

December 20, 2023

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

ATTN: ZACH TORRANCE-SMITH

RE: VP Clearing SE-23-00027

To Whom It May Concern:

My name is Bob McLean, and I am the husband of Penelope McLean (Jones). The Lots owned are Lot 78 Plat #037035 and the back half of Lot 79, Plat #297035. I am submitting this to be part of the Public Comments due at 5:00 p.m. on December 21, 2023.

- My wife and I are appalled at the Applicant's total disregard of the neighbors in this community. I have been in the development business for over 50 years. My companies have developed and built throughout the Western United States, as well as Alaska and Hawaii. I have never seen a property developed in the manner that these builders have approached this project. They never once contacted their immediate neighbors. They conducted no investigation whatsoever in connection with their SEPA Checklist. They never employed any engineer or environmental company to assess the potential for damage to the surrounds.
- They have created an aesthetic nightmare for their neighbors by taking ALL of the trees off (clear cut) on all of the boundary lines. They even cut some trees on neighboring properties. It is my understanding that they did this without appropriate permits. A fine does not make this situation right. What was done is done for all time. They cannot be allowed to finish their clear cut without so much as a by your leave.
- Last fall, as they were cutting (apparently illegally) and creating burn piles, they started to burn their pile; no water trucks or fire protection resources were present. They left the site and a few hours later the pile literally exploded with flames reaching 30-50 feet. Fortunately a neighbor (Kirt Andes) saw the fire and called the local fire district. They came and put out the fire. After they departed Kirt and another neighbor, Phil, used a tractor to move

the debris and piled it up. This allowed them to place a water sprinkler on top of the pile in order to keep it wet through the night.

- We realize they have a right to build their home, but not at the expense of their neighbors and this community. At a minimum, they should be required to refurbish the boundary property lines with mature trees and vegetation in order to blend in with neighboring properties. No more clear cutting should be permitted. They must be compelled to be good stewards of the land and the neighborhood.
- The Applicant must be ordered to do more than plant “ten” trees to be monitored over 5 years. I was flabbergasted at the notion that this would be deemed to suffice. That is not mitigation. That is not even surface gloss.
- Has anybody looked at the road and the drainage issues? It appears not from the SEPA Checklist. I am no expert, but it does not take an expert to say: there has been flooding on and appurtenant to this property. They gutted the trees, and removed the ground cover and now the surface water and the spring water can combine to create a deluge. Where is all the unabated surface and spring water going to go?
- The attached pictures were taken of the property recently and I can personally identify them as being pictures of the Applicant’s property and Penny’s property. They show issues with the ingress and egress because of groundwater. The road has served this community well. Now the Applicant will be causing more degradation of the road with even more logging/clear cutting..
- We have included pictures but pictures cannot tell the whole story. My wife and I personally beseech you to visit this property. We have owned it for over 30 years and it means the world to us. This decision will affect a number of families who have valued this wilderness area for decades.



Please look at the huge channel developing.



There is not much ground cover left, is there?





We are not sure this is on Applicant's property. We do know that his loggers ripped up survey stakes and markers all over the place. We also know that Penny told the loggers they were cutting a tree on her property. They dismissed and ignored her.



This is a mess.



This is probably the stop clear-cutting notice; too little too late.



Hopefully, the fire department will be on call for all of their burning.





A steward. Old growth trees on perimeters.

Respectfully,

Bob McLean

Comment Received from Bruce Stanley, President of Spring Creek Road Neighborhood Association:

Received by telephone call 1:30 PM December 6th, 2023 by Zach Torrance-Smith, Planner I.

Neighbors have been consulted and they are worried about water quality. The “upper lot” of this development was allegedly a wetland but is no longer designated as such. The road was paved last summer with private, communal funds. Logging has “destroyed” this road and is causing excessive runoff. He has contacted people who live on this road and they are all concerned. They want to know what is going to be done with how this project will affect drainage. He stated that the county knows they did not have a permit prior to the tree clearing that occurred and that heavy fines were involved for the developers. He stated that a Stop Notice was issued and posted. He has spoken with Scott Downes at the WDFW regarding their mutual concerns. He has stated that the neighbors have hired an attorney. He has stated that the bottom of the road has flooded. He requested to be sent a list of all neighbors who were notified, which was granted upon approval from Jamey Ayling, Planning Manager.



**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

November 28, 2023

Zach Torrance-Smith
Kittitas County Community Development Services
411 N. Ruby St. Suite 2
Ellensburg WA 98926

RE: SE-23-00027 VP Clearing

Dear Mx. Torrance-Smith:

Thank you for the opportunity to comment on the proposed development of parcel 047035 and parcel# 057035, in Section 34, Township 21N, Range 14E, W.M. in Kittitas County.

Based on remote review of this parcel(s) and information provided in the SEPA Checklist, it appears that portions are forested, and it will require a Forest Practices Application (FPA) from the DNR if merchantable timber is removed/harvested as part of the proposal and/or is being converted out of forest land (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,

Luke Warthen

Luke Warthen
District Manager- Forest Practices
Washington State Department of Natural Resources (DNR)
Southeast Region
luke.warthen@dnr.wa.gov

From: [Mary Lou Rossman](#)
To: [Zach Torrance-Smith](#)
Subject: FW: Kittitas County
Date: Friday, December 15, 2023 3:55:56 PM

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RE: Intended projects on parcels #057035 & 047035

I have to agree with Mr. Rossman's assessment and concerns with the intended project. Let me first provide some personal background. I'm a retired professional construction project manager and held licenses (businesses) as a general contractor, plumbing and fire sprinkler contractor. I have Industry experience of 40+ years. While it is concerning to see the wholesale cutting down of old growth trees (in-lieu of selective), that ship has sailed. Here are the real remaining concerns that I have considering my property and three others which are located south/west of the project site. These properties are directly down slope of the project site and in the path of its watershed. In addition, there is Spring Creek and several other small creeks that provide control of water flows during rain events and spring thaw. They all end up in the Cle Elum Reservoir. As mentioned in Mr. Rossman's email, the community of Cozy Lane has experienced the negative results from projects up-slope of us. This includes lime ring deposits in our drain channels (culverts).

1. What provisions (BMP's) will be **immediately** put in place to mitigate mud, silt and water migration onto adjacent properties?
2. Considering the acreage affected, I believe a SWPPP is required?
3. If a SWPPP is required for the project, please provide access to the QSD and a copy for review.
4. If a SWPPP is required, it must be supervised by a QSP and updated and revised thru-out the course of construction.
5. If a SWPPP is required, it is imperative that a concrete washout basin be established, monitored and disposed of properly. The lime deposits mentioned above are no doubt the result of concrete washout and/or soil amendments of past projects.
6. As the project progresses, the 4500 square foot structure and **all impervious site improvements** (what is the square footage to be paved? Does the 4500 square foot residence include/exclude a garage? How many out buildings will be built?) will generate more immediate and concentrated storm water runoff than before. Have civil plans been developed for the handling of this accelerated storm water condition? Will basins, percolation pits or some other engineered means be developed to slow or regulate water run off? Will the existing creeks and drainage channels become overwhelmed?

Please let us know what action will be implemented by the Kittitas County Building Department to ensure that the owner of this property is being required to comply with all current building codes and environment requirements.

Best Regards,

Cozy Lane Property Owner

From: Zach Torrance-Smith [mailto:zach.torrancesmith@co.kittitas.wa.us]
Sent: Thursday, December 14, 2023 1:49 PM
To: rossmans278@gmail.com
Subject: Kittitas County

If you look at the bottom of this email, you should see my email address.

Let me know if you have further questions.

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@co.kittitas.wa.us

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KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: December 12, 2023
SUBJECT: SE-23-00027 VP Clearing

<p>ACCESS</p>	<ol style="list-style-type: none"> 1. Parcel # 047035 has an issued access permit # AC-23-00081. A new site plan may be required if the project design has changed for the plans submitted with the access permit. Refer to Chapter 12 of the Kittitas County Code for access requirements. 2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 3. The access 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'. 4. Accesses 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. 5. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcels on this application. (This should be the final comment made on all SEPAs) (JS)
<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).
<p>SURVEY</p>	<p>As the application references "attached maps", but none were provided, survey comments are in regard to the entirety of the 2 parcels:</p> <ol style="list-style-type: none"> 1. Property corners shall be protected and preserved during construction activities. If any corners damaged or destroyed as a result of construction, it shall be reset by a Land Surveyor licensed in the State of Washington.

TRANSPORTATION CONCURRENCY	No transportation concurrency requirements at this time. (KH)
FLOOD & WATER MITIGATION/ METERING	No comments. (SC)

December 17, 2023

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

ATTN: ZACH TORRANCE-SMITH

RE: Notice of Application for applicant Viking NW Properties LLC, Project Name: VP Clearing

To Whom It May Concern:

My name is Bruce A. Stanley, property address 332 Spring Creek Rd, Ronald, WA 98940, Lot #4 Plat #647035 and Lot 5 Plat #927035. I am the President of the Creekside Road Maintenance Association and owner of the above listed property which is within 500 feet of the proposed project property. I am responding to the request for the comments from property owners on the environmental impacts of this proposal.

As I recently discussed with both yourself and Bradley Gasawski, there are multiple concerns regarding the project proposed clearing. Those issues include:

1. **The detrimental aesthetics.** The Applicant has already clear-cut a significant portion of the property. While I have not had the opportunity to review the file of the Department of Natural Resources, it is my understanding that the applicant may have performed the clear-cut without permission from the DNR. The pictures in your file do not properly depict what a catastrophe that was for the affected owners. The pictures do, however, show that clear cutting is not the norm for this area. This is a wilderness area and this is the first time that an Owner has completely disregarded the interests of other property owners. The Applicant now wants to clear cut the remainder of the property. There is no reason to not require at least perimeter growth to maintain the beauty of the community.
2. **Light pollution.** If the Applicant was required to maintain a perimeter of trees this would greatly reduce the glare of lights and headlights.
3. **Ingress and Egress.** The road serving the community is adequate to serve the present use. The logging has already caused problems. They tore up a culvert and ripped up survey stakes. They left the road a mess and it had to be cleaned up. There has already been damage. I have cared for that road for 37 years and know it intimately. It was gravel and was paved 3 years ago. The logging trucks have already caused damage and that damage will only worsen. There will be increased traffic.
4. **Water drainage and erosion. The property erosion of the entire Spring Creek Road area.** The upper of the two lots being developed has had flooding problems for years. The spring underneath the property flows across Penelope's property and the water follows the road. With the trees gone, there is no natural mechanism to absorb the water. It could work its way under the road. The area now faces more surface water **and** water from the underwater spring. The answer is not 10 trees being planted and monitored for 5 years. Not when you had two thickly forested parcels, absorbing water and providing beautiful aesthetics.

5. **Concerns about damage to Spring Creek.** We know that any surface water running into the Creek could contaminate the Creek. Has this issue been evaluated or monitored? The potential of damage to Spring Creek itself can affect water quality and negatively affect the fish runs in the future.
6. **The SEPA Environmental Checklist.** The Checklist is filled with "None" and "Not Known." It is unsettling to read these words, knowing that at some point in the not too distant future there is going to be considerable regret that more planning did not take place now, before the problems are made worse.

After discussing this matter with all property owners bordering Spring Creek Road and as such members of Creekside Road Maintenance Association we have full consensus regarding these serious concerns.

I am including a list of all of our Association property owners bordering Spring Creek Road for your convenience.

Respectfully,



CREEKSIDE ROAD MAINTENANCE ASSOCIATION

BRUCE A. STANLEY, PRESIDENT

Enclosure

**CREEKSIDE ROAD MAINTENANCE ASSOCIATION
MEMBERS CONTACT LIST AS OF 12/17/2023**

LOT NUMBER	OWNER NAME AND ADDRESS	CONTACT PHONE	EMAIL ADDRESS
1	Randy and Cheryle Fields 2 Box 491 Roslyn, WA 98941	253-2658614 Hme 253-377-9562 Cell 509-649-3556 Cabin	cherylef@comcast.net Lot 1 Plat #917035 Lot 2 Plat #597035
2	Drew and Norena Addington 1327 Gohr Rd., Sultan, WA 98294	206-920-2994 Cell	Drew Addington - Son drewaddington@hotmail.com Lot 3 Plat #327035
3	Shelley McGraw 7 37804 37th Ave S., Auburn, WA 98001-8744	253-569-2633 Cell	myshelbyandme@yahoo.com Lot 6 Plat #607035 Lot 7 #947035
4	Curtis Andes P.O. Box 1508, Ronald, WA 98940-0016	509-312-7039 Cell	candes09@gmail.com Lot 8 Plat #627035
5	Bruce & Patti Stanley 14233 29th Ave S, Seattle, WA 98168	509-952-6682 Cell 206-228-4120 Cell	sbruce195@hotmail.com Lot 4 Plat #647035 Lot 5 Plat #927035
6	Christopher Painter P.O. Box 539 Ronald, WA 98940	408-533-5234	chris@chrispainter.com Sunshine Estates Lot 77 - Plat #017035

78 Penelope McLean
P.O. Box 1410, Ronald, WA 98949-1410

509-649-3979 Cabin
509-304-2134 Cell

beachmclean@gmail.com
Lot 78 Plat #037035

79* Penelope A Jones
P.O. Box 1410, Ronald, WA 98940-1410

509-649-3979 Cabin
509-304-2134 Cell

beachmclean@gmail.com
Sunshine Estates Back Half of Lot 79
Plat #297035

79* Major Klein
22212 State Rt 410E
Bonney Lake, WA 98391

253-740-4868 Cell

Plat #297035

Leonard Badgley

253-261-1500 Cell

80 Viking NW Properties
Major Klein
Leonard Badgley

253-740-4868 Cell
253-261-1500 Cell

Lot 80 Plat #057035

81 David R Behrends
454 N 42nd St., Seattle, WA 98103

206-999-2315
206-999-9859 Jim
(Brother)

jim@behrends.us.com
Lot 81 Plat #057035

91 Jay and Kendra Chavis
7007 110th Ave NE
Lake Stevens, WA 98258

425-334-4256 Cell
425-330-8808 (K)

Lot 91 Plat #066935

Plat #246935

Tim Ruiz

12922 78th Ave E
Puyallup, WA 98373

253-377-5981

truiz@tercomconstruction

Plat #246935 Sunshine Estates

76 Brian Pugh

44210 SE 151st St
North Bend, WA 98045

425-273-5809

briandpugh@outlook.com

Mr. Zach Torrance,

RE: Intended projects on parcels #057035 & 047035

I agree with Mr. Rossman's emailed letter of assessment and concerns with the intended project. Let me first provide some personal background. I'm a retired professional construction manager and held licenses (businesses) as a general contractor, plumbing and fire sprinkler contractor. I have Industry experience of 40+ years. While it is concerning to see the wholesale cutting down of old growth trees (in-lieu of selective), that ship has sailed. Here are the real remaining concerns that I have considering my property and three others which are located south/west of the project site. These properties are directly down slope of the project site and in the path of its watershed. In addition, there is Spring Creek and several other small creeks that control of water flows during rain events and spring thaw. They all end up in the Cle Elum Reservoir. As mentioned in Mr. Rossman's letter, the community of Cozy Lane has experienced the negative results from projects up-slope of us. This includes flooding and lime ring deposits in our drain channels (culverts).

1. What provisions (BMP's) will be **immediately** put in place to mitigate mud, silt and water migration onto adjacent properties? This is a mandatory requirement since the removal of trees included the excavation and removal of root structures. This action has disturbed (loosened) top soil to significant depths and sets the conditions for mud and sediment migration.
2. Considering the acreage affected, I believe a SWPPP is required?
3. If a SWPPP is required for the project, please provide access to the QSD and a copy for review.
4. If a SWPPP is required, it must be supervised by a QSP and updated and revised thru-out the course of construction.
5. If a SWPPP is required, it is imperative that a concrete washout basin be established, monitored and disposed of properly. The lime deposits mentioned above are no doubt the result of concrete washout and/or soil amendments of past projects.
6. As the project progresses, the 4500 square foot structure and **all impervious site improvements** will generate more immediate and concentrated storm water runoff than before. What is the square footage of the site to be paved? Does the 4500 square foot residence include/exclude a garage? How many out buildings will be built? Have civil plans been developed to address these accelerated storm water conditions? Will holding basins, percolation pits, French drains or some other engineered means be developed to slow, filter and/or regulate storm water runoff? Will the existing creeks and drainage channels become overwhelmed?

Please let us know what actions will be implemented by the Kittitas County Building Department to ensure that the owner of this property is being required to comply with all current building codes and environment requirements.

Best Regards,

Cozy Lane Property Owner

RECEIVED
DEC 22 2023

December 18, 2023

Kittitas County CDS

To: Zach Torrance-Smith, Kittitas County Permit Coordinator

We are very concerned about the Project VP Clearing (SE-23-00027) Applicant Viking NW Properties LLC.

We are property owners of 201 Cozy Lane Ronald, WA. Our location is directly below the planned site. We built this home in 2012 and that first winter our lower crawl space was flooded with over 12 inches of water from the housing development above. Needless to say our new home was damaged and we spent substantial amount of money in repairs. Our property receives water run off from the hillside to the east. This proposed project is a defiant environmental impact to our property.

As home owners we are concerned about this proposed project and which needs SEPA & EPA required permits.

Best,



Tony & Brenda Veiga

201 Cozy Lane, Ronald, WA

Parcel #10322

From: [Connor Armi](#)
To: [Zach Torrance-Smith](#)
Cc: [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)
Subject: Re: SE-23-00027 VP Clearing - Notice of Application
Date: Tuesday, November 28, 2023 2:54:52 PM

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.

This consult is in reference to Shoreline Exemption SE-23-00027 *VP Clearing*. This undertaking involves intense ground disturbance, which includes the clear cutting, piling, grating of the timber for the eventual construction of a 4500 sq ft residential structure and associated infrastructure such as a septic.

This undertaking is located within the CCT Traditional Territories. 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 Wenatchi Tribes, 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.

There are known cultural resources of precontact and historic significance nearby and this particular area is considered Very High Risk for an inadvertent discovery according to the DAHP predictive model. This area has not been previously surveyed and a preliminary archaeological investigation would be prudent.

CCT requests a cultural resource survey prior to the implementation of ground disturbing activities and that 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.

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

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespelem, WA 99155

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

connor.armi.hsy@colvilletribes.com

On Wed, Nov 22, 2023 at 10:52 AM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good morning,

CDS is requesting comments on the following SEPA application: **SE-23-00027 VP Clearing**. Links to the file materials can be found below. Kittitas County anticipates issuing an MDNS for this project application and is using the optional SEPA process. This may be the only opportunity to comment on the ecological impacts of this project.

The comment period will end **Tuesday December 12, 2023 at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

Please contact me directly with any questions or issues accessing the materials.

Public Access: [SE-23-00027 VP Clearing](#)

Internal Access: SE-23-00027 VP Clearing

Thank you,

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@co.kittitas.wa.us

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From: [Public Health Inspectors](#)
To: [Zach Torrance-Smith](#)
Subject: RE: SE-23-00027 VP Clearing - Notice of Application
Date: Friday, December 1, 2023 11:36:22 AM

Zach,

Public health has reviewed this application. The two parcels intend to share a well. Currently, a recorded water user's agreement is needed before the proposed well can be drilled. All required setbacks must be met in regards to well and septic systems (KCC 13). **There is a discrepancy between the site plan submitted for the septic system and the site plan submitted for the proposed well.** The site plan for the septic system does not indicate that the well meets the required property line setbacks of 50 feet. **This discrepancy must be cleared up prior to this application being approved.**

Thank you,

Holly Erdman

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Wednesday, November 22, 2023 10:52 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@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>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Elizabeth.Torrey@dfw.wa.gov; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; brooksideconsulting@gmail.com; Deborah.j.knaub@usace.army.mil; Jena.N.Churchill@usace.army.mil; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; storch@kittcom.org; Public Health Inspectors <PublicHealthInspectors@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; matj@yakamafish-nsn.gov; barh@yakamafish-nsn.gov; sepa@dahp.wa.gov; russell.mau@doh.wa.gov; lhendrix@usbr.gov; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; separegister@ecy.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; rand461@ECY.WA.GOV; rivers@dnr.wa.gov; brenda.young@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; scott.chambers@dnr.wa.gov; mark.a.gradwohl.civ@mail.mil; 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; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov;

AviationLandUse@wsdot.wa.gov; ken.edwards@kittitaspud.com; rightofway@pse.com;
Joseph.Pignatelli@pse.com; ken.graham@parks.wa.gov; robertsb@cersd.org;
communityrelations@cersd.org; CMOlcese@bpa.gov; vlconnell@bpa.gov;
kimberly.larned@usda.gov

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski
<bradley.gasawski@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Subject: SE-23-00027 VP Clearing - Notice of Application

Good morning,

CDS is requesting comments on the following SEPA application: **SE-23-00027 VP Clearing**. Links to the file materials can be found below. Kittitas County anticipates issuing an MDNS for this project application and is using the optional SEPA process. This may be the only opportunity to comment on the ecological impacts of this project.

The comment period will end **Tuesday December 12, 2023 at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

Please contact me directly with any questions or issues accessing the materials.

Public Access: [SE-23-00027 VP Clearing](#)

Internal Access: [SE-23-00027 VP Clearing](#)

Thank you,

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Steven Rossman](#)
To: [Zach Torrance-Smith](#)
Subject: Rossman concern on Viking Property LLC
Date: Thursday, December 14, 2023 4:16:45 PM
Importance: High

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.

To: Zack Torrance-Smith Kittitas County Permit Coordinator, e-mail
zach.torrancesmith@kittitas.wa.us

As the Designated Permit Coordinator for the Project VP Clearing (SE-23-00027) Applicant Viking NW Properties LLC; I am contacting you in regards to this proposed project.

I have serious concerns regarding this proposed project, which needs SEPA & FPA required permits.

I spent the last 10 years of my career in the Navy at Naval Base Kitsap as Senior Community Planner for Navy holdings in the Pacific NW.

I designed and built two homes over the last 23 years on two lots due west (and downhill) of the two parcels that Viking NW has recently clear cut. In my opinion this project will have an “adverse effect” on the surrounding homes located to the west and the south of the approximately four acres of the Viking properties. I say this because in the Winter of 2004/2005 an intense flood from the recent clear cut just to the north of Cozy Lane. The run off from “The Crest” development covered Cozy Lane with six inches of mud and water. Fortunately the flooding damage to garages and homes on Cozy Lane was prevented by the home owners of the 12 home sites using their heavy equipment and placing sandbags to hold back the flood waters from structures.

The EPA was notified by a home owner and EPA put a stop to any additional work being done on the development until the owners had an engineered double water retention pond designed and installed. An “adverse effect”, i.e., flooding, may be eliminated if a Storm Water Protection Plan is required before construction.

Viking property parcel # 057035 and adjoining parcel # 047035 receive substantial water runoff from the steep hill side to the east. These parcels have been a wetland with many old growth cedar trees that now have been cut down.

There is definitely an environmental impact with Project VP Clearing (SE-23-00027).

Respectfully,

Steve Rossman
211 Cozy Lane Ronald, WA
Hm Ph. 509-649-3364



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

December 6, 2023

Zach Torrance-Smith
Planner I
Kittitas County
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

In future correspondence please refer to:
Project Tracking Code: 2023-12-07904
Property: Kittitas County_VP Clearing and Residence Project (SE-23-00027)
Re: Survey Requested

Dear Zach Torrance-Smith:

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 to the right.

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



DRIFTWOOD ACRES MAINTENANCE CORP.

P.O. BOX 480

ROSLYN, WA 98941



DAMC Website: damccommunity.com

RECEIVED
DEC 20 2023

Kittitas County CDS

To: Zack Torrance-Smith

Kittitas County Permit Coordinator

As the Designated Permit Coordinator for the Project VP Clearing (SE-23-00027) Applicant Viking NW Properties LLC; We, Driftwood Acres Maintenance Cooperation is contacting you in regard to this proposed project.

We have serious concerns regarding this proposed project, which we believe needs SEPA & EPA permits.

This project will have an adverse effect on the surrounding homes located to the west and the south of the approximately four acres of the Viking properties. We say this because in the winter of 2004/2005 an intense flood occurred from the clear cut just to the north of Cozy Lane. The runoff from "The Crest" development covered Cozy Lane with eight to 12 inches of mud and water. Fortunately, the flooding damage to garages and homes on Cozy Lane was prevented by the homeowners of the 12 home sites using their heavy equipment and placing sandbags to hold back the flood waters from entering structures.

The EPA was notified by a homeowner and EPA put a stop to any additional work being done on the development until the owners had an engineered double water retention pond designed and installed. An "adverse effect", i.e., flooding, may be eliminated if a Storm Water Protection Plan is required before construction.

Viking property parcel # 057035 and adjoining parcel # 047035 receive substantial water runoff from the steep hill side to the east. These parcels have been a wetland with many old growth cedar trees that now have been cut down also causing an environmental impact.

I look forward to your response and discussing this matter further. Please contact me, Norm Pascoe, DAMC President at Pascoe3451@msn.com

Respectfully,

DAMC Board of Trustees

From: [Mau, Russell E \(DOH\)](#)
To: [Zach Torrance-Smith](#)
Cc: [Smits, Brenda M \(DOH\)](#); [Holly Erdman](#)
Subject: RE: SE-23-00027 VP Clearing - Notice of Application
Date: Wednesday, November 22, 2023 4:56:55 PM

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Mr. Torrance-Smith:

The Department of Health (DOH) Office of Drinking Water (ODW) has the following question:

Is the property within the service area of any public water system?

If anyone has any questions or concerns regarding this question, please contact DOH.

I look forward to your response.

Thanks,

Russell E. Mau, PhD, PE

Regional Engineer
Office of Drinking Water
Washington State Department of Health
Russell.Mau@doh.wa.gov
www.doh.wa.gov | 509-329-2116

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

Sent: Wednesday, November 22, 2023 10:52 AM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@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>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; 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>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; brooksideconsulting@gmail.com; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; storch@kittcom.org; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>;

enviroreview@yakama.com; corrine_camuso@yakama.com; Jessica Lally <Jessica_Lally@Yakama.com>; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; barh@yakamafish-nsn.gov; DAHP SEPA <sepa@dahp.wa.gov>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; lhendrix@usbr.gov; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; ECY RE SEPA REGISTER <separegister@ecy.wa.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>; 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>; mark.a.gradwohl.civ@mail.mil; steve@snoqualmtribe.us; dahp@snoqualmtribe.us; adam@snoqualmtribe.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; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; ken.edwards@kittitaspud.com; rightofway@pse.com; Joseph.Pignatelli@pse.com; Graham, Ken (PARKS) <Ken.Graham@PARKS.WA.GOV>; robertsb@cersd.org; communityrelations@cersd.org; CMOIcese@bpa.gov; vlconnell@bpa.gov; kimberly.larned@usda.gov
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: SE-23-00027 VP Clearing - Notice of Application

External Email

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Thank you,

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Neil Dewey](#)
To: [Zach Torrance-Smith](#)
Subject: Viking Properties #057035 and #047035
Date: Sunday, December 17, 2023 9:25:38 PM

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.

Zack Torrance Smith,

Mr Smith, I would like to respond to the Viking Properties proposal. I don't really have an issue of someone wanting to build on their property. The issue I have is the lack of a proper sized water retention system. Someone removing enough vegetation and trees to make room for a very large house and garage definitely needs to provide a water retention pond so as not to affect homes and property from rains and/or melting snow which happened approximately 10 years ago on Cozy Lane which is to the west of the proposed project. At that time several years ago we had our ditches filled full of water and sand causing our culverts to be plugged, 12 inches of water on our roads, and flooding one house/garage with approximately two feet of water. Fortunately a couple of us were here at that time and were able to use our equipment to divert the runoff and prevent more damage from occurring.

If you have any questions or concerns please don't hesitate to give me a call.

Thank You
Neil Dewey
91 Cozy Lane
Ronald, WA 98940
509-649-3507

[Sent from Yahoo Mail for iPhone](#)



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

December 1, 2023

Zach Torrance-Smith
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON SE-23-00027

Dear Mr. Torrance-Smith,

Thank you for the opportunity to comment on SE-23-00027 concerning the clearing of parcels #047035 and 057035. Washington Department of Fish and Wildlife (WDFW) has reviewed the application and supporting documents. WDFW was also part of a site review of this property on October 5, 2023 where there was clearing within the county designated riparian zone of Spring Creek, a fish-bearing creek.

During the October 5, 2023 site visit, there was agreement among those present including the landowner, Washington Department of Ecology, Washington Department of Natural Resources, WDFW, and Kittitas County that a mitigation plan needed to be prepared to address the unauthorized clearing of the riparian zone. While WDFW provided input on habitat elements we believe are appropriate to be in the mitigation plan, WDFW has not seen the final mitigation plan. WDFW requests to review and comment on the final mitigation plan, prior to approval of this proposal and that the final mitigation plan should be a condition of approval for this proposal.

Thank you again for the opportunity to comment and look forward to discussing this further with the county and the applicant. Please contact me at 509-607-3578 or Scott.Downes@dfw.wa.gov to discuss these concerns.

Sincerely,

Scott Downes
Area Habitat Biologist

Cc:
Elizabeth Torrey, WDFW
Jamey Ayling, CDS