

From: [Downes, Scott G \(DFW\)](#)
To: [Jeremiah Cromie](#)
Cc: [Torrey, Elizabeth M \(DFW\)](#)
Subject: RE: RU-22-00005 Kostenich - Notice of Application WDFW Comments
Date: Monday, November 28, 2022 9:37:11 AM

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.

Jeremiah,

Thank you for sending out for review. There are a couple of items that WDFW believes should be in the application prior to review or approval:

1. The applicant does not show on his site plan the distance to the stream edge to allow for comment on how far proposed setbacks from the creek would be. WDFW would like to see this distance prior to any approval and before the comment deadline in case we may need to make further comment.
2. The applicant should be submitting a mitigation plan for potential impacts to the riparian area from encroachment due to the building. That mitigation plan should include strategies to offset any loss of riparian function from vegetation (trees, shrubs) lost from the clearing. Once a mitigation plan is prepared, WDFW would like to review and comment and if necessary meet on site to discuss prior to approval of a mitigation plan. WDFW requests that this mitigation plan be a condition of an approval.

Thanks for the opportunity to review,

Scott

Scott Downes

Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Cell-509-607-3578

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Wednesday, November 23, 2022 8:55 AM
To: Joe Dietzel <joe.dietzel@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>;

Scott,

The site plan is scaled and scaled correctly. I did a quick measure and it looks like the nearest point of the proposed residence is 44 feet from the stream (see attached pdf). That should help with your first comment and any subsequent comments that result.

To address your 2nd comment, the applicant can request no mitigation plan as this applicant did under [KCC 17A.01.060 \(2\)\(a\)](#) in the report ("*if necessary*" language) but that does not mean we can't require it or make it a condition of any approval.

Jeremiah Cromie
Planner II
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

From: Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>
Sent: Monday, November 28, 2022 9:37 AM
To: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Cc: Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>
Subject: RE: RU-22-00005 Kostanich - Notice of Application WDFW Comments

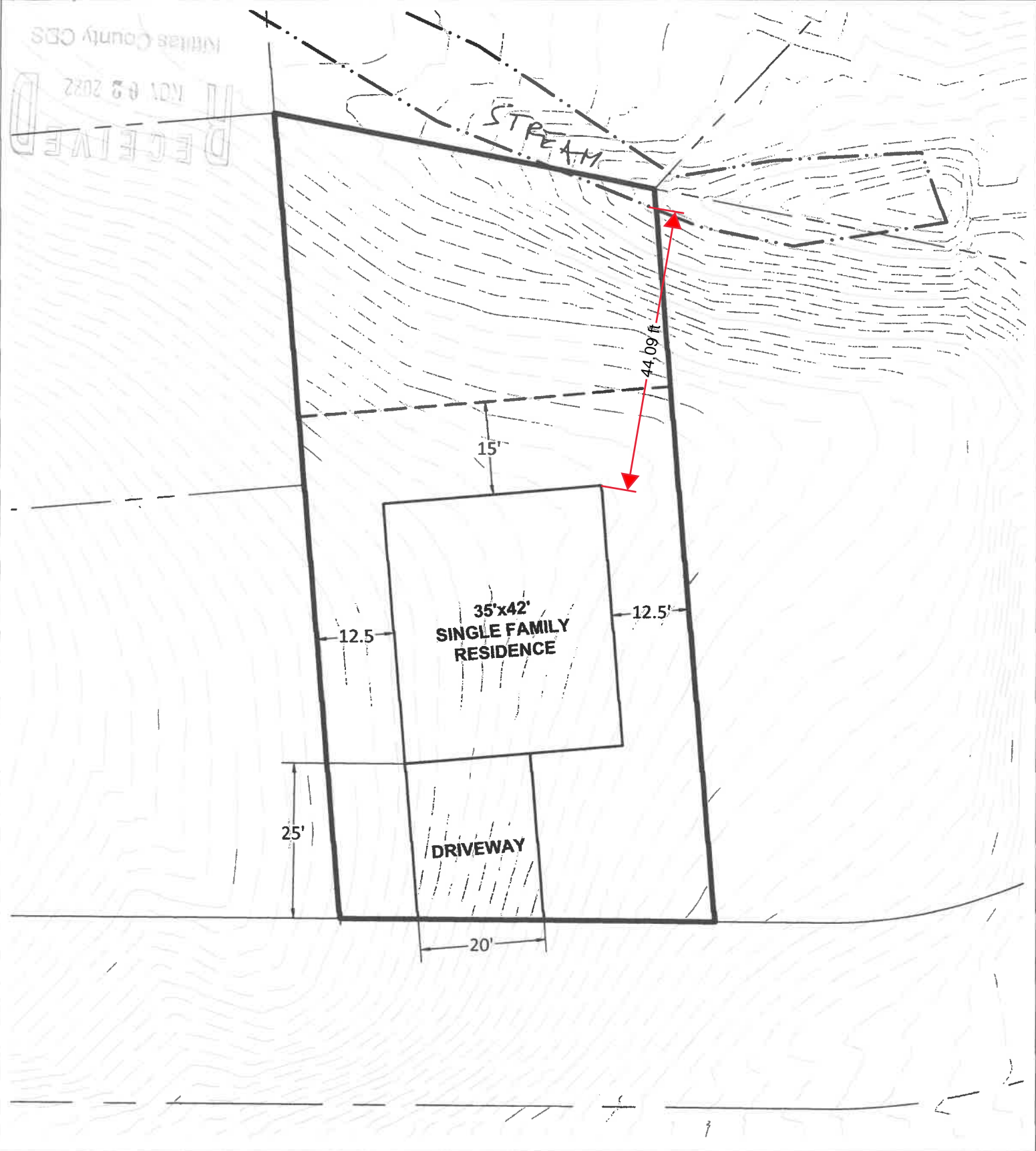
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2. The applicant should be submitting a mitigation plan for potential impacts to the riparian area

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Kittitas County CDS



Sewall Wetland Consulting, Inc.

PO Box 880 - Fall City, Washington 98024 Phone: 253-859-0515

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NOV 02 2022

Kittitas County CDS



0 19.91 ft 20
SCALE IN FEET

From: [Downes, Scott G \(DFW\)](#)
To: [Jeremiah Cromie](#)
Cc: [Torrey, Elizabeth M \(DFW\)](#)
Subject: RE: RU-22-00005 Kostanich - Notice of Application WDFW Comments
Date: Monday, November 28, 2022 11:30:56 AM

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.

Jeremiah,

Thank you for the clarification. WDFW does have significant concern with building so close to a Type F (fish habitat). WDFW would not be in support of approving this application without a mitigation plan that ensures there is no net loss of riparian function and habitat. WDFW does not agree with the CAO report that placing a single family residence here (within 50 foot of a Type F creek) will have no negative impact. Further at this site, across the creek, there is also riparian impacts planned (that have been mitigated) through the Ski Acres proposed development. While we appreciate that they have kept the home small, could their site plan include reduction in driveway setback so that they could setback further from the creek.

Thanks,

Scott

Scott Downes

Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Cell-509-607-3578

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Monday, November 28, 2022 10:19 AM
To: Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>
Cc: Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>
Subject: RE: RU-22-00005 Kostanich - Notice of Application WDFW Comments

External Email



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657

November 28, 2022

To: Whom It May Concern
Re: RU-22-00005 Kostanich

Regarding the proposal above, the KCFMO does not see a reason why approval should not be granted. The KCFMO also does not see any additional fire, nor emergency risk by granting approval, nor by constructing the proposed single-family residence.

If the review of this application does grant approval, the proposed structure shall be subject to KCFMO Wildland Urban Interface Code evaluations/inspections, which may indicate that automatic fire sprinklers shall be installed, as well as, creating a defensible space which may also require the removal of trees, dead/downed litter, and other natural vegetation.

The applicant should take into consideration the effect of building a defensible space will have on the stream buffer zone and as it pertains to the Reasonable Use Criteria. This is not a full description of applicable fire code and the KCFMO reserves the right to apply requirements to this project as new developments or concerns arise.

Thank you for your time.

Deputy Fire Marshal,
Joseph A Dietzel



**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

December 5, 2022

Jeremiah Cromie
Kittitas County Community Development Services
411 N. Ruby St. Suite 2
Ellensburg WA 98926

RE: RU-22-00005 Kostanich

Dear Mx. Cromie:

Thank you for the opportunity to comment on the proposal at parcel # 448135 located off Tanner Way, approximately 0.64 miles from the intersection of Hyak Dr and State Route 906 in Snoqualmie Pass, WA in Section 9, Township 22, Range 11.

Based on a cursory review of aerial imagery, it appears that the parcels are primarily forested land. Due to the possibility of this proposal being within the Riparian Management Zone of a Type F stream, a Forest Practices Application (FPA) may be required (RCW 76.09 and WAC 222). The FPA would need to meet the requirements of the Forest Practices Act and its rules. If the applicant would like to meet on-site with our local forest practices forester, you may call our Southeast Region office at (509) 925-8510.

For questions, please contact our Region Forest Practices office at the number above.

Sincerely,

Scott Chambers
Forest Practices Coordinator
Washington State Department of Natural Resources (DNR)
Southeast Region
Scott.chambers@dnr.wa.gov



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: December 12, 2022
SUBJECT: RU-22-00005 Kostanich

ACCESS	<ol style="list-style-type: none">1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.4. 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.
ENGINEERING	<ol style="list-style-type: none">1. Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).
SURVEY	There are no survey comments regarding this application. (JT)
FLOOD & WATER MITIGATION/ METERING	No comments. (SC)

From: [PublicHealth Inspectors](#)
To: [Jeremiah Cromie](#)
Subject: RE: RU-22-00005 Kostanich - Notice of Application
Date: Tuesday, December 13, 2022 11:18:33 AM

Jeremiah,

Public health has reviewed this application and has no comments or concerns with the proposed project.

Thank you,

Holly Erdman

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Wednesday, November 23, 2022 8:55 AM
To: Joe Dietzel <joe.dietzel@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; PublicHealth 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>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>; 'jessica_lally@yakama.com' <jessica_lally@yakama.com>; 'noah_oliver@yakama.com' <noah_oliver@yakama.com>; 'casey_barney@yakama.com' <casey_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>; 'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; 'separegister@ecy.wa.gov' <separegister@ecy.wa.gov>; 'tebu461@ecy.wa.gov' <tebu461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'wendy.neet@ecy.wa.gov' <wendy.neet@ecy.wa.gov>; 'crosepa@ecy.wa.gov' <crosepa@ecy.wa.gov>; 'lcar461@ecy.wa.gov' <lcar461@ecy.wa.gov>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; 'Jennifer.Nelson@dfw.wa.gov' <Jennifer.Nelson@dfw.wa.gov>; 'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'nelmsk@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' <russell.mau@doh.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'brenda.young@dnr.wa.gov' <brenda.young@dnr.wa.gov>; 'luke.warthen@dnr.wa.gov' <luke.warthen@dnr.wa.gov>; 'SEPACENTER@dnr.wa.gov' <SEPACENTER@dnr.wa.gov>; 'Garren.Andrews@dnr.wa.gov' <Garren.Andrews@dnr.wa.gov>; 'MARTIN.MAUNEY@dnr.wa.gov' <MARTIN.MAUNEY@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'tribune@nkctribune.com' <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'mbreckenridge@kvnews.com' <mbreckenridge@kvnews.com>; 'legals@kvnews.com' <legals@kvnews.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; 'Jenae.N.Churchill@usace.army.mil' <Jenae.N.Churchill@usace.army.mil>; 'lhendrix@usbr.gov'