



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

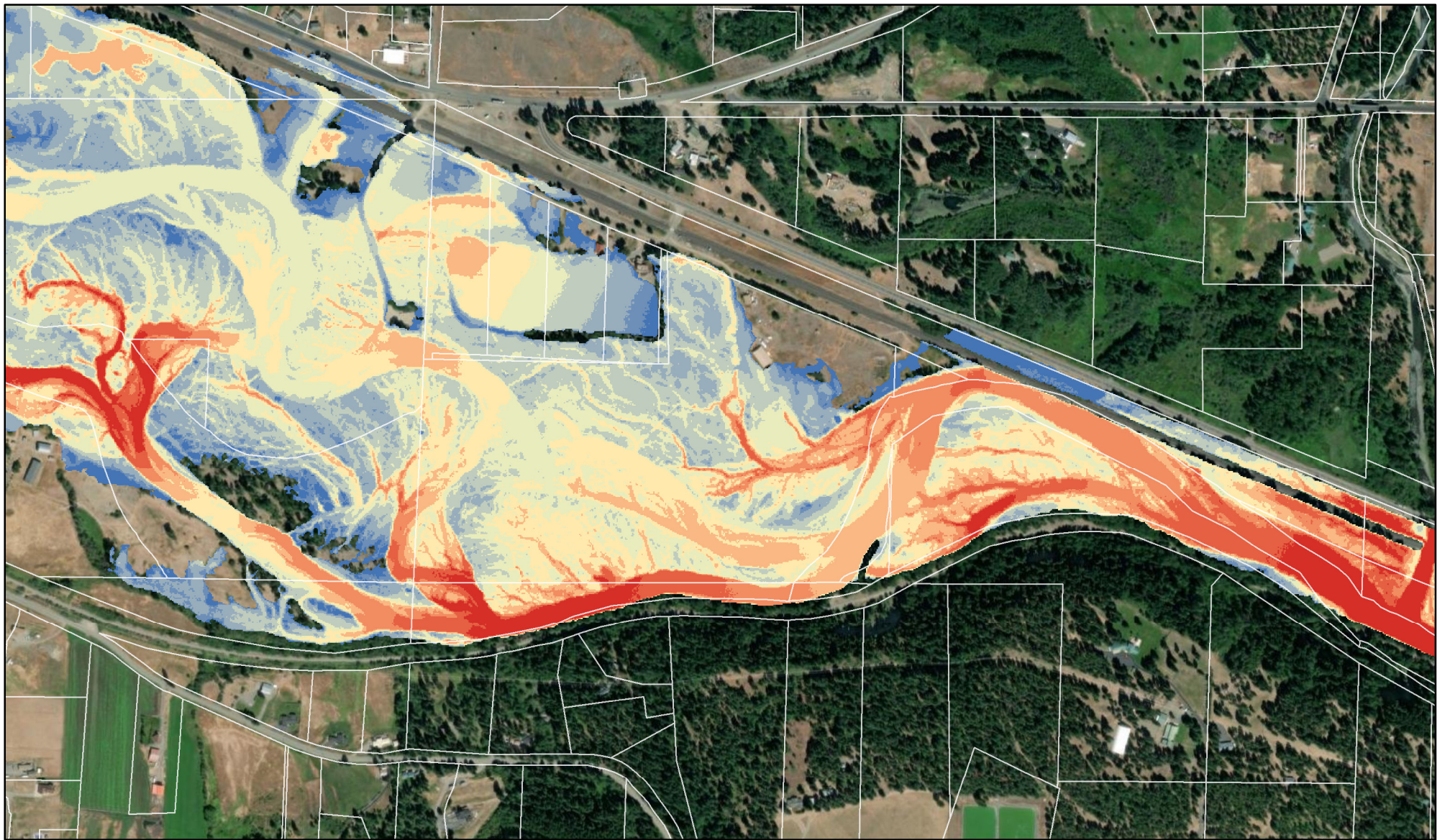
### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** November 28<sup>th</sup> 2023  
**SUBJECT:** RU-23-00001 Teanaway Ridge

<p><b>ACCESS</b></p>	<ol style="list-style-type: none"> <li>1. An approved access permit for commercial use will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county right-of-way.</li> <li>2. Maintenance of Driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.</li> <li>3. All commercial and industrial accesses shall be designed in accordance with Exhibits 1340-1 and 1340-2 Driveway Design Templates of the WSDOT Design Manual and approved by the County Engineer prior to access permit issuance per KCC 12.05.030.</li> <li>4. Driveways longer than 150' in length are required to provide a Fire Apparatus Turnaround meeting the requirements of Appendix D of the International Fire Code.</li> <li>5. Lots that access easements or rights-of-way controlled by different agencies, such as State highways, Forest Service Roads, irrigation canals, or railroads will require separate access approvals from those agencies. A copy of the access approval shall be submitted to the County prior to issuance of the County's access permit or preliminary approval for any land use development application. The County cannot grant access to roads or easements it does not control (KCC 12.05.030(G)).</li> <li>6. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. (JS)</li> </ol>
<p><b>ENGINEERING</b></p>	<ol style="list-style-type: none"> <li>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).</li> </ol>

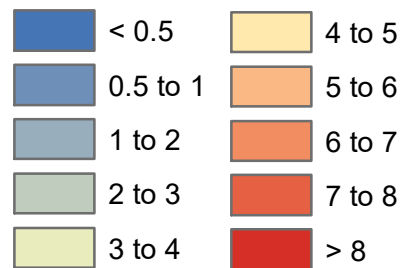
<b>SURVEY</b>	There are no survey comments regarding this application. (JT)
<b>TRANSPORTATION CONCURRENCY</b>	A Transportation Concurrency Management Application is required. (KH)
<b>FLOOD</b>	<p>Public Works recommends that additional information be provided to better understand the development proposal and potential flood-related risks to evaluate KCC 17A.01.060(2)(c). The proposed approach, which is to reduce the overall footprint of site development and consolidating use to the northern area is prudent. It would be helpful to see the proposed retained elements of the plan in relation to predicted flood depths and extents, and side channel habitat and to better understand what vegetation will need to be removed to develop this site. The Flood Control Zone District has data depicting flood depth and extents for both the 10 percent and 1 percent annual chance flood events (aka 10-year and 100-year flood events). This spatial data is available upon request. Flood Control Zone District staff are also available for further technical assistance and to discuss potential measures to address river migration risk.</p> <p>Site development will require a floodplain development permit and will need to conform to the standards in KCC 14.08. (AT)</p>
<b>WATER MITIGATION/ METERING</b>	Per KCC 13.35.027 all new uses of ground water require mitigation and metering. Proof of mitigation is required prior to applying for a building permit (as part of the Adequate Water Supply Determination process). The proposed commercial project is not eligible for the Kittitas County Water Bank. Private water banks are available to serve commercial uses. (SC)



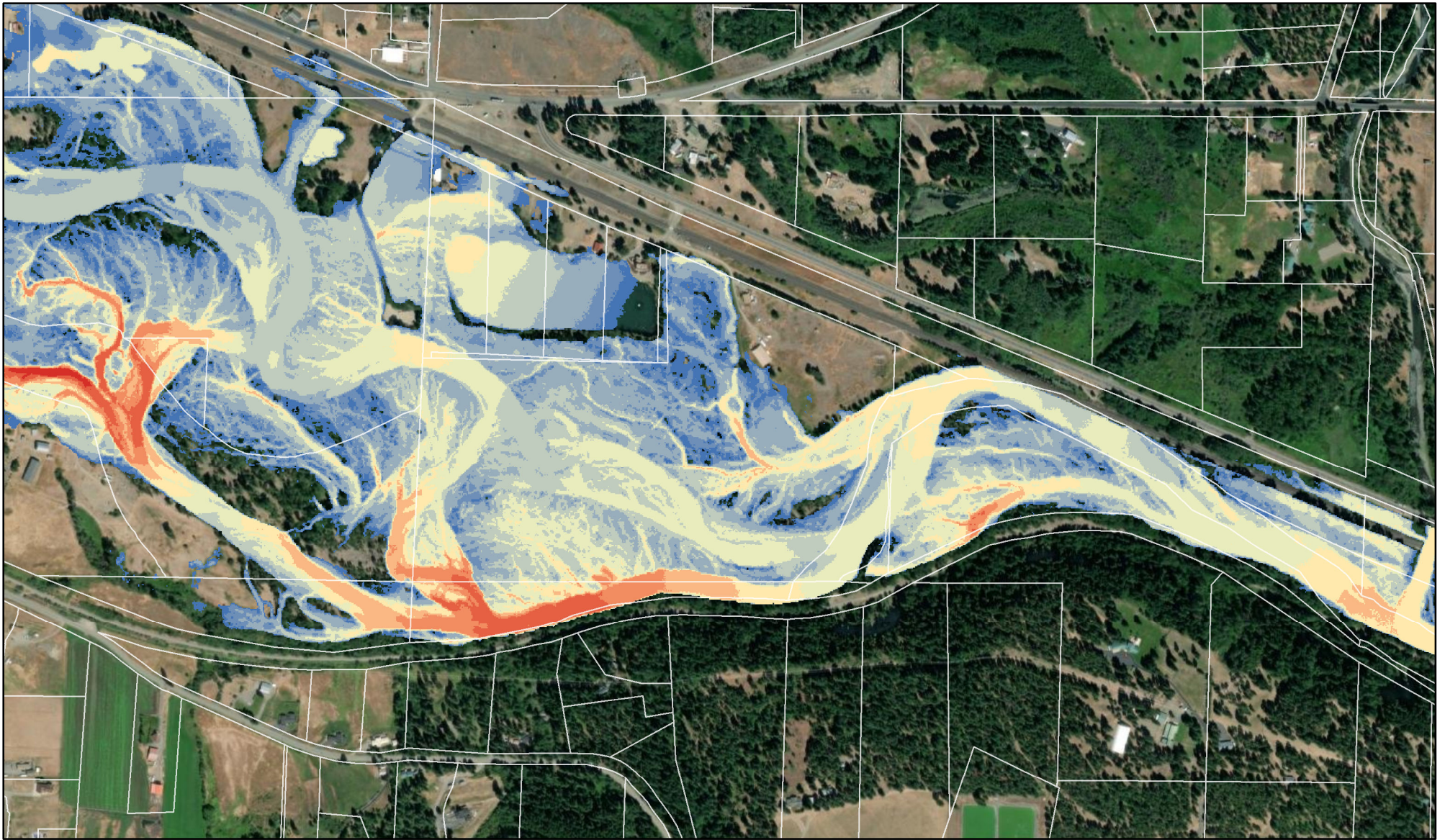


## 1 Percent Annual Chance Flood

### Predicted Depth (ft)

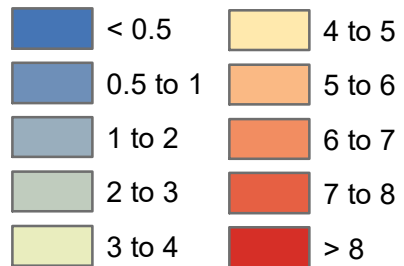






### 10 Percent Annual Chance Flood

#### Predicted Depth (ft)





## Bradley Gasawski

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**From:** Jeremy Larson  
**Sent:** Friday, December 1, 2023 2:04 PM  
**To:** Bradley Gasawski  
**Subject:** RE: RU-23-00001 Teanaway Ridge NOA Memo  
**Attachments:** Design Criteria 346534.pdf

Bradley,

Thank you for the opportunity to comment on this reasonable use application. The design criteria for this parcel is attached to this email.

- A building permit may be required for renovations to the caretaker's residence. Depending on the extent of the renovations, the permit could require structural engineering and the structure may also be required to be brought up to the current State Building Codes.
- A building permit may be required for renovations to the large kitchen/ dining hall/ activity center facility. Depending on the extent of the renovations, the permit could require structural engineering and may also be required to be brought up to current State Building Codes.
- There are several issues with the existing bunkhouse foundations. I looked through the Building Department files and found no evidence of inspections being performed on the foundations that were permitted in 2000 and 2002. These foundations appear to have been sitting unprotected for over twenty years at this point. For new structures to be permitted and placed on these foundations, the owner would need an engineer to assess the condition of the existing foundations and whether the design is to current building code standards. If it is found that the foundations are adequate to be built upon, the building plans would need to be designed and sealed by a licensed engineer or architect.
- Each separate structure will require a separate building permit.
- State Building Codes will be updating to the 2021 code cycle on March 15, 2024.
- Washington State Commercial Energy Code compliance documentation is required for conditioned structures. Additional information and assistance can be found at [waenergycodes.com](http://waenergycodes.com)
- Accessibility per ANSI A-117; the latest adopted edition. Please show all Accessible features for rooms, counter areas and seating areas where Accessibility is required. Please show precise details such as counter heights, maximum reach distances, door swings, etc. Restrooms shall meet Accessibility with the same level of detail.
- Accessible parking and route to Accessible space(s) provided with hard surface such as asphalt or concrete. The parking symbol and signage of Accessibility is required. Verify there is no more than 1:20 degree slope for the Accessible path from Accessible Parking to the building(s) and all facilities entrances and amenities. Please show path and state the maximum allowed slope on the drawings. Provide passing spaces at 200 foot intervals or less.
- This is not a complete list of review items and additional review questions/issues will arise at full review due to the limited information provided. Feel free to reach out with additional questions as your project develops.

-Jeremy

**Jeremy Larson, CBO**  
**Building Official**

Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926  
[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)  
P: 509.962.7559



To schedule inspections: <https://www.co.kittitas.wa.us/cds/building/inspection-request.aspx>

To view permit or inspection status: <https://co-kittitas-wa.smartgovcommunity.com/ApplicationPublic/ApplicationHome>

To request design criteria / snowloads: <https://www.co.kittitas.wa.us/cds/building/cgdc-form.aspx>

If this is about a Public Records Act 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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**Subject:** RU-23-00001 Teanaway Ridge NOA Memo

Good Morning,

CDS is requesting comment on the following **reasonable use** application: **RU-23-00001 Teanaway Ridge**. Links to the file materials can be found below. The comment period will end **December 1, 2023, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

**Internal Link:** [RU-23-00001 Teanaway Ridge](#)

**External Link:** [RU-23-00001 Teanaway Ridge](#)

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 “**Reasonable Use**” and then the project file number “**RU-23-00001 Teanaway Ridge**”.

Thank you,

**Bradley Gasawski | Planner I**

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

Office: 509.962.7539

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

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KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
 CDS@CO.KITTITAS.WA.US  
 Office (509) 962-7506

"Building Partnerships--- Building Communities"

**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

RECIPIENT: [Redacted]

Date: 12/01/2023

Tax ID: 19-16-04020-002  
 346534

Site Address: 29180 HWY 10, Cle Elum, WA 98922

2018 IRC Table R301.2(1) (SEE KCC SECTION 14.04.020 FOR FOOTNOTES)

GROUND SNOW LOAD	WIND SPEED (d) (mph)	SEISMIC DESIGN CATEGORY (f)	WEATHERING (a)	FROST LINE DEPTH (b)	TERMITE (c)	WINTER DESIGN TEMP(e)	ICE BARRIER UNDERLAYMENT REQUIRED(h)	FLOOD HAZARDS (g)	AIR FREEZING INDEX(i)	MEAN ANNUAL TEMP(j)
Min. 30 psf Roof (Pf)	110 Vult	C, D0 and D1 are present	Severe	24"	Slight to Moderate	2F	Yes		1,000-2,000	50 F

SNOW LOAD INFORMATION

Elevation: 1828 X ISO 0.053 = Ground Snow Load (PG): 97 psf

Roof Snow Load Formula (PF)= (0.7)(CE)(CT)(I)(PG)

Exposure Factor (Ce)	Thermal Factor (Ct)	Importance Factor (I)
1	1.1 Heated	1
1	1.2 Unheated	1

Roof Snow Load (Pf)
75 psf For Heated Structures
81 psf For Unheated Structures

**ALSO, See ASCE 7.10 For Other Snow Load Issues**

**Section 7.4 Pitch Reduction.** Do not reduce where snow cannot slide off roof. (Valley, Pitch Breaks, e

**Section 7.6 Unbalanced Roof Snow Loads.**

**Section 7.7 Drifts on Lower Roofs/ Decks.**

**Section 7.9 Sliding Snow ON Lower Roofs/Decks.**

OTHER DESIGN CRITERIA:

Building Code	2018 IBC & 2018 IRC
Wind Speed	110 MPH
Exposure:	B <input type="checkbox"/> C <input checked="" type="checkbox"/>
	Check One

Prescriptive IRC

Seismic Zone	C <input type="checkbox"/> D0 <input type="checkbox"/> D1 <input checked="" type="checkbox"/>
Roof Class:	A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>
Frost Depth:	24 Inches
	Check One

See 2018 Washington State Energy Code Climate Zone 5 (see <http://www.energy.wsu.edu>)



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

December 1, 2023

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

Dear Bradley,

The following comments are the Environmental Public Health comments on the RU-23-00001 Teanaway Ridge Notice of Application. There is an existing, approved water system on the property that has been maintained and is in compliance and remains in the active status with the Washington State Department of Health, as a Group A-transient, non-community water system (WAC 246-290).

The applicant must evaluate the existing drainfields on the parcels as well as reach out to a licensed on-site septic system designer to ensure the future uses of the project will be adequately served by on-site septic systems. Additional site evaluations may be required. The parcels where the project is to be located have significant areas of floodway that need to be considered in the placement of future septic systems as they are not permitted in the floodway.

Thank you for this opportunity to comment,

Sincerely,

A handwritten signature in black ink that reads "Holly Erdman".

Holly Erdman, B.S.  
Environmental Health Specialist II



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/)



## Bradley Gasawski

---

**From:** Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>  
**Sent:** Wednesday, November 15, 2023 10:31 PM  
**To:** Bradley Gasawski  
**Cc:** Smits, Brenda M (DOH); Holly Erdman; mark@evergreenvalleyutilities.com  
**Subject:** RE: RU-23-00001 Teanaway Ridge NOA Memo; Teanaway Ridge Water System, 015439, Kittitas County

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Mr. Gasawski:

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

1. This proposal definitely appears to be on the same site as the current Group B water system named: "Teanaway Ridge Water System", with the DOH ODW ID #015439. If so, the applicant will need to work with DOH ODW to return to Group A status to serve the updated facility.

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](mailto:Russell.Mau@doh.wa.gov)  
[www.doh.wa.gov](http://www.doh.wa.gov) | 509-329-2116

---

**From:** Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>  
**Sent:** Tuesday, November 14, 2023 8:42 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>; 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; 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>; DAHP SEPA

<sepa@dahp.wa.gov>; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Carter, Brietta J (DOH) <brietta.carter@doh.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; YOUNG, BRENDA (DNR) <brenda.young@dnr.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; MAUNEY, MARTY (DNR) <MARTIN.MAUNEY@dnr.wa.gov>; MAUNEY, MARTY (DNR) <MARTIN.MAUNEY@dnr.wa.gov>; Chambers, Scott (DNR) <Scott.Chambers@dnr.wa.gov>; Warthen, Luke (DNR) <Luke.Warthen@dnr.wa.gov>; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; Teneal Norrbom <tnorrbom@kvnews.com>; KVNews Legals <legals@kvnews.com>; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; lhendrix@usbr.gov; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; steve@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; ken.edwards@kittitaspud.com; rightofway@pse.com; Joseph.Pignatelli@pse.com; CMOIcese@bpa.gov; vlconnell@bpa.gov; kimberly.larned@usda.gov; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>; Graham, Ken (PARKS) <Ken.Graham@PARKS.WA.GOV>; sara@krdistrict.org; robertsb@cersd.org; communityrelations@cersd.org; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; KathiSwanson <kswanson@cleelum.gov>; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>  
**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>  
**Subject:** RU-23-00001 Teanaway Ridge NOA Memo

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External Email

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Good Morning,

CDS is requesting comment on the following **reasonable use** application: **RU-23-00001 Teanaway Ridge**. Links to the file materials can be found below. The comment period will end **December 1, 2023, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

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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 “**Reasonable Use**” and then the project file number “**RU-23-00001 Teanaway Ridge**”.

Thank you,

**Bradley Gasawski | Planner I**

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

Office: 509.962.7539

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

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## Bradley Gasawski

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**From:** Connor Armi <connor.armi.hsy@colvilletribes.com>  
**Sent:** Wednesday, November 15, 2023 2:13 PM  
**To:** Bradley Gasawski  
**Cc:** Guy Moura; Hanson, Sydney (DAHP)  
**Subject:** Re: RU-23-00001 Teanaway Ridge NOA Memo

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

Hello Bradley,

This consult is in reference to Reasonable Use Application RU-23-00001 *Teannaway Ridge*. This undertaking involves construction within the foundational footprints of previously started structures and the renovation of older buildings; as well as the removal of 68 seasonal camping grounds and associated infrastructure. It is unclear as to the level of disturbance this would cause, but an assumption that this would be a moderately ground disturbing activity.

This undertaking is located within the CCT Traditional Territories.

The proposed project lies within the traditional territory of the Wenatchi 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 subsurface cultural deposits.

There are known cultural resources of precontact and historic significance nearby and this particular parcel is considered Very High Risk for an inadvertent discovery according to the DAHP predictive model. This parcel had been previously surveyed in 2007, but this would be outside of the 10 year minimum for cultural resource reporting and a secondary archaeological investigation would be prudent. This next survey should consider the portion of this project's APE that extends along the southern extent of the Yakima River.

Please be advised that a documented Traditional Cultural Property (TCP) circumscribes the entirety of the proposed project. TCPs are places important to the CTCR for the preservation and continuation of the community's traditional lifestyle. TCPs can be, but are not limited to, religious areas, sacred areas, resources gathering areas (plant, animal, fish, and mineral), places associated with stories and legends, archaeological and ethnographic sites, habitation sites, camp sites, pictograph and petroglyph locations, special use sites, trails, and places with Indian names. For native people, natural resources are cultural resources. Traditional cultural plant resources are not only cherished for fiber, food, medicine, and building material, but are an intrinsic aspect of indigenous sovereignty; these plants link the people of the present to the people of the past.

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 Tue, Nov 14, 2023 at 8:41 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 **reasonable use** application: **RU-23-00001 Teanaway Ridge**. Links to the file materials can be found below. The comment period will end **December 1, 2023, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

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Thank you,

**Bradley Gasawski | Planner I**

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

Office: 509.962.7539

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

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**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 16, 2023

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

RE: RU-23-00001 Teanaway Ridge

Dear Mx. Gasawski:

Thank you for the opportunity to comment on the proposed development of two (2) parcels, #346534, #19132, Section 4, T19 R16E, WM in Kittitas County.

Based on remote review of this parcel, it appears to be forested, and it will require a Forest Practices Application (FPA) from the DNR if merchantable timber is removed/harvested, and/or forest roads are constructed 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

## Bradley Gasawski

---

**From:** Ken Edwards <Ken.Edwards@kittitaspud.com>  
**Sent:** Tuesday, November 14, 2023 9:40 AM  
**To:** Bradley Gasawski  
**Subject:** RE: RU-23-00001 Teanaway Ridge NOA Memo

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Bradley,

Kittitas PUD has facilities on the parcels of this project and serves the existing campground. The applicant should contact Kittitas PUD for any alterations to power supplied or new services desired.

Thanks,

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



---

**From:** Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>  
**Sent:** Tuesday, November 14, 2023 8:42 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>; 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; 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; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Elizabeth.Torrey@dfw.wa.gov; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; rivers@dnr.wa.gov; brenda.young@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; scott.chambers@dnr.wa.gov; luke.warthen@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; Teneal Norrbom <tnorrbom@kvnews.com>; KVNews Legals <legals@kvnews.com>; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; lhendrix@usbr.gov; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil;

Robert.d.bright10.civ@army.mil; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; steve@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; Ken Edwards <Ken.Edwards@kittitaspud.com>; rightofway@pse.com; Joseph.Pignatelli@pse.com; CMOIcese@bpa.gov; vlconnell@bpa.gov; kimberly.larned@usda.gov; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>; ken.graham@parks.wa.gov; sara@krdistrict.org; robertsb@cersd.org; communityrelations@cersd.org; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; KathiSwanson <kswanson@cleelum.gov>; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>  
**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>  
**Subject:** RU-23-00001 Teanaway Ridge NOA Memo

Good Morning,

CDS is requesting comment on the following **reasonable use** application: **RU-23-00001 Teanaway Ridge**. Links to the file materials can be found below. The comment period will end **December 1, 2023, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

**Internal Link:** [RU-23-00001 Teanaway Ridge](#)

**External Link:** [RU-23-00001 Teanaway Ridge](#)

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 “**Reasonable Use**” and then the project file number “**RU-23-00001 Teanaway Ridge**”.

Thank you,

**Bradley Gasawski | Planner I**

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

Office: 509.962.7539

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

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message id: 38eb45916c6dcbdac24bb8719d004a14





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

November 28, 2023

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

In future correspondence please refer to:  
Project Tracking Code: 2023-11-07673  
Property: Kittitas County\_Teanaway Ridge Campground (RU-23-00001)  
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 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. While this area has been surveyed for cultural resources in the past, that survey is now over 15 years old and did not include subsurface testing. 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





STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

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

December 1, 2023

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

**RE: RU 23-00001**

Dear Bradley Gasawaski:

Thank you again for the opportunity to comment during the Notice of Application process for the Teanaway Ridge Reasonable Use Variance. The Department of Ecology (Ecology) would like to add the following comment, this is in addition to our November 29, 2023 response.

**Shorelands and Environmental Assistance**

The critical areas report provided with the application identifies that the wetlands and shoreline jurisdiction on a vast majority of the property under consideration for development is within the Rural Conservancy Shoreline Jurisdiction. The Kittitas County SMP prohibits non-water oriented commercial development and use within the Rural Conservancy shoreline environment.

Please reach out to Ryan Anderson at (509) 379-1917 or rand461@ecy.wa.gov with any questions.

**Water Resources**

**New Uses in Upper Kittitas County**

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

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

Sincerely,

Joy Espinoza

SEPA Coordinator

Central Regional Office

509-379-3967

crosepacoordinator@ecy.wa.gov

202305459



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

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

November 29, 2023

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

**RE: RU 23-00001**

Dear Bradley Gasawaski:

Thank you for the opportunity to comment on the Notice of Application for the Teanaway Ridge Reasonable Use Variance. We have reviewed the application and have the following comment.

**Water Resources**

**New Uses in Upper Kittitas County**

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

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

Sincerely,

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

202305459



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

November 30, 2023

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

**SUBJECT: WDFW COMMENTS ON RU-23-00001 Teanaway Ridge**

Dear Mr. Gasawski,

Thank you for the opportunity to comment on the Reasonable Use application for the Yakima River Campground project. The Washington Department of Fish and Wildlife (WDFW) is familiar with the project area, and we have reviewed the application materials on file. This project area includes a dynamic and complex reach of the Yakima River that provides critical habitat for anadromous and resident fish as well as other wildlife worthy of protection. The following comments are in addition to our previous comments on the project, which are incorporated by reference with this letter.

We appreciate the work the project proponents have completed to better understand the critical areas on the property, including the potential for Channel Migration onto the property. With this information, the proponents have described a substantial decrease in the proposed development of the Yakima River Campground Conditional Use Permit (CU-15-00002) near the Yakima River and the riparian habitats based on the narrative provided. However, there is no updated site plan to review, making it difficult to fully evaluate for potential impacts to critical areas functions and values. **We request an updated site plan that clearly shows the new proposed layout for the site prior to approval to ensure we understand the proposal and potential for impacts to critical areas.**

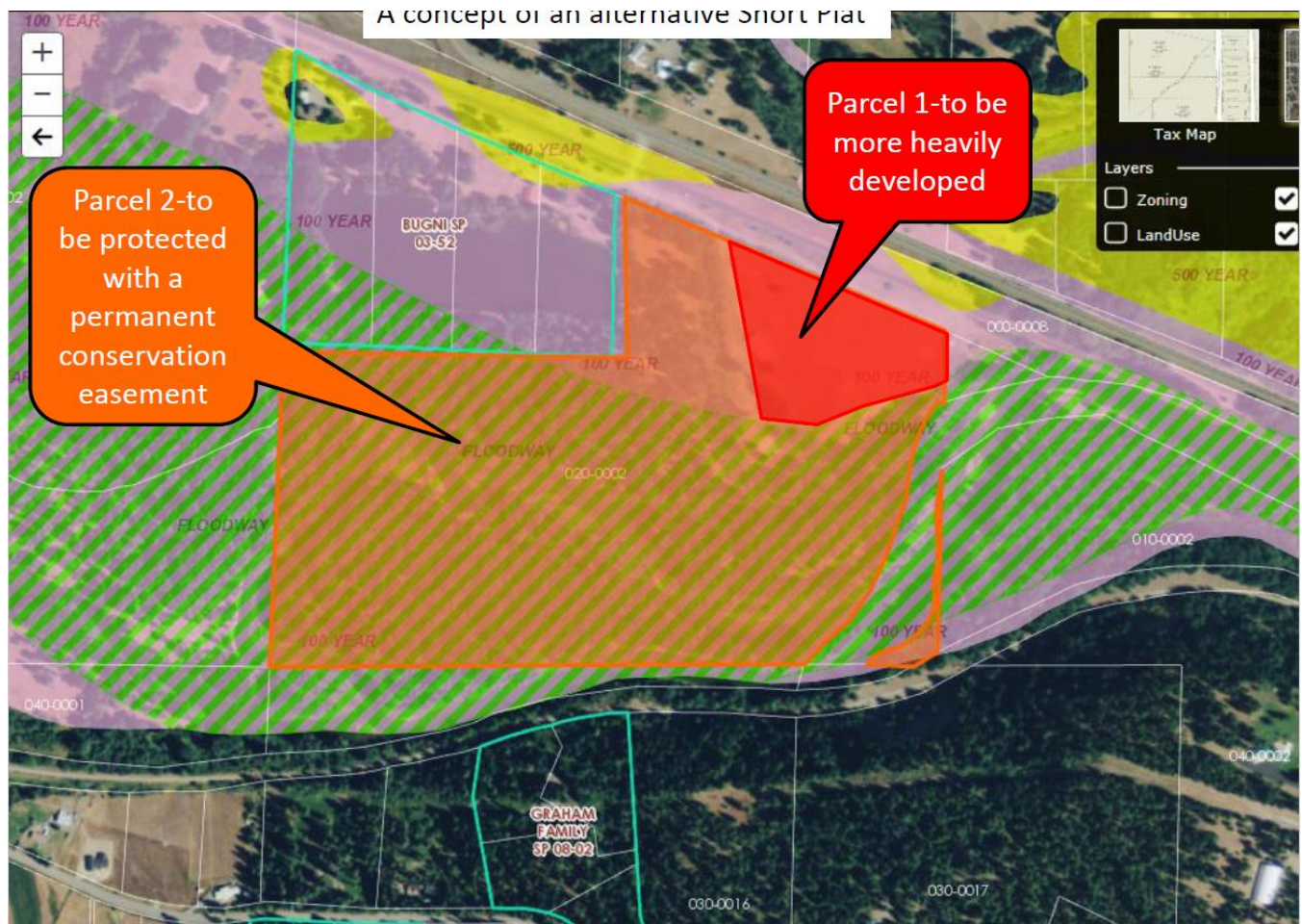
The critical areas report provided references updates as of March 2023, but does not reflect the culvert removal between Wetlands A and AA that occurred during a flood in June 2022. The wetland report still shows the now removed culvert separating the two wetlands and Shoreline (KCC 17B) vs. Critical Areas (KCC 17A) jurisdiction. The report also makes no mention of the change of conditions in the northwestern portion of the property that breached the pond berm on the adjacent parcel to the west. **We request further review and consideration of any wetland identification or classification given the water crossing structure is no longer present and the pond is breached. It is possible this review may result in this area being a single wetland within Shoreline jurisdiction.** WDFW has determined that a Hydraulic Project Approval (HPA) is required for work within the pond and channel to mitigate impacts to fish life because there is connectivity with the mainstem Yakima River.

The Channel Migration Zone Summary Memo clarified the potential for lateral migration at the project location. The report identifies more rapid migration near the western portion of the property and the



properties immediately upstream of the subject parcels but does not assess the potential for an avulsion on the WDFW property that could travel through the adjacent pond and onto the western portion of the property. In June 2022, flood waters breached the berm of the pond and flooded the northwestern portion of the property where several RV sites have been proposed in previous site plans. WDFW has experienced more frequent flooding of the road to our water access site upstream of this project site and to the best of our knowledge, the pond berm has not been repaired. We believe there is a relatively high flood risk on the northwestern portion of the property (see photos in our 2022 letter) that is not reflected in the information available to review. **If the northwestern portion of the property is proposed for development in the new site plan, we request further evaluation of the potential for avulsion and/or flood risks through this area.**

Without an updated site plan and based on the information provided in the updated critical areas report and CMZ summary along with the existing infrastructure, **WDFW believes the image presented in our 2016 comments for the Yakima River Campground Conditional Use Permit (Figure 1) represents the area most suitable for a Reasonable Use Exception on this property and meets the intent of KCC 17A.01.060(2).**



**Figure 1.** This image was part of WDFW’s comments in 2016 for the Yakima River Campground (CU-15-00002, SD-15-00001, SP-15-00001).

Thank you again 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. 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 a dark ink and is positioned above the printed name and title.

Jennifer Nelson  
Fish and Wildlife Biologist



November 28, 2023

Kittitas County Community Development Services  
411 N. Ruby Street, Ste. 2  
Ellensburg, WA 98926

Attn: Bradley Gasawski, Planner I

RE: RU-23-00001, Teanaway Ridge  
SR 10 milepost 88.48 Rt.

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to State Route 10 (SR 10), a Class 3 managed access highway with a posted speed limit of 55 miles per hour. Currently, access to the property is available via the existing permitted approach at milepost 88.48 Right. This approach may continue to be used; however, the permit must be updated for the proposed use. The proponent is required to contact Mark Kaiser of the WSDOT South Central Region office at (509) 577-1668 for specifics.
- Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. The proponent may contact Trevor McCain of the WSDOT Headquarters Traffic Office for additional details and review of any proposed signage. He can be reached at (360) 705-7282.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Jacob Prilucik  
Development Services Manager

JJP: mnk

cc: SR 10, File #2023\_001

## Bradley Gasawski

---

**From:** WSDOT Aviation Land Use Inquiries and Application Submittals  
<AviationLandUse@WSDOT.WA.GOV>  
**Sent:** Tuesday, November 14, 2023 9:38 AM  
**To:** Bradley Gasawski  
**Subject:** RE: [EXTERNAL] RU-23-00001 Teanaway Ridge NOA Memo

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

M. Gasawski,

WSDOT Aviation Division reviewed the provided information on 11/14/2023. We have no comments.

Cheers,

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

---

**From:** Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>  
**Sent:** Tuesday, November 14, 2023 8:42 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>; 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; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; Anderson, Ryan (ECY) <rand461@ecy.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@doh.wa.gov>; Carter, Brietta J (DOH) <Brietta.Carter@doh.wa.gov>; rivers@dnr.wa.gov; YOUNG, BRENDA (DNR) <brenda.young@dnr.wa.gov>; SEPACENTER@dnr.wa.gov; MAUNEY, MARTY (DNR) <martin.mauney@dnr.wa.gov>; MAUNEY, MARTY (DNR) <martin.mauney@dnr.wa.gov>; Chambers, Scott (DNR) <Scott.Chambers@dnr.wa.gov>; Warthen, Luke (DNR) <luke.warthen@dnr.wa.gov>; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; Teneal Norrbom <tnorrbom@kvnews.com>; KVNews Legals <legals@kvnews.com>; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; lhendrix@usbr.gov; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; Haley Mercer

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**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>  
**Subject:** [EXTERNAL] RU-23-00001 Teanaway Ridge NOA Memo

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Thank you,

**Bradley Gasawski | Planner I**

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

Office: 509.962.7539

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

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