

## Bradley Gasawski

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**From:** WSDOT Aviation Land Use Inquiries and Application Submittals  
<AviationLandUse@WSDOT.WA.GOV>  
**Sent:** Tuesday, April 16, 2024 3:29 PM  
**To:** Bradley Gasawski  
**Subject:** RE: [EXTERNAL] SE-24-00012 Solar Dolar - 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.

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](mailto:david.ison@wsdot.wa.gov) C: 360-890-5258

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**From:** Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>  
**Sent:** Thursday, April 11, 2024 8:02 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>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@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>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Fredrickson, Josh <josh.fredrickson@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>; THastings@snopass.org; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine\_camuso@yakama.com; ken.edwards@kittitaspud.com; jessica\_lally@yakama.com; noah\_oliver@yakama.com; casey\_barney@yakama.com; kozj@yakamafish-nsn.gov; Matthews, Jim <matj@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>; Carter, Brietta J (DOH) <Brietta.Carter@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; 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; snutt@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; Rich Elliott <elliott@kvfr.org>; sara@krdistrict.org; timothy.lawless@dammanschool.org; marsha@dammanschool.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; Joel Greear <joel@centralpavingllc.com>  
**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] SE-24-00012 Solar Dolar - 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-24-00012 Solar Dolar. Links to the file materials can be found below. The comment period will end **April 25, 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-24-00012 Solar Dolar](#)

**External Link:** [SE-24-00012 Solar Dolar](#)

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-24-00012 Solar Dolar”.

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](mailto: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 for public records through the GovQA portal.

you received this in error, please contact the sender immediately and delete the material from all devices.  
message id: 38eb45916c6dcbdac24bb8719d004a14

## Bradley Gasawski

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**From:** Connor Armi <connor.armi.hsy@colvilletribes.com>  
**Sent:** Monday, April 22, 2024 3:57 PM  
**To:** Bradley Gasawski  
**Cc:** Guy Moura; Hanson, Sydney (DAHP)  
**Subject:** Re: SE-24-00012 Solar Dolar - 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.

Hello Bradley,

This consult is in reference to SE-24-00012 *Solar Dolar*. This undertaking involves ground disturbance totaling 5 acres including driveway expansion, concrete prep and pouring, new residential dwelling foundation, and fire breaks and a fire turn around.

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

As ground disturbing activities are to be conducted, such as the installation of a septic system or the scraping of a driveway, a cultural resource surface survey and sub-surface testing of the area in and directly around the proposed ground disturbance are recommended as a surface observation will not be an accurate assessment of the existent potential for sub surface cultural deposits. This test should be to the terminal depth of the septic installation to ensure the totality of the presence or absence of cultural material.

There are known cultural resources of precontact significance nearby and this particular area is considered Low to High Risk for an inadvertent discovery according to the DAHP predictive model. Portions of this project area have been previously surveyed and further archaeological investigation would be prudent as the previous survey was conducted in 1997, 2015, and 2021 with less than 5% overlap in coverage.

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

On Thu, Apr 11, 2024 at 8:02 AM Bradley Gasawski <[bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us)> wrote:

Good Morning,

CDS is requesting comment on the following SEPA checklist: SE-24-00012 Solar Dolar. Links to the file materials can be found below. The comment period will end **April 25, 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-24-00012 Solar Dolar

**External Link:** [SE-24-00012 Solar Dolar](#)

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-24-00012 Solar Dolar”.

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](mailto: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 for public records through the GovQA portal.

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State of Washington  
**DEPARTMENT OF FISH AND WILDLIFE**

South Central Region • Region 3 • 1701 South 24<sup>th</sup> 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-24-00012 SOLAR DOLAR SEPA**

Dear Mr. Gasawski,

Thank you for the opportunity to comment on the Solar Dolar application for a driveway to serve a future home and shop. The Washington Department of Fish and Wildlife (WDFW) is familiar with the project area and we've reviewed the application materials available on file. 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.

There is no critical area report or identification of Fish and Wildlife Habitat Conservation Areas in the project materials. Much of the property is shrubsteppe habitat-a priority habitat identified in WDFW's Priority Habitats and Species (PHS) program. Our PHS web mapper clearly shows a Biodiversity Area and Corridor (BAC) as well as deer and elk winter range in addition to shrubsteppe habitat. These are all critical habitats that are not identified by the applicant or staff critical area maps.

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 driveway and subsequent development may negatively impact multiple Fish and Wildlife Habitat Conservation Areas and yet there is no mention of how the proposed project was designed to avoid these impacts or minimize the impacts.

We are concerned there will be negative impacts to critical areas, specifically the FWHCAs. Prior to approval,

- **WDFW recommends the development of Critical Areas Report and a Habitat Management Plan that identifies all the Fish and Wildlife Habitat Conservation Areas onsite as well as mitigation measures for how the driveway 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](mailto:Jennifer.nelson@dfw.wa.gov).

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson". The signature is written in black ink and is positioned above the printed name and title.

Jennifer Nelson  
Fish and Wildlife Biologist



## Bradley Gasawski

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**From:** Jane Fish <jfish1994@gmail.com>  
**Sent:** Tuesday, April 23, 2024 10:33 PM  
**To:** Bradley Gasawski  
**Subject:** Questions on File #SE-24-00012

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hello Mr. Gasawski,

We live at 6590 Umptanum Rd. Just last week we received notice of the application that Mr. Greear has for work on his recently acquired property that is adjacent to our property. From looking at the correspondence that we can view, it looks like a lot of gravel/rock will be excavated from part of his property. We use the road above this work area to get to our home. How do we find out if that mining will affect the integrity of that road? What is the proposal of the amount of trucks, dust and noise that will affect us? If there is construction of a home, will they widen the road before that begins? How does that affect us going up and down the road to our home?

If you are not the person to contact about this, can you direct me to the right person?

Thank you,

Jane Fish



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

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

April 23, 2023

Bradley Gasawski  
Kittitas County Planning  
411 N. Ruby St. Suite 2  
Ellensburg WA 98926

**RE:** 202401561; SE-24-00012

Dear Bradley Gasawski,

Thank you for the opportunity to comment on the Notice of Application for the **Solar Dolar LLC- Driveway Widening to Future Home Site**. We have reviewed the application and have the following comment.

**Water Resources**

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](mailto:Nathan.Longoria@ecy.wa.gov).

Sincerely,

*Jessica Swift*

Jessica Swift  
On behalf of SEPA Coordinator  
Central Regional Office  
509-379-0702  
[crosepaordinator@ecy.wa.gov](mailto:crosepaordinator@ecy.wa.gov)



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

April 24, 2024

Bradley Gasawski, Planner I  
Community Development Services  
411 N. Ruby Street  
Ellensburg, WA. 98926

RE: SE-24-00012 Solar Dolar

Dear Bradley,

Environmental Public Health has reviewed this application and has no comments or concerns with the project.

Thank you for this opportunity to comment. If you have any questions, please don't hesitate to give me a call.

Sincerely,

A handwritten signature in cursive script that reads "Holly Erdman".

Holly Erdman, B.S.  
Environmental Health Specialist II  
509-962-7580



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** April 25, 2024  
**SUBJECT:** SE-24-00012 Solar Dolar

|                                   |  |
|-----------------------------------|--|
| <b>ACCESS</b>                     | Applicant has an issued access permit with Public Works. AA-24-00063<br><br><ol style="list-style-type: none"><li>1. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.</li><li>2. KCC 12.04.07.050 allows residential lots to have one access point onto County Road.</li><li>3. 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 parcel on this application. (JS)</li></ol> |
| <b>ENGINEERING</b>                | Previous owners of the property were issued a grading permit (GP-19-00002) to construct a driveway. The applicant never called for an inspection, please reach out to Kittitas County Public Works to establish whether or not the work was completed. Additional work will require a new grading permit per KCC 14.05. (CC)   |
| <b>SURVEY</b>                     | There are no survey comments regarding this application. (JT)  |
| <b>TRANSPORTATION CONCURRENCY</b> | No transportation concurrency management application is required for this project for single family residence. (KAH)   |
| <b>FLOOD</b>                      | Parcel #963365 is not located in the FEMA identified special flood hazard area (100-year floodplain). A flood permit is not required for the proposed project. (SC)  |
| <b>WATER MITIGATION/ METERING</b> | No comments. (SC)  |
| <b>AIRPORT</b>                    | No comments. (JS)  |



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

April 25, 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: 2024-04-02869  
Property: Kittitas County\_Solar Dolar Shop and Residence (SE-24-00012)  
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.

Our statewide predictive model indicates that there is a moderate probability of encountering cultural resources within the proposed project area. In fact, multiple archaeological sites have been identified within one (1) mile of the project area on a similar landform. 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

