

**From:** [Rodgers, Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)  
**To:** [Zach Torrance-Smith](#)  
**Cc:** [Connell, Valorie L \(BPA\) - TERR-PASCO](#)  
**Subject:** RE: AU-24-00006 Firl - Notice of Application  
**Date:** Thursday, November 7, 2024 3:52:02 PM  
**Attachments:** [image003.png](#)

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Zach,

Bonneville Power Administration (BPA) has had the opportunity to review AU-24-00006 Firl - 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](mailto:VLConnell@bpa.gov).

Thank you for the opportunity to review this application.



*Deborah Rodgers*

Realty Technician Contractor  
2211 North Commercial Avenue, Pasco, WA 99301  
Bonneville Power Administration | TERR/Tri-Cities-RMHQ  
Real Property Field Services | P 509.544.4749 C (360) 624-0566  
[dxrodgers@bpa.gov](mailto:dxrodgers@bpa.gov)

[APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY](#)

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**From:** Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>

**Sent:** Wednesday, October 23, 2024 1:04 PM

**To:** [office@kcfd7.com](mailto:office@kcfd7.com); [alowe@kcfd7.com](mailto:alowe@kcfd7.com); [kcarlson@kcfd7.com](mailto:kcarlson@kcfd7.com); [robertsb@cersd.org](mailto:robertsb@cersd.org); [communityrelations@cersd.org](mailto:communityrelations@cersd.org); [Jacob.Prilucik@wsdot.wa.gov](mailto:Jacob.Prilucik@wsdot.wa.gov); [SCPlanning@wsdot.wa.gov](mailto:SCPlanning@wsdot.wa.gov); [AviationLandUse@wsdot.wa.gov](mailto:AviationLandUse@wsdot.wa.gov); [CMOlcese@bpa.gov](mailto:CMOlcese@bpa.gov); [Connell, Valorie L \(BPA\) - TERR-PASCO <VLConnell@bpa.gov>](mailto:Connell, Valorie L (BPA) - TERR-PASCO <VLConnell@bpa.gov>); [Rodgers, Deborah \(CONTR\) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>](mailto:Rodgers, Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>); [rightofway@pse.com](mailto:rightofway@pse.com); [dylan.marcus@pse.com](mailto:dylan.marcus@pse.com); [brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com); Rich Elliott <[elliotttr@kvfr.org](mailto:elliotttr@kvfr.org)>; [russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov); [tebu461@ecy.wa.gov](mailto:tebu461@ecy.wa.gov); [lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV); [FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov); [wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov); ECY RE CRO SEPA Coordinator <[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)>; [rand461@ECY.WA.GOV](mailto:rand461@ECY.WA.GOV); Downes, Scott G (DFW)

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**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>  
**Subject:** AU-24-00006 Firl - Notice of Application

Good afternoon,

CDS is requesting comments on the following Accessory Dwelling Unit application: AU-24-00006 Firl.

Links to the file materials can be found below. The comment period will end on **November 7, 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 Links:** [AU-24-00006 Firl](#)

**External Links:** [AU-24-00006 Firl](#)

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 “**Accessory Dwelling**

**Units**” and then the project file number “AU-24-00006 Firl”.

***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](mailto:zach.torrancesmith@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

October 23, 2024

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

RE: AU-24-00006 Firl

Dear Mx. Torrance-Smith:

Thank you for the opportunity to comment on the proposed project on parcel(s) 956834 in Section 8, T. 19 N., Range 15 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,

A handwritten signature in black ink that reads "Amanda Moody". The signature is written in a cursive, flowing style.

Amanda Moody  
Forest Practices Program Coordinator  
Washington State Department of Natural Resources (DNR)  
Southeast Region  
Amanda.moody@dnr.wa.gov

**From:** [Dan Suggs](#)  
**To:** [Zach Torrance-Smith](#)  
**Subject:** RE: AU-24-00006 Firl - Notice of Application  
**Date:** Wednesday, October 23, 2024 1:46:33 PM  
**Attachments:** [image001.png](#)

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Zach,

The following are comments from Public Health for the Accessory Dwelling Unit application: AU-24-00006 Firl.

1. The parcel has an existing permitted 4-bedroom OSS, OS-22-00052. The combined bedroom count between the existing residence and the new dwelling unit cannot exceed 4 bedrooms.
2. The parcel has an existing individual well, Well ID Tag No. BND254. Kittitas County Code allows an individual water system that serves two residential dwelling units to be considered a shared water system. The applicants must complete and submit an Adequate Water Supply Determination Form I/S to Kittitas County Public Health.

Thank you,

**Dan Suggs, B.S. Environmental Health Specialist II**

P: 509.962.7024 | F: 509.962.7581 | E: [dan.suggs@co.kittitas.wa.us](mailto:dan.suggs@co.kittitas.wa.us)  
Kittitas County Public Health Department  
507 N Nanum St Suite 102, Ellensburg WA 98926  
[www.co.kittitas.wa.us/health](http://www.co.kittitas.wa.us/health)

Please tell us how we're doing: [KCPHD Customer Survey](#)



---

**From:** Zach Torrance-Smith <[zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)>

**Sent:** Wednesday, October 23, 2024 1:04 PM

**To:** [office@kcf7.com](mailto:office@kcf7.com); [alowe@kcf7.com](mailto:alowe@kcf7.com); [kcarlson@kcf7.com](mailto:kcarlson@kcf7.com); [robertsb@cersd.org](mailto:robertsb@cersd.org); [communityrelations@cersd.org](mailto:communityrelations@cersd.org); [jacob.prilucik@wsdot.wa.gov](mailto:jacob.prilucik@wsdot.wa.gov); [scplanning@wsdot.wa.gov](mailto:scplanning@wsdot.wa.gov); [aviationlanduse@wsdot.wa.gov](mailto:aviationlanduse@wsdot.wa.gov); [cmolcese@bpa.gov](mailto:cmolcese@bpa.gov); [vlconnell@bpa.gov](mailto:vlconnell@bpa.gov); [dxrodgers@bpa.gov](mailto:dxrodgers@bpa.gov); [rightofway@pse.com](mailto:rightofway@pse.com); [dylan.marcus@pse.com](mailto:dylan.marcus@pse.com); [brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com); Rich Elliott <[elliott@kvfr.org](mailto:elliott@kvfr.org)>; [russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov); [tebu461@ecy.wa.gov](mailto:tebu461@ecy.wa.gov); [lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV); [FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov); [wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov); ECY RE CRO SEPA Coordinator <[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)>; [rand461@ECY.WA.GOV](mailto:rand461@ECY.WA.GOV); Downes, Scott G (DFW) <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; [jennifer.nelson@dfw.wa.gov](mailto:jennifer.nelson@dfw.wa.gov); [cassandra.weekes@dfw.wa.gov](mailto:cassandra.weekes@dfw.wa.gov); [rivers@dnr.wa.gov](mailto:rivers@dnr.wa.gov); [luke.warthen@dnr.wa.gov](mailto:luke.warthen@dnr.wa.gov); [SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov); [MARTIN.MAUNEY@dnr.wa.gov](mailto:MARTIN.MAUNEY@dnr.wa.gov); [Moody, Amanda \(DNR\) <Amanda.Moody@dnr.wa.gov>](mailto:Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>)

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Rebecca Cruse (PW) <rebecca.cruse.pw@co.kittitas.wa.us>; Cameron Curtis  
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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  
**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen  
<chace.pedersen@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>  
**Subject:** AU-24-00006 Firl - Notice of Application

Good afternoon,

CDS is requesting comments on the following Accessory Dwelling Unit application: AU-24-00006 Firl.

Links to the file materials can be found below. The comment period will end on **November 7, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

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**External Links:** [AU-24-00006 Firl](#)

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***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](mailto:zach.torrancesmith@co.kittitas.wa.us)***

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**From:** [Weekes, Cassandra L \(DFW\)](#)  
**To:** [Zach Torrance-Smith](#)  
**Subject:** RE: AU-24-00006 Firl - Notice of Application  
**Date:** Wednesday, November 6, 2024 1:57:18 PM

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Good Afternoon Zach,

Thank you for the opportunity to review and comment on AU-24-00006, which proposes the addition of an accessory dwelling unit (ADU) on Kittitas County parcel 956834. The Washington Department of Fish and Wildlife had a site visit on this parcel in 2022 to map the location of Tillman Creek, a perennial fish-bearing tributary to the Yakima River. Tillman Creek is present near the southeastern corner of the parcel and is correctly labeled on the applicant's site plans and we appreciate the setback buffer labeled as well. We have no further comments on the proposal.

To note for future planning in this vicinity, DNR's stream layer (as shown on Compas) incorrectly maps Tillman Creek to the west of it's true location. However, the location of the stream channel can be more accurately identified by looking at the LiDAR.

Thank you and please contact me at (509) 406-3206 or [Cassandra.Weekes@dfw.wa.gov](mailto:Cassandra.Weekes@dfw.wa.gov) if you have any questions.

Cassandra

*Cassandra Weekes*

Washington Department of Fish & Wildlife  
1130 W. University Way, Ellensburg, WA 98926  
Cell: (509) 406-3206

---

**From:** Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>  
**Sent:** Wednesday, October 23, 2024 1:04 PM  
**To:** office@kcf7.com; alowe@kcf7.com; kcarlson@kcf7.com; robertsb@cersd.org; communityrelations@cersd.org; Prilucik, Jacob <jacob.prilucik@wsdot.wa.gov>; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; vlconnell@bpa.gov; dxrogers@bpa.gov; rightofway@pse.com; dylan.marcus@pse.com; brooksideconsulting@gmail.com; Rich Elliott <elliott@kvfr.org>; Mau, Russell E (DOH) <Russell.Mau@DOH.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,



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**Cc:** Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>  
**Subject:** AU-24-00006 Firl - Notice of Application

### External Email

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***Zach Torrance-Smith***

***Planner I***

***Kittitas County Community Development Services***

***411 N. Ruby St., Suite 2***

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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

November 5, 2024

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

**RE: 202404692, AU-24-00006**

Dear Zach Torrance-Smith:

Thank you for the opportunity to comment on the Notice of Application for the Firl Accessory Dwelling Unit. We have reviewed the application and have the following comment.

**Water Resources Program**

Your project is located within the boundaries of WAC 173-539A so it may be subject to the rule. If you plan 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 or would like to respond to these Water Resources comments, please contact Nathan Longoria at (509) 907-1752 or email at [nathan.longoria@ecy.wa.gov](mailto:nathan.longoria@ecy.wa.gov).

Sincerely,

Amber Johnson  
SEPA Coordinator, Central Region Office  
509-723-5677 | [crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)



# **KITTITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

### **MEMORANDUM**

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** November 7, 2024  
**SUBJECT:** AU-24-00006 Firl

<b>ACCESS</b>	<ol style="list-style-type: none"><li>1. Parcel 956834 has an approved access permit (AC-23-00008) on file with Public Works. As proposed, the existing access will be used to serve this ADU.</li><li>2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li><li>3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards Title 12.</li><li>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. (JS)</li></ol>
<b>ENGINEERING</b>	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)
<b>SURVEY</b>	There are no survey comments regarding this application. (JT)
<b>TRANSPORTATION CONCURRENCY</b>	No comments. (JS)
<b>FLOOD</b>	No comments. (SC)
<b>WATER MITIGATION/ METERING</b>	Per KCC 13.35.027 water mitigation and metering will be required for the ADU because it is a new use of ground water. Parcel #956834 is not located within the OTC service area for the Kittitas County Water Bank. Please call the Kittitas County Public Works Water Resources program at (509)962-7523 to discuss mitigation options and metering requirements. (SC)
<b>AIRPORT</b>	No comments. (JS)

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