



**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

April 9, 2024

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

RE: SE-24-00009 Jansen

Dear Mx. Gasawski:

Thank you for the opportunity to comment on the short plat application of parcels 046433, 046433, 056433, 066433, 076433, 21465, 21466, 21467, 21468, 21469, 21470, 21471, 21472, 21473, 21474, 21475, 21476, 21477, 21478, 21479, 21480, 21481, 21482, 21483, 21484, 21485, 21486, 21487, 21488, 21489, 21490, 21491, 21492, 21493, 21494, 21495, 21496, 21497, 21498, 21499, 21500, 21501, 21502, 21503, 21504, 21505, 21506, 21508, 21509, 21510, 086433, 21512, 21513, 21514, 21515, 21516, 21517, 21518, 21519, 21520, 21521, 21522, 21523, 21524, 21525, and 21526 in Section 22, T. 18 N., Range 17 E., W.M.; Kittitas County.

Based on remote review of this parcel(s) it appears that some of the parcel(s) consist of forestland, 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,

A handwritten signature in cursive script that reads "Amanda Moody".

Amanda Moody
Forest Practices Program Coordinator
Washington State Department of Natural Resources (DNR)
Southeast Region
Amanda.moody@dnr.wa.gov

Bradley Gasawski

From: Public Health Inspectors
Sent: Wednesday, April 10, 2024 8:12 AM
To: Bradley Gasawski
Subject: RE: SX-24-00009 Jansen - Notice of Application

Bradley,

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

Thank you,

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Tuesday, April 9, 2024 8:05 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>; 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>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; THastings@snopass.org; sepa@dahp.wa.gov; 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; 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; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Elizabeth.Torrey@dfw.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; amanda.moody@dnr.wa.gov; lhendrix@usbr.gov; ken.graham@parks.wa.gov; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOfcese@bpa.gov; vlconnell@bpa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; tnorrbon@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; kcfd1@fairpoint.net; sara@krdistrict.org; perkinsa@thorpschools.org; 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
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>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: SX-24-00009 Jansen - Notice of Application

Good Morning,

CDS is requesting comment on the following SEPA checklist: SE-24-00009 Jansen. Links to the file materials can be found below. The comment period will end **April 23, 2024, 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: [SE-24-00009 Jansen](#)

External Link: [SE-24-00009 Jansen](#)

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 “State Environmental Policy Act (SEPA)” and then the project file number “SE-24-00009 Jansen”.

Best,
Bradley

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

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request or public records through the GovQA portal.

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message id: 38eb45916c6dcbdac24bb8719d004a14

Bradley Gasawski

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Tuesday, April 9, 2024 4:08 PM
To: Bradley Gasawski
Cc: Holly Erdman; Smits, Brenda M (DOH)
Subject: RE: SX-24-00009 Jansen - Notice of Application

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.

Mr. Gasawski:

The Department of Health (DOH) Office of Drinking Water (ODW) has reviewed the submittal and has the following comment:

1. Based on the number of connections (69 parcels with single-family homes), this proposed development will be served by a Group A public water system. As a Group A public water system, the applicant will submittal a water system application to DOH ODW for review and subsequent approval.

If anyone has any questions or concerns, please contact DOH, thanks,

Russell E. Mau, PhD, PE

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

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Tuesday, April 9, 2024 8:05 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>; 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>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; THastings@snopass.org; DAHP SEPA <sepa@dahp.wa.gov>; 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; 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; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; Mau, Russell E (DOH) <Russell.Mau@DOH.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>; 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>; 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>; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; Graham, Ken (PARKS) <Ken.Graham@PARKS.WA.GOV>; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; vlconnell@bpa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; tnorrbom@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; kcf1@fairpoint.net; sara@krdistrict.org; perkinsa@thorpschools.org; 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
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>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: SX-24-00009 Jansen - Notice of Application

External Email

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Best,
Bradley

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

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Bradley Gasawski

From: Haley Mercer
Sent: Friday, April 12, 2024 9:12 AM
To: Bradley Gasawski
Subject: RE: SX-24-00009 Jansen - Notice of Application

Hi Bradley;

The subject parcels are in the land tax classification of Farm and Agriculture (RCW 84.34.02). The primary use of the land in this land tax classification is for commercial agriculture. In reviewing the SEPA application, it appears the use of the land will no longer be compatible for commercial agriculture, therefore no longer qualify for this land tax classification. The tax payer should reach out to me for removal estimate cost for the parcels.

Haley Mercer

Cadastral Technician
Kittitas County Assessor's Office
205 W 5th Avenue, Suite 101
Ellensburg, WA 98926
Direct (509)962-7633
Office (509)962-7501
www.co.kittitas.wa.us/assessor

Note: email correspondence to this account is a matter of public record and subject to release under the Public Records Act.

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Tuesday, April 9, 2024 8:05 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>; 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>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; THastings@snopass.org; sepa@dahp.wa.gov; 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; 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; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Elizabeth.Torrey@dfw.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; amanda.moody@dnr.wa.gov; lhendrix@usbr.gov; ken.graham@parks.wa.gov; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOIcese@bpa.gov; vlconnell@bpa.gov; rightofway@pse.com;

Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; tnorrbon@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; kcf1@fairpoint.net; sara@krdistrict.org; perkinsa@thorpschools.org; 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

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

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Best,
Bradley

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

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Bradley Gasawski

From: WSDOT Aviation Land Use Inquiries and Application Submittals
<AviationLandUse@WSDOT.WA.GOV>
Sent: Tuesday, April 16, 2024 11:42 AM
To: Bradley Gasawski
Subject: RE: [EXTERNAL] SX-24-00009 Jansen - Notice of Application

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Hi M Gasawski,

WSDOT reviewed the provided documents on 04/15/2024. We have no comments.

Cheers,

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

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Tuesday, April 9, 2024 8:05 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>; 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>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; THastings@snopass.org; sepa@dahp.wa.gov; 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; 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; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; Mau, Russell E (DOH) <Russell.Mau@doh.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>; 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>; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; Graham, Ken (PARKS) <Ken.Graham@parks.wa.gov>; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jena.N.Churchill@usace.army.mil; 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>; CMOlcese@bpa.gov; vlconnell@bpa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; tnorrbon@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; kcfd1@fairpoint.net; sara@krdistrict.org; perkinsa@thorpschools.org; 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
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>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: [EXTERNAL] SX-24-00009 Jansen - Notice of Application

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

Good Morning,

CDS is requesting comment on the following SEPA checklist: SE-24-00009 Jansen. Links to the file materials can be found below. The comment period will end **April 23, 2024, 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: [SE-24-00009 Jansen](#)

External Link: [SE-24-00009 Jansen](#)

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<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “State Environmental Policy Act (SEPA)” and then the project file number “SE-24-00009 Jansen”.

Best,
Bradley

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

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KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: April 23, 2024
SUBJECT: SE-24-00009 Jansen

<p>ACCESS</p>	<ol style="list-style-type: none"> 1. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners. 2. Maintenance of the driveway access and private roads that are not intended to become county right-of-way is the responsibility of the property owners who benefit from its use. 3. KCC 12.04.01.03 requires secondary access for developments with more than 30 lots. Recorded easements will be required. 4. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Roadway, Bridge, and Development Standards. 5. A public utility easement 10 feet in width is reserved along all lot lines. The 10-foot easement shall abut the exterior plat boundary and shall be divided 5 feet of each side of interior lot lines. Said easement shall also be used for irrigation. 6. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this application. <p>OF NOTE:</p> <ol style="list-style-type: none"> 7. Road naming applications shall be required for all interior roads in this development. 8. Road certification is required for all private roads serving 5 or more lots. 9. A road maintenance agreement is required for all private roads KCC 12.04.04.050. 10. 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 right-of-way. (JS)
<p>ENGINEERING</p>	<p>Grading permit # GP-24-00001 is under review. (JS)</p>

SURVEY	There are no survey comments regarding this application. (JT)
TRANSPORTATION CONCURRENCY	A Transportation Concurrency Management Application is required. (KKH)
FLOOD	The project area is not mapped within the FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit is not required. (SC)
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No comments. (JS)



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

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

April 19, 2023

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

RE: 202401560; SE-24-00009 Jansen

Dear Bradley Gasawski:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the **Jansen 4.5 Mile Subdivision Road**. We have reviewed the documents and have the following comments.

Water Resources

The Attorney General's Opinion, (AGO 1997 No. 6) regarding the status of exempt ground water withdrawals, states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050; if the total amount withdrawn for domestic use exceeds 5,000 gallons per day or if a total of more than .5 acre of lawn and garden are irrigated.

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals for a project up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

If you have any questions or would like to respond to these Water Resources comments, please contact Nathan Longoria at (509) 907-1752 or email at Nathan.Longoria@ecy.wa.gov.

Sincerely,

Jessica Swift
On behalf of SEPA Coordinator
Central Regional Office
509-379-0702
crosepacoordinator@ecy.wa.gov

Bradley Gasawski

From: Connor Armi <connor.armi.hsy@colvilletribes.com>
Sent: Monday, April 22, 2024 1:13 PM
To: Bradley Gasawski
Cc: Guy Moura; Hanson, Sydney (DAHP)
Subject: Re: SX-24-00009 Jansen - Notice of Application

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 *SE-24-00009 Jansen*. This undertaking involves intense ground disturbance at this time totaling over 415 acres in disturbed area.

This undertaking is located within the CCT Usual and Accustom 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 usual and accustom territory of the Wenatchi and Moses Columbia Tribes, 2 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.

As ground disturbing activities are to be conducted, such as ground breaking for residential housing construction and associated infrastructure, 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 proposed ground disturbance to ensure the totality of the presence or absence of cultural material.

There are no known cultural resources of precontact and historic significance nearby and this particular area is considered Low to High Risk for an inadvertent discovery according to the DAHP predictive model. The totality of this area has not been previously surveyed and a preliminary archaeological investigation would be prudent. The only survey that has been conducted was performed for the construction of the KRD road and would be outside the scale and scope required to fully assess this project's impact to cultural resources.

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 | Nespelam, WA 99155

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

connor.armi.hsy@colvilletribes.com

On Tue, Apr 9, 2024 at 8:05 AM Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us> wrote:

Good Morning,

CDS is requesting comment on the following SEPA checklist: SE-24-00009 Jansen. Links to the file materials can be found below. The comment period will end **April 23, 2024, 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.

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External Link: [SE-24-00009 Jansen](#)

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<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “State Environmental Policy Act (SEPA)” and then the project file number “SE-24-00009 Jansen”.

Best,

Bradley

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

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message id: 38eb45916c6dcbdac24bb8719d004a14



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

April 22, 2024

Bradley Gasawski
Planner I
Kittitas County
411 N. Ruby St; Suite 2
Ellensburg, WA 98926

In future correspondence please refer to:
Project Tracking Code: 2024-04-02695
Property: Kittitas County_Jansen Subdivision (SX-24-00009)
Re: Survey Requested

Dear Bradley Gasawski:

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.

DAHP is concerned that the proposed project area may contain precontact rock features. Further, we are concerned that 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 from the end of the name.

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





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

April 22, 2024

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

SUBJECT: WDFW COMMENTS ON SE-24-00001 JANSEN SUBDIVISION SEPA

Dear Mr. Gasawski,

Thank you for the opportunity to comment on the Jansen subdivision with road access application. The Washington Department of Fish and Wildlife (WDFW) is familiar with the project area and we've reviewed the application materials available on file and conducted a site visit with the proponents in November 2023. This project area includes multiple fish and wildlife habitat conservation areas (FWHCA) and we look forward to working collaboratively to ensure their functions and values are adequately protected.

The critical areas report and SEPA checklist seem to adequately identify the streams and wetlands on in the project area, but there is little mention of other FWHCAs present on the property and how they will be protected. The parcels under review have numerous critical areas with little mention as to how they will be avoided, or impacts minimized or mitigated per KCC 17A.01.100. Much of the property is shrubsteppe habitat-a priority habitat identified in WDFW's Priority Habitats and Species (PHS) program. Our PHS web mapper also clearly shows a Biodiversity Area and Corridor (BAC) and elk winter range as well as riparian habitat along the stream corridors. In addition to these priority habitats, specific species listed in our PHS program that are present or likely to be present include Golden Eagle and Sagebrush sparrow; both are State Candidate species as well as Columbia Spotted frog, Sharp-tailed snake, Loggerhead Shrike and Sage Thrasher to name a few.

Kittitas County Code 17A.02.330 defines FWHCAs to include movement corridors, seasonal ranges, and priority habitats and species (PHS) as identified by WDFW and KCC 17A.04.020(d) designates all PHS as FWHCA. The proposed roadway and subsequent development will negatively impact multiple Fish and Wildlife Habitat Conservation Areas and yet there is little mention of how the proposed project was designed to avoid these impacts or minimize the impacts within the critical areas report.

Any crossing of the streams or work occurring near them is likely to require a Hydraulic Project Approval (HPA) permit from WDFW. Information about our permits and processing can be found at this [link](#), or feel free to reach out to us directly. Stream crossing impacts to the streams and riparian areas can likely be largely avoided by following our Water Crossing Design Guidelines and through the HPA process.

Currently, all critical areas have not been identified and there are little to no mitigation measures proposed for the project. We are concerned there will be significant impacts to critical areas, specifically the FWHCAs. Prior to approval,

- **WDFW recommends the development of a Habitat Management Plan that addresses all the Fish and Wildlife Habitat Conservation Areas onsite as well as mitigation measures for how the road and subsequent development will impact them.**
- **At a minimum, WDFW recommends 2:1 mitigation for impacts and/or conversion in shrubsteppe habitat.**
- **WDFW recommends the mitigation planning occur prior to approval of the MDNS to minimize project delays.**

Thank you for the opportunity to comment and for the County's commitment to protect critical areas. Please let me know if there are any questions about our comments; we look forward to working together on this project. I can be reached by phone at (509) 961-6639 or email at Jennifer.nelson@dfw.wa.gov.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson".

Jennifer Nelson
Fish and Wildlife Biologist

Bradley Gasawski

From: sara@krdistrict.org
Sent: Tuesday, April 23, 2024 12:36 PM
To: Bradley Gasawski
Subject: RE: SX-24-00009 Jansen - Notice of Application

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Good afternoon,

Access to several parcels within the western most part of the subdivision will require a Crossing License from the US Bureau of Reclamation for access over the South Branch Canal. In addition, as several more parcels are adjacent to the South Branch canal, please note that all KRD Operation and Maintenance (O&M) roads are for KRD use only. Residential and recreational use is prohibited.

Thank you,

Sara Vickers
Lands Clerk/RRA Specialist
509-925-6158
www.kittitasreclamationdistrict.org

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Tuesday, April 9, 2024 8:05 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>; 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>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; THastings@snopass.org; sepa@dahp.wa.gov; 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; 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; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Elizabeth.Torrey@dfw.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; amanda.moody@dnr.wa.gov; lhendrix@usbr.gov; ken.graham@parks.wa.gov; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; vlconnell@bpa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; tnorrbon@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; kcf1@fairpoint.net; sara@krdistrict.org; perkinsa@thorpschools.org; 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

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

Subject: SX-24-00009 Jansen - Notice of Application

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<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to "State Environmental Policy Act (SEPA)" and then the project file number "SE-24-00009 Jansen".

Best,
Bradley

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

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