mercer Study

 Preliminary Draft, 100 Year SFHA



Disclaimer: Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or representations by others regarding this information or its derivatives.

Date: 11/8/2023 User Name: samantha.cox

# CASCADE IRRIGATION DISTRICT

8063 Highway 10  
Ellensburg, Washington 98926  
509-962-9583

## Overview

Cascade Irrigation District will require a \$50 per lot plat fee (*CID Resolution #01-2006*) as well as an engineered irrigation plan based on Cascade Irrigation District specifications (*CID Resolution #3-94 & CID Procedure #1 Standard Specifications for Irrigation Water Distribution Systems*).

The irrigation plan must include the point of entry of irrigation water, the system for provision of irrigation water to each parcel, a description of system proposed, and a description of provisions made including right of ways for the protection of other parcel within Cascade Irrigation District which are affected.

If pressurized pipe is proposed, it must include a sump, pump and the proposed system of water to the sump. (*CID Resolution #03-94 and CID Procedure #1 Standard Specifications for Irrigation Water Distribution Systems*).

Before Cascade Irrigation District can release or sign-off we require 1) approved, inspected and in place irrigation system, or 2) a signed Irrigation Facility Installation Agreement with respective bond covering proposed construction and costs, (*CID Procedure #1*) or 3) a variance. A variance is only by Cascade Irrigation District Board of Directors action after Board of Directors receives, reviews, and approves a formal petition for such.

If the plat is part of or wishes to become part of an existing LID operating within CID, they must complete all work to hook-up to the LID and pay the associated hook-up fees or a signed Irrigation Facility Installation Agreement with respective bond covering proposed construction and costs involved in such hook-up.

If installing a pressurized system not associated with an LID, the Developer will be required to form an owner's association to cover the operating costs and maintenance of the infrastructure. (*CID Resolution #2-2006*)

*Attachments: All attachments may be obtained by Dropbox, please call or email Cascade Irrigation District at [CID@fairpoint.net](mailto:CID@fairpoint.net) for the Dropbox online link to the files OR you may come to our office and pick up hard copies.*

Thank you,

Kelton Montgomery  
Cascade Irrigation District Manager  
509-962-9583





STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

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

November 13, 2023

Bradley Gasawaski  
Kittitas County Community Development Services  
411 N. Ruby St; Suite 2  
Ellensburg, WA 98926

**RE: SP-23-00009**

Dear Bradley Gasawaski:

Thank you for the opportunity to comment on the Notice of Application for the Bowers Road Short Plat. We have reviewed the application and have the following comments.

**Shorelands and Environmental Assistance**

The application package presented a Wetland Inventory Report dated December 10, 2006. Aerial photos indicate wetlands likely remain. Kittitas County Code 17A.01.080 requires critical area reports less than 5 years old. Prior to ground disturbing activities a new wetland determination, delineation, and rating must be completed by a qualified professional. Kittitas County Code 17A.01.080 lists the following minimum report contents:

- 1. Minimum Report Contents.** At a minimum, the report shall contain the following:
  1. The name and contact information of the applicant and a description of the proposal;
  2. The site plan for the proposed development, including a map drawn to scale depicting critical areas, buffers and/or setbacks, the proposed development, and any areas to be cleared or altered;
  3. The names and qualifications of the persons preparing the report;
  4. Documentation of any fieldwork performed on the site;
  5. Documentation that consultation, when deemed appropriate, was initiated with agencies of expertise;
  6. Field identification and characterization of all critical areas and buffers on and adjacent to the proposed development;
  7. A statement specifying the accuracy of the report, and all assumptions made and relied upon;

8. A discussion of the performance standards applicable to the critical area and proposed development;
9. A mitigation plan in accordance with KCC 17A.01.100 if mitigation is required; and
10. Any additional report information required for the critical area as specified in KCC 17A.01.80 through KCC 17A.01.100.

Wetland Delineations must be conducted according to the 1987 Army Corps Wetlands Delineation Manual and the Arid West Regional Supplement. Each wetland should be rated using the Washington State Wetland Rating Guidance for Eastern Washington 2014 Version. Please reach out to Ryan Anderson at 509-379- 1917 or rand461@ecy.wa.gov with any questions.

### **Water Resources**

#### **New Uses in Upper Kittitas County**

Your project is located within the boundaries of WAC 173-539A so it may be subject to the rule. If you planning on withdrawing groundwater for a new use within the boundaries of WAC 173-539A, your project must be water budget neutral. Before withdrawing or using any water please submit a *Request of Determination of Water Budget Neutrality* or an *Application for a New Water Right Permit*, depending on the size of your project either form may be required.

If you have any questions, please contact the Water Resources Customer Service line at 509-575-2597.

Sincerely,



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

202305206

## Subdivision Comments

To: Bradley Gasa, CDS Planner I

From: Holly Erdman, Environmental Health Specialist II

HE

Date: 11/14/23

RE: SP-23-0009 Sparks

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 Environmental Health requirements.

	<b>Findings</b>
--	-----------------

### 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.

### Water

#### Finding 1

The proposed short plat indicates the applicant will develop a Group B water system to serve the project. The location of the well site must be approved prior to drilling and a Group B water system must be approved by the Kittitas County Public Health Department. The applicant must prove legal and physical availability of water for all new uses of water on proposed lots.

<b>A</b>	<b>Additional Information Required (Prior to Preliminary Plat Approval)</b>
----------	---

No additional information required





<b>B</b>	<b>Final Plat Review &amp; Recording (Prior to Final Plat Approval)</b>
----------	---

**On-site sewage**

A soil log must be done on each proposed lot.

**Water**

A Group B public water system must be approved by the Kittitas County Public Health Department with a public water system ID# issued by the Washington State Department of Health, Division of Drinking Water.

<b>C</b>	<b>Final Plat Notes</b>
----------	-------------------------

**No additional information required**



## Bradley Gasawski

---

**From:** Ken Edwards <Ken.Edwards@kittitaspud.com>  
**Sent:** Wednesday, November 1, 2023 11:21 AM  
**To:** Bradley Gasawski  
**Cc:** Chace Pedersen  
**Subject:** RE: SP-23-0009 Sparks - NOA Memo

**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.

Bradley,

Kittitas PUD has lines in the area of this project. The developer will need to contact Kittitas PUD Engineering Department to obtain power requirements for this short plat.

Also, will you and Chace please replace Matt Boasts contact information with mine for these reviews so I get them directly?

Thanks,

**Ken Edwards**  
**Engineering Manager**  
**PUD #1 of Kittitas County**  
1400 Vantage Highway  
Ellensburg, WA 98926  
Phone: 509-933-7200 Ext 818  
Ken.Edwards@KittitasPUD.com



---

**From:** Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>  
**Sent:** Tuesday, October 31, 2023 3:55 PM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier (SH) <[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)>; George Long <[long@kittcom.org](mailto:long@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)>; [enviroreview@yakama.com](mailto:enviroreview@yakama.com); [corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com); [jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com); [noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com); [casey\\_barney@yakama.com](mailto:casey_barney@yakama.com); [koj@yakamafish-nsn.gov](mailto:koj@yakamafish-nsn.gov); [matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov); [barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov); [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov); [tebu461@ecy.wa.gov](mailto:tebu461@ecy.wa.gov); [lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV); [FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov); [wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov); [crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov); [rand461@ECY.WA.GOV](mailto:rand461@ECY.WA.GOV); [Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov); [Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov); [Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov); [sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov); [jorgenja@cwu.edu](mailto:jorgenja@cwu.edu); [nelmsk@cwu.edu](mailto:nelmsk@cwu.edu); Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[stephanie.mifflin@co.kittitas.wa.us](mailto:stephanie.mifflin@co.kittitas.wa.us)>; [russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov);

[brietta.carter@doh.wa.gov](mailto:brietta.carter@doh.wa.gov); [THastings@snopass.org](mailto:THastings@snopass.org); [rivers@dnr.wa.gov](mailto:rivers@dnr.wa.gov); [brenda.young@dnr.wa.gov](mailto:brenda.young@dnr.wa.gov);  
[luke.warthen@dnr.wa.gov](mailto:luke.warthen@dnr.wa.gov); [SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov); [MARTIN.MAUNEY@dnr.wa.gov](mailto:MARTIN.MAUNEY@dnr.wa.gov); [scott.chambers@dnr.wa.gov](mailto:scott.chambers@dnr.wa.gov);  
[brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com); [tribune@nkctribune.com](mailto:tribune@nkctribune.com); [terry@nkctribune.com](mailto:terry@nkctribune.com); [tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com);  
[legals@kvnews.com](mailto:legals@kvnews.com); [Deborah.j.knaub@usace.army.mil](mailto:Deborah.j.knaub@usace.army.mil); [Jenae.N.Churchill@usace.army.mil](mailto:Jenae.N.Churchill@usace.army.mil); [lhendrix@usbr.gov](mailto:lhendrix@usbr.gov);  
[mark.a.gradwohl.civ@mail.mil](mailto:mark.a.gradwohl.civ@mail.mil); [Kimberly.peacher@navy.mil](mailto:Kimberly.peacher@navy.mil); [Robert.d.bright10.civ@army.mil](mailto:Robert.d.bright10.civ@army.mil); Haley Mercer  
<[haley.mercer@co.kittitas.wa.us](mailto:haley.mercer@co.kittitas.wa.us)>; Christy Garcia <[christine.garcia@co.kittitas.wa.us](mailto:christine.garcia@co.kittitas.wa.us)>; [steve@snoqualmietribe.us](mailto:steve@snoqualmietribe.us);  
[dahp@snoqualmietribe.us](mailto:dahp@snoqualmietribe.us); [adam@snoqualmietribe.us](mailto:adam@snoqualmietribe.us); [guy.moura@colvilletribes.com](mailto:guy.moura@colvilletribes.com); [sam.rushing@colvilletribes.com](mailto:sam.rushing@colvilletribes.com);  
[connor.armi.hsy@colvilletribes.com](mailto:connor.armi.hsy@colvilletribes.com); [darnell.sam.adm@colvilletribes.com](mailto:darnell.sam.adm@colvilletribes.com); [john.sirois.adm@colvilletribes.com](mailto:john.sirois.adm@colvilletribes.com);  
[milton.davis.adm@colvilletribes.com](mailto:milton.davis.adm@colvilletribes.com); Matt Boast <[matt.boast@kittitaspud.com](mailto:matt.boast@kittitaspud.com)>; [rightofway@pse.com](mailto:rightofway@pse.com);  
[Joseph.Pignatelli@pse.com](mailto:Joseph.Pignatelli@pse.com); [CMOlcese@bpa.gov](mailto:CMOlcese@bpa.gov); [vlconnell@bpa.gov](mailto:vlconnell@bpa.gov); [kimberly.larned@usda.gov](mailto:kimberly.larned@usda.gov);  
[Jacob.Prilucik@wsdot.wa.gov](mailto:Jacob.Prilucik@wsdot.wa.gov); [SCPlanning@wsdot.wa.gov](mailto:SCPlanning@wsdot.wa.gov); [AviationLandUse@wsdot.wa.gov](mailto:AviationLandUse@wsdot.wa.gov);  
[ken.graham@parks.wa.gov](mailto:ken.graham@parks.wa.gov); [sara@krdistrict.org](mailto:sara@krdistrict.org); [cid@fairpoint.net](mailto:cid@fairpoint.net); [westsideirrigationco@gmail.com](mailto:westsideirrigationco@gmail.com);  
[1riegelfarm@gmail.com](mailto:1riegelfarm@gmail.com); [eburgwater1885@gmail.com](mailto:eburgwater1885@gmail.com); [jbrunson@fairpoint.net](mailto:jbrunson@fairpoint.net); [ktbrunson@fairpoint.net](mailto:ktbrunson@fairpoint.net);  
[Lakeshore206@fairpoint.net](mailto:Lakeshore206@fairpoint.net); [robertsb@cersd.org](mailto:robertsb@cersd.org); [communityrelations@cersd.org](mailto:communityrelations@cersd.org); [kombola@easton.wednet.edu](mailto:kombola@easton.wednet.edu);  
[jensens@easton.wednet.edu](mailto:jensens@easton.wednet.edu); [millerj@easton.wednet.edu](mailto:millerj@easton.wednet.edu); [kim.snider@esd401.org](mailto:kim.snider@esd401.org); [leslee.caul@esd401.org](mailto:leslee.caul@esd401.org);  
[angela.garrettgordon@esd401.org](mailto:angela.garrettgordon@esd401.org); [carol.chrisman@esd401.org](mailto:carol.chrisman@esd401.org); [traci.russell@esd401.org](mailto:traci.russell@esd401.org);  
[Angela\\_vonessen@ksd403.org](mailto:Angela_vonessen@ksd403.org); [Anita\\_mata@ksd403.org](mailto:Anita_mata@ksd403.org); [perkinsa@thorpschools.org](mailto:perkinsa@thorpschools.org); [roslyn@inlandnet.com](mailto:roslyn@inlandnet.com);  
[planner@ci.roslyn.wa.us](mailto:planner@ci.roslyn.wa.us); [publicworks@ci.roslyn.wa.us](mailto:publicworks@ci.roslyn.wa.us); Mike Engelhart (GOV) <[mengelhart@cleelum.gov](mailto:mengelhart@cleelum.gov)>;  
KathiSwanson <[kswanson@cleelum.gov](mailto:kswanson@cleelum.gov)>; VirgilAmick <[vamick@cleelum.gov](mailto:vamick@cleelum.gov)>; CleElumPlanning  
<[planning@cleelum.gov](mailto:planning@cleelum.gov)>; [clerk@cityofkittitas.com](mailto:clerk@cityofkittitas.com); [debbie.lee@cityofkittitas.com](mailto:debbie.lee@cityofkittitas.com); [kurin.simplot@cityofkittitas.com](mailto:kurin.simplot@cityofkittitas.com);  
[yusid@ci.ellensburg.wa.us](mailto:yusid@ci.ellensburg.wa.us); [pubworks@ci.ellensburg.wa.us](mailto:pubworks@ci.ellensburg.wa.us); [comdev@ci.ellensburg.wa.us](mailto:comdev@ci.ellensburg.wa.us);  
[energyservices@ci.ellensburg.wa.us](mailto:energyservices@ci.ellensburg.wa.us); [jonesc@ci.ellensburg.wa.us](mailto:jonesc@ci.ellensburg.wa.us); [johnstonj@ci.ellensburg.wa.us](mailto:johnstonj@ci.ellensburg.wa.us);  
[townofsouthcleelum@gmail.com](mailto:townofsouthcleelum@gmail.com); [sce@inland.net](mailto:sce@inland.net); [kcfd1@fairpoint.net](mailto:kcfd1@fairpoint.net); Rich Elliott <[elliotttr@kvfr.org](mailto:elliotttr@kvfr.org)>;  
[delvoj@kvfr.org](mailto:delvoj@kvfr.org); [kcfd3102@yahoo.com](mailto:kcfd3102@yahoo.com); [asstchief.eastonfd3@gmail.com](mailto:asstchief.eastonfd3@gmail.com); [jwiseman@spfire.org](mailto:jwiseman@spfire.org); [office@kcfd7.com](mailto:office@kcfd7.com)  
**Cc:** Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>; Zach  
Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>; [wssparks@gmail.com](mailto:wssparks@gmail.com); [chris@cruseandassoc.com](mailto:chris@cruseandassoc.com)  
**Subject:** RE: SP-23-0009 Sparks - NOA Memo

Good Morning,

This is a follow-up email notifying that the public comment period has been extended to **November 15, 2023, at 5pm** for SP-23-0009 Sparks.

Thank you,

**Bradley Gasawski | Planner I**

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: [Bradley.gasawski@co.kittitas.wa.us](mailto:Bradley.gasawski@co.kittitas.wa.us)

---

**From:** Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>

**Sent:** Tuesday, October 31, 2023 8:04 AM

**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier (SH) <[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)>; George Long <[long@kittcom.org](mailto:long@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)>; [enviroreview@yakama.com](mailto:enviroreview@yakama.com); [corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com); [jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com); [noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com); [casey\\_barney@yakama.com](mailto:casey_barney@yakama.com); [kozj@yakamafish-nsn.gov](mailto:kozj@yakamafish-nsn.gov); [matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov); [barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov); [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov); [tebu461@ecy.wa.gov](mailto:tebu461@ecy.wa.gov); [lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV); [FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov); [wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov); [crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov); [rand461@ECY.WA.GOV](mailto:rand461@ECY.WA.GOV); [Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov); [Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov);

[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov); [sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov); [jorgenja@cwu.edu](mailto:jorgenja@cwu.edu); [nelmsk@cwu.edu](mailto:nelmsk@cwu.edu); Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[stephanie.mifflin@co.kittitas.wa.us](mailto:stephanie.mifflin@co.kittitas.wa.us)>; [russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov); [brietta.carter@doh.wa.gov](mailto:brietta.carter@doh.wa.gov); [THastings@snopass.org](mailto:THastings@snopass.org); [rivers@dnr.wa.gov](mailto:rivers@dnr.wa.gov); [brenda.young@dnr.wa.gov](mailto:brenda.young@dnr.wa.gov); [luke.warthen@dnr.wa.gov](mailto:luke.warthen@dnr.wa.gov); [SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov); [MARTIN.MAUNEY@dnr.wa.gov](mailto:MARTIN.MAUNEY@dnr.wa.gov); [scott.chambers@dnr.wa.gov](mailto:scott.chambers@dnr.wa.gov); [brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com); [tribune@nkctribune.com](mailto:tribune@nkctribune.com); [terry@nkctribune.com](mailto:terry@nkctribune.com); [tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com); [legals@kvnews.com](mailto:legals@kvnews.com); [Deborah.j.knaub@usace.army.mil](mailto:Deborah.j.knaub@usace.army.mil); [Jenae.N.Churchill@usace.army.mil](mailto:Jenae.N.Churchill@usace.army.mil); [lhendrix@usbr.gov](mailto:lhendrix@usbr.gov); [mark.a.gradwohl.civ@mail.mil](mailto:mark.a.gradwohl.civ@mail.mil); [Kimberly.peacher@navy.mil](mailto:Kimberly.peacher@navy.mil); [Robert.d.bright10.civ@army.mil](mailto:Robert.d.bright10.civ@army.mil); Haley Mercer <[haley.mercer@co.kittitas.wa.us](mailto:haley.mercer@co.kittitas.wa.us)>; Christy Garcia <[christine.garcia@co.kittitas.wa.us](mailto:christine.garcia@co.kittitas.wa.us)>; [steve@snoqualmietribe.us](mailto:steve@snoqualmietribe.us); [dahp@snoqualmietribe.us](mailto:dahp@snoqualmietribe.us); [adam@snoqualmietribe.us](mailto:adam@snoqualmietribe.us); [guy.moura@colvilletribes.com](mailto:guy.moura@colvilletribes.com); [sam.rushing@colvilletribes.com](mailto:sam.rushing@colvilletribes.com); [connor.armi.hsy@colvilletribes.com](mailto:connor.armi.hsy@colvilletribes.com); [darnell.sam.adm@colvilletribes.com](mailto:darnell.sam.adm@colvilletribes.com); [john.sirois.adm@colvilletribes.com](mailto:john.sirois.adm@colvilletribes.com); [milton.davis.adm@colvilletribes.com](mailto:milton.davis.adm@colvilletribes.com); [matt.boast@kittitaspud.com](mailto:matt.boast@kittitaspud.com); [rightofway@pse.com](mailto:rightofway@pse.com); [Joseph.Pignatelli@pse.com](mailto:Joseph.Pignatelli@pse.com); [CMOlcese@bpa.gov](mailto:CMOlcese@bpa.gov); [vlconnell@bpa.gov](mailto:vlconnell@bpa.gov); [kimberly.larned@usda.gov](mailto:kimberly.larned@usda.gov); [Jacob.Prilucik@wsdot.wa.gov](mailto:Jacob.Prilucik@wsdot.wa.gov); [SCPlanning@wsdot.wa.gov](mailto:SCPlanning@wsdot.wa.gov); [AviationLandUse@wsdot.wa.gov](mailto:AviationLandUse@wsdot.wa.gov); [ken.graham@parks.wa.gov](mailto:ken.graham@parks.wa.gov); [sara@krdistrict.org](mailto:sara@krdistrict.org); [cid@fairpoint.net](mailto:cid@fairpoint.net); [westsideirrigationco@gmail.com](mailto:westsideirrigationco@gmail.com); [1riegelfarm@gmail.com](mailto:1riegelfarm@gmail.com); [eburgwater1885@gmail.com](mailto:eburgwater1885@gmail.com); [jbrunson@fairpoint.net](mailto:jbrunson@fairpoint.net); [ktbrunson@fairpoint.net](mailto:ktbrunson@fairpoint.net); [Lakeshore206@fairpoint.net](mailto:Lakeshore206@fairpoint.net); [robertsb@cersd.org](mailto:robertsb@cersd.org); [communityrelations@cersd.org](mailto:communityrelations@cersd.org); [kombola@easton.wednet.edu](mailto:kombola@easton.wednet.edu); [jensens@easton.wednet.edu](mailto:jensens@easton.wednet.edu); [millerj@easton.wednet.edu](mailto:millerj@easton.wednet.edu); [kim.snider@esd401.org](mailto:kim.snider@esd401.org); [leslee.caul@esd401.org](mailto:leslee.caul@esd401.org); [angela.garrettgordon@esd401.org](mailto:angela.garrettgordon@esd401.org); [carol.chrisman@esd401.org](mailto:carol.chrisman@esd401.org); [traci.russell@esd401.org](mailto:traci.russell@esd401.org); [Angela\\_vonessen@ksd403.org](mailto:Angela_vonessen@ksd403.org); [Anita\\_mata@ksd403.org](mailto:Anita_mata@ksd403.org); [perkinsa@thorpschools.org](mailto:perkinsa@thorpschools.org); [roslyn@inlandnet.com](mailto:roslyn@inlandnet.com); [planner@ci.roslyn.wa.us](mailto:planner@ci.roslyn.wa.us); [publicworks@ci.roslyn.wa.us](mailto:publicworks@ci.roslyn.wa.us); Mike Engelhart (GOV) <[mengelhart@cleelum.gov](mailto:mengelhart@cleelum.gov)>; KathiSwanson <[kswanson@cleelum.gov](mailto:kswanson@cleelum.gov)>; VirgilAmick <[vamick@cleelum.gov](mailto:vamick@cleelum.gov)>; CleElumPlanning <[planning@cleelum.gov](mailto:planning@cleelum.gov)>; [clerk@cityofkittitas.com](mailto:clerk@cityofkittitas.com); [debbie.lee@cityofkittitas.com](mailto:debbie.lee@cityofkittitas.com); [kurin.simplot@cityofkittitas.com](mailto:kurin.simplot@cityofkittitas.com); [yusid@ci.ellensburg.wa.us](mailto:yusid@ci.ellensburg.wa.us); [pubworks@ci.ellensburg.wa.us](mailto:pubworks@ci.ellensburg.wa.us); [comdev@ci.ellensburg.wa.us](mailto:comdev@ci.ellensburg.wa.us); [energyservices@ci.ellensburg.wa.us](mailto:energyservices@ci.ellensburg.wa.us); [jonesc@ci.ellensburg.wa.us](mailto:jonesc@ci.ellensburg.wa.us); [johnstonj@ci.ellensburg.wa.us](mailto:johnstonj@ci.ellensburg.wa.us); [townofsouthcleelum@gmail.com](mailto:townofsouthcleelum@gmail.com); [sce@inland.net](mailto:sce@inland.net); [kcf1@fairpoint.net](mailto:kcf1@fairpoint.net); Rich Elliott <[elliotttr@kvfr.org](mailto:elliotttr@kvfr.org)>; [delvoj@kvfr.org](mailto:delvoj@kvfr.org); [kcf3102@yahoo.com](mailto:kcf3102@yahoo.com); [asstchief.eastonfd3@gmail.com](mailto:asstchief.eastonfd3@gmail.com); [jwiseman@spfire.org](mailto:jwiseman@spfire.org); [office@kcf7.com](mailto:office@kcf7.com)  
**Cc:** Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)>; Jamey Ayling <[jamey.ayling@co.kittitas.wa.us](mailto:jamey.ayling@co.kittitas.wa.us)>; Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>; Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>; [wssparks@gmail.com](mailto:wssparks@gmail.com); [chris@cruseandassoc.com](mailto:chris@cruseandassoc.com)  
**Subject:** SP-23-0009 Sparks - NOA Memo

Good Morning,

CDS is requesting comment on the following short plat application: SP-23-00009 Sparks. Links to the file materials can be found below. The comment period will end **Thursday, November 14, 2023, 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:** [SP-23-00009 Sparks](#)

**External Link:** [SP-23-00009 Sparks](#)

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-23-00009 Sparks”.

Thank you,

**Bradley Gasawski | Planner I**

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: [Bradley.gasawski@co.kittitas.wa.us](mailto:Bradley.gasawski@co.kittitas.wa.us)

---

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.  
message id: 38eb45916c6dcbdac24bb8719d004a14



## Bradley Gasawski

---

**From:** WSDOT Aviation Land Use Inquiries and Application Submittals  
<AviationLandUse@WSDOT.WA.GOV>  
**Sent:** Tuesday, November 7, 2023 11:42 AM  
**To:** Bradley Gasawski  
**Subject:** RE: [EXTERNAL] SP-23-0009 Sparks - NOA Memo

**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.

M. Gasawski,

WSDOT Aviation Division reviewed this documentation on 11/07/2023. This property appears to be located in WSDOT Airport Land Use Compatibility Zone 3, which coincides with the City of Ellensburg Airport Overlay Zone – Safety Zone 3 (Ch. 15.350). There are specific height and land use restrictions for this mapped area per both of the aforementioned documents. As long as the property is developed in accordance with requisite restrictions, we have no concerns.

If you have any questions, please let me know.

Cheers,

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

---

**From:** Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>  
**Sent:** Tuesday, October 31, 2023 8:04 AM  
**To:** Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@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>; enviroreview@yakama.com; corrine\_camuso@yakama.com; jessica\_lally@yakama.com; noah\_oliver@yakama.com; casey\_barney@yakama.com; kozj@yakamafish-nsn.gov; Matthews, Jim <matj@yakamafish-nsn.gov>; barh@yakamafish-nsn.gov; separegister@ecy.wa.gov; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; FormerOrchards@ecy.wa.gov; wendy.neet@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>; sepa@dahp.wa.gov; jorgenja@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>; Carter, Brietta J (DOH) <Brietta.Carter@doh.wa.gov>; THastings@snopass.org; rivers@dnr.wa.gov; YOUNG, BRENDA (DNR) <brenda.young@dnr.wa.gov>; Warthen, Luke (DNR) <luke.warthen@dnr.wa.gov>; SEPACENTER@dnr.wa.gov; MAUNEY,

MARTY (DNR) <martin.mauney@dnr.wa.gov>; Chambers, Scott (DNR) <Scott.Chambers@dnr.wa.gov>; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; tnorbom@kvnews.com; legals@kvnews.com; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; lhendrix@usbr.gov; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.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; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; matt.boast@kittitaspud.com; rightofway@pse.com; Joseph.Pignatelli@pse.com; CMOlcese@bpa.gov; vlconnell@bpa.gov; kimberly.larned@usda.gov; Prilucik, Jacob <PrilucJ@wsdot.wa.gov>; WSDOT SC Planning Mailbox <SCPlanning@WSDOT.WA.GOV>; WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>; Graham, Ken (PARKS) <Ken.Graham@parks.wa.gov>; sara@krdistrict.org; cid@fairpoint.net; westsideirrigationco@gmail.com; 1riegelfarm@gmail.com; eburgwater1885@gmail.com; jbrunson@fairpoint.net; ktbrunson@fairpoint.net; Lakeshore206@fairpoint.net; robertsb@cersd.org; communityrelations@cersd.org; kombola@easton.wednet.edu; jensens@easton.wednet.edu; millerj@easton.wednet.edu; kim.snider@esd401.org; leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org; traci.russell@esd401.org; Angela\_vonessen@ksd403.org; Anita\_mata@ksd403.org; perkinsa@thorpschools.org; roslyn@inlandnet.com; planner@ci.roslyn.wa.us; publicworks@ci.roslyn.wa.us; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; KathiSwanson <kswanson@cleelum.gov>; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>; clerk@cityofkittitas.com; debbie.lee@cityofkittitas.com; kurin.simplot@cityofkittitas.com; yusid@ci.ellensburg.wa.us; pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us; jonesc@ci.ellensburg.wa.us; johnstonj@ci.ellensburg.wa.us; townofsouthcleelum@gmail.com; sce@inland.net; kcf1@fairpoint.net; Rich Elliott <elliotttr@kvfr.org>; delvoj@kvfr.org; kcf102@yahoo.com; asstchief.eastonfd3@gmail.com; jwiseman@spfire.org; office@kcf7.com  
**Cc:** Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; wssparks@gmail.com; chris@cruseandassoc.com  
**Subject:** [EXTERNAL] SP-23-0009 Sparks - NOA Memo

**WARNING:** This email originated from outside of WSDOT. Please use caution with links and attachments.

Good Morning,

CDS is requesting comment on the following short plat application: SP-23-00009 Sparks. Links to the file materials can be found below. The comment period will end **Thursday, November 14, 2023, 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:** [SP-23-00009 Sparks](#)

**External Link:** [SP-23-00009 Sparks](#)

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-23-00009 Sparks”.

Thank you,

**Bradley Gasawski | Planner I**

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: [Bradley.gasawski@co.kittitas.wa.us](mailto:Bradley.gasawski@co.kittitas.wa.us)

---

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.  
message id: 38eb45916c6dcbdac24bb8719d004a14



State of Washington  
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Ellensburg District Office • 1130 W. University Way, Ellensburg, WA 98926

November 1, 2023

Bradley Gasawski  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926

**SUBJECT: SP-23-00009 Sparks**

Dear Mr. Gasawski,

The Washington Department of Fish and Wildlife (WDFW) has reviewed the application materials associated with the proposed Short Plat on Bowers Road. We recognize this is a non-project action, but it is important that all critical areas are evaluated properly to ensure the new lots created will have buildable areas that do not require variances from the critical area ordinance.

We appreciate the wetlands inventory report being made available for review, but the report was created in 2006 with survey work occurring during the winter months. This report is not relevant for determining whether wetlands are present on the site. Wetlands provide critical habitat for numerous fish and wildlife species, and particularly nesting shorebirds during the spring and early summer months in the Kittitas Valley. Whiskey Creek is a fish bearing stream located northwest of the project area so it is possible there are stream-associated wetlands nearby. We acknowledge the Cascade Irrigation District's canal is also located north of the property and provides irrigation water to the parcel that may result in irrigation induced wetlands. The information provided to date does not provide sufficient information about the potential for wetlands and how they may or may not impact future buildable spaces and/or septic locations.

The parcel is not within FEMA's regulatory floodplain, but it is not without flood risk. It is not uncommon for irrigation conveyance ditches to convey floodwater during flood events. We note that the proposed shared driveway easement near the middle of the existing parcel currently has a ditch running north to south. As the driveway is built out and parcels are developed, mitigation measures for water conveyance through the irrigation ditches should be considered to minimize flood risk to future infrastructure.

The WDFW recommends an updated critical area report and a water conveyance plan prior to approval of this short plat. Please feel free to contact me at (509) 961-6639 or [Jennifer.nelson@dfw.wa.gov](mailto:Jennifer.nelson@dfw.wa.gov) with any questions about these comments.

Sincerely,

Jennifer Nelson  
Area Habitat Biologist