

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

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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
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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

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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
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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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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
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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 <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; Neet, Wendy (ECY) <wnee461@ECY.WA.GOV>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; Carp, Lizzie (ECY) <lcar461@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 (DAHP) <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>; Mau, Russell E (DOH) <Russell.Mau@DOH.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>; Andrews, Garren (DNR) <Garren.Andrews@dnr.wa.gov>;

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Cc: Dan Carlson <dan.carlson@co.kittitas.wa.us>; Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Subject: RU-22-00005 Kostanich - Notice of Application

External Email

Good morning,

CDS is requesting comments on the following Reasonable Use application: **RU-22-00005 Kostanich**. Links to the file materials can be found below. The comment period will end on **Monday December 12, 2022 at 5pm (PST)**. 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.

[RU-22-00005 Kostanich – Internal Link](#)

[RU-22-00005 Kostanich – External Link](#)

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-22-00005 Kostanich”

Jeremiah Cromie

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