



**DEPARTMENT OF
NATURAL RESOURCES**

SOUTHEAST REGION
713 BOWERS ROAD
ELLENSBURG, WA 98926

509-925-8510
TRS 711
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November 21, 2024

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

RE: SP-24-00014 MLH

Dear Mx. Gasawski:

Thank you for the opportunity to comment on the proposed project on parcel(s) 20560 and 20561 in Section 34, T. 21 N., Range 14 E., W.M.; Kittitas County.

Based on remote review of this parcel(s) it appears that some or all 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,

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: Connor Armi <connor.armi.hsy@colvilletribes.com>
Sent: Tuesday, November 26, 2024 2:52 PM
To: Bradley Gasawski
Cc: Guy Moura; sepa@dahp.wa.gov
Subject: Re: RU-24-00002 Carey - 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 consultation is in response to RU-24-00002 Carey. This project involves intense ground disturbing activity related to the proposed construction of two residential homes. The project area falls within the Very High probability area according to the DAHP predictive model for Inadvertent Discovery Risk.

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.

The CCT H/A requests a cultural resource survey prior to any initial ground breaking activity and for this parcel to be subsurface tested with shovel test probes at an appropriate interval to ensure the presence or absence of subsurface cultural materials within the project APE. We look forward to reviewing the findings in the subsequent cultural resource report.

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

On Thu, Nov 21, 2024 at 8:26 AM Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us> wrote:

Good Afternoon,

CDS is requesting comment on the following **reasonable use** application: **RU-24-00002 Carey**. Links to the file materials can be found below. The comment period will end **December 9, 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: RU-24-00002 Carey

External Link: [RU-24-00002 Carey](#)

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-24-00002 Carey**”.

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

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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message id: 38eb45916c6dcbdac24bb8719d004a14



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

Shane Johnson B.S. M.A.
Environmental Health Specialist II
Kittitas County Public Health Department
507 N Nanum St. Suite 102
Ellensburg, WA 98926

December 9th, 2024

Bradley Gasawski
Planner 1
Kittitas County Development Services
411 N Ruby St. Suite 2
Ellensburg, WA 98926

RE: RU-24-00002 Carey

Dear Bradely Gasawski,

Public Health has reviewed RU-24-00002 and provides the following comments:

1. If a septic system is proposed for these parcels in the future, a site evaluation will be required to assess soil conditions.
2. Any future septic system installation must adhere to setback requirements, which include:
 - o A 100-foot setback from wells and surface water for the drain field.
 - o A 50-foot setback from wells and surface water for sewage tanks and the distribution box.
3. The parcels will need to submit an adequate water application for well connections.

Please do not hesitate to contact us if you have any additional questions or concerns.

Thank you,

A handwritten signature in blue ink, appearing to read "Shane Johnson".

Shane Johnson B.S. M.A.
Environmental Health Specialist II





KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: December 6, 2024
SUBJECT: RU-24-00002 Carey

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. Lots 4C and 4D have a recorded easement #200711270030 for ingress, egress, and utility.4. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.5. No driveway or road shall be constructed within five feet of the side yard boundary, unless the driveway or road is part of an easement shared with the neighboring property owner. (KCC 12.05.080)6. A fire apparatus turnaround is required within 150' of the purposed home build site for accesses exceeding 150' in length. Existing cul-de-sac at the end of Telluride Drive may require improvements to qualify as an approved fire apparatus turnaround. Per Kittitas County Standard Plans 5 or 6, Title 12.7. Driveways greater than 150 feet in length to be a minimum of 16 feet wide with 2 feet of clear zone on both sides and constructed with compacted gravel surface layer.8. Driveway not to exceed 10% grade. Driveway between 10-15% grade shall be hard surfaced. Driveways exceeding 15% grade will require a variance KCC Title 12. <p>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 parcels on this application. (JS)</p>
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ENGINEERING	Except as exempted in 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). (CP)
SURVEY	There are no survey comments regarding this application. (JT)
TRANSPORTATION CONCURRENCY	No comments. (JS)
FLOOD	No comments. (SC)
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No comments. (JS)

Please contact Kittitas County Public Works (509) 962-7523 with any questions.



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

December 6, 2024

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

SUBJECT: WDFW COMMENTS ON RU-24-00002 Carey

Dear Mr. Gasawski:

Thank you for the opportunity to review and comment on RU-24-00002 Carey, a proposal to build two single family residences, one each on parcels 20560 & 20561, and build a driveway to access both parcels from the road. The Washington Department of Fish and Wildlife (WDFW) is familiar with the property and met with Mr. Carey (landowner) and Kittitas County on-site in August 2024. Our comments are regarding the project's impact on Fish and Wildlife Habitat Conservation Areas (FWHCAs, CAO Chapter 17A.04), particularly riparian habitat.

As discussed during the site visit, Spring Creek, a fish bearing tributary to Cle Elum Lake, bisects each parcel. The proposed home sites are located within the Spring Creek riparian management zone (RMZ, CAO 17A.04.030). To ensure no net loss, we recommend avoiding and minimizing impacts to the riparian buffer, particularly the mature conifer trees, as much as possible, by utilizing already disturbed areas and locations lacking mature overstory vegetation. Where impacts cannot be avoided, mitigation will be needed to offset the impacts to the riparian buffer.

We appreciate the Wetland and Stream Critical Areas Evaluation and Stream Buffer Mitigation Plan included with the application materials. However, we're unable to quantify the mitigation proposed to offset the 0.85 acre riparian impact. As currently proposed, the large wood additions are the only mitigation and thus its footprint should be equivalent to or greater than the loss of riparian habitat in order to achieve no net loss of functions and values. Please have the applicant quantify the amount of large wood (ex: number of trees) to be cleared during construction and placed into Spring Creek as mitigation, including the placement location(s) and how the wood will be positioned within the stream.

We recommend development of a detailed mitigation plan, to be reviewed and approved by WDFW prior to construction, as a condition of the reasonable use approval. The mitigation plan should quantify the proposed mitigation measures and demonstrate equivalent or greater

biological functions of FWHCAs consistent with Kittitas County's Critical Areas Ordinance (CAO 17A.04.070). If additional mitigation measures are needed to offset the 0.85 acre riparian impact, we are glad to further discuss options.

Please contact me at (509) 406-3206 or Cassandra.Weekes@dfw.wa.gov if you have any questions or concerns regarding these comments.

Sincerely,



Cassandra Weekes
Area Habitat Biologist