

From: [Rodgers, Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)
To: [Zach Torrance-Smith](#)
Subject: RE: SV-25-00001 Allen - Notice of Application
Date: Monday, March 31, 2025 4:48:17 PM

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Zach,

Bonneville Power Administration (BPA) has had the opportunity to review SV-25-00001 Allen - Notice of Application.

In researching our records, we have found that this proposal will not directly impact BPA facilities. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Valorie Connell at (509) 544-4746 or by email at VLConnell@bpa.gov.

Thank you for the opportunity to review this application.

Deborah Rodgers
[BONNEVILLE POWER ADMINISTRATION](#)
[DEPARTMENT OF ENERGY](#)
(CONTR) Actalent
Realty Technician 3 | Real Property Field Services | TERR/Tri-Cities-RMHQ
dxrodgers@bpa.gov | O: 509-544-4749 | C: 360-624-0566

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Friday, February 28, 2025 1:14 PM
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>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse (PW) <rebecca.cruse.pw@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>; ken.edwards@kittitaspud.com; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@yakimafish-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; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; rand461@ECY.WA.GOV; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Jennifer.Nelson@dfw.wa.gov; cassandra.weekes@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; Hendrix, Leah D <lhendrix@usbr.gov>; Hoff, Jennifer L <jhoff@usbr.gov>; ken.graham@parks.wa.gov; john.ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; real.estate@parks.wa.gov; kimberly.larned@usda.gov; deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; Connell,Valorie L (BPA) - TERR-PASCO <VLConnell@bpa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodders@bpa.gov>; rightofway@pse.com; Marcus, Dylan <Dylan.Marcus@pse.com>; brooksideconsulting@gmail.com; office@kcfd7.com; Aaron Lowe <ALowe@kcfd7.com>; kcarlson@kcfd7.com; robertsb@cersd.org; communityrelations@cersd.org
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

Subject: SV-25-00001 Allen - Notice of Application

Good afternoon,

CDS is requesting comments on the following Shoreline Variance application: SV-25-00001 Allen.

Links to the file materials can be found below. The comment period will end on **April 1, 2025, 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: [SV-25-00001 Allen](#)

External Link: [SV-25-00001 Allen](#)

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 “**Shoreline Variances**” and then the project file number “**SV-25-00001 Allen**”.

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@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: 38eb45916c6dcdbdac24bb8719d004a14

From: [Connor Armi](#)
To: [Zach Torrance-Smith](#)
Cc: [Guy Moura](#); [DAHP SEPA](#)
Subject: Re: SV-25-00001 Allen - Notice of Application
Date: Thursday, March 13, 2025 8:13:12 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.

Hello Zach,

This compliance review is in response to SV-25-00001 Allen. The proposed project involves minimal ground disturbance in the demolition and construction of a new deck attached to an existing residential structure. The project area is within the Very High risk area for an inadvertent discovery according to the DAHP predictive model.

We request an IDP be in place prior to project implementation.

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

On Fri, Feb 28, 2025 at 1:14 PM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good afternoon,

CDS is requesting comments on the following Shoreline Variance application: SV-25-00001 Allen.

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Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

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zach.torrancesmith@co.kittitas.wa.us

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

March 28, 2025

Zach Torrance-Smith
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

RE: 202500772, SV-25-00001

Dear Zach Torrance-Smith:

Thank you for the opportunity to comment on the Notice of Application for the Allen Shoreline Variance. We have reviewed the environmental checklist and have the following comments.

Shorelands and Environmental Assistance Program

The applicant is requesting a variance in order to expand a non-conforming use. Ecology published guidance titled [Variance Permit Reviews Guidance for Local Governments](#) in June 2023. It is recommended that the applicant consider the variance review criteria in WAC 173-27-170(2). Relevant to all applications for Shoreline Variance Permits, all considerations provided by Washington Administrative Code (WAC) 173-27-170(2) must meet the criteria of the WAC in order for a variance to receive approval.

Sincerely,

Amber Johnson
SEPA Coordinator
Central Region Office
509-723-5677
crosepacoordinator@ecy.wa.gov



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: March 26, 2025
SUBJECT: SV-25-00001 Allen

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)
FLOOD	<p>A floodplain development application is required for the proposed project. Since this is a remodel/addition to an existing structure a substantial improvement worksheet must also be submitted with the application. If the project is a substantial improvement to the post-FIRM structure, the whole structure must meet current KCC 14.08 Flood Damage Prevention standards.</p> <p>A portion of the parcel is within the floodway. The deck must be outside of the floodway boundary, or a no-rise certificate must be provided that shows the encroachment would not cause any increase to the 100-year flood elevation. Prior to construction it is advised to have a surveyor mark the floodway boundary on site to avoid unintentional encroachment. The floodway boundary being marked on site will be required for the final flood inspection. (SC)</p>
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

April 1, 2025

Zach Torrance-Smith
Planner
Kittitas County Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON SV-25-00001 Allen Shoreline Variance

Dear Mr. Torrance-Smith,

The Washington Department of Fish and Wildlife (WDFW) has reviewed the application materials associated with the proposed Shoreline Variance and we've visited the parcel with Mr. Allen in September 2024.

The Yakima River is a Shoreline of Statewide significance and is home to numerous native fish, including ESA listed steelhead and bull trout as well as Spring Chinook and Coho salmon within this reach. The Yakima River is also home to freshwater mussels, with one of the largest known in Washington State just down river from the Allen property. Riparian and Shoreline vegetation helps to stabilize stream banks, provide shade and leaf litter, and helps to filter pollutants before they enter the river. Native shoreline vegetation also helps protect the riverbanks from erosion, providing value not only to fish and wildlife, but to people as well.

The proposed project will expand the deck by 179 square feet into the Shoreline buffer along the Yakima River and proposes planting 20 livestakes along the bank as mitigation. The proposed mitigation is insufficient as proposed and WDFW recommends a more robust planting plan for the shoreline that includes monitoring, maintenance, reporting, and permanent protections to ensure the additional encroachment into the buffer does not negatively impact aquatic resources. WDFW recommends 1) that the mitigation planting area be at least as big as the area of encroachment (179 square feet), 2) that the newly vegetated area have at least 80% survival after three years, and 3) that there are permanent protections on the mitigation area associated with the proposed permanent encroachment into the buffer.

WDFW would be pleased to work with the County and applicants to review the riparian management plan prior to approval to assist in finding mutually agreeable riparian species. Please feel free to contact me at (509) 961-6639 or Jennifer.nelson@dfw.wa.gov if you have any questions about these comments.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson". The signature is written in a dark ink and is positioned below the word "Sincerely,".

Jennifer Nelson
Area Habitat Biologist