

From: [Connor Armi](#)
To: [Zach Torrance-Smith](#)
Cc: [Guy Moura](#); sepa@dahp.wa.gov
Subject: Re: SP-24-00012 Sedgwick - Notice of Application
Date: Monday, September 16, 2024 12:52:57 PM

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 consult is in reference to SP-24-00012 Sedgwick. This undertaking involves no ground disturbance at this time but is likely in preparation for use activities in the future.

This undertaking is located outside the CCT Traditional Territories. We request any undertakings, particularly those involving ground disturbing activities, to have an IDP in place prior to implementation.

There are known cultural resources of precontact and historic significance nearby and this particular plat is considered High Risk for an inadvertent discovery according to the DAHP predictive model.

CCT requests a new cultural resource survey for the full parcel in preparation for future residential or other construction, which should include a sub-surface testing component as groundbreaking for new construction is expected and that during implementation that there be an inadvertent discovery plan or (IDP) in place to ensure compliance with all Section 106 and relevant cultural resource laws both federally and to the state of Washington.

Thank you for consulting with the Colville Confederated Tribes History and Archaeology Program.

On behalf of Guy Moura, Tribal Historic Preservation Officer.

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 Wed, Sep 4, 2024 at 2:07 PM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good afternoon,

CDS is requesting comments on the following short plat application: SP-24-00012 Sedgwick.

Links to the file materials can be found below. The comment period will end on **September 19, 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: SP-24-00012 Sedgwick

External Link: [SP-24-00012 Sedgwick](#)

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 “**Short Plats - 2018 and Forward - Preliminary**” and then the project file number “SP-24-00012 Sedgwick”.

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.



**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

September 5, 2024

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

RE: SP-24-00012 Sedgwick

Dear Mx. Torrance-Smith:

Thank you for the opportunity to comment on the proposed project on parcel(s) 15813 in Section 28, T. 20 N., Range 17 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 cursive script that reads "Amanda Moody".

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



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

September 13, 2024

Zach Torrance-Smith, Planner 1
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

RE: SP-24-00012 Sedgwick

Dear Zach,

The following comments are the Environmental Public Health comments on the SP-24-00012 Sedgwick Notice of Application. The applicant proposes that the well on lot 1B will serve both lots 1A and 1B. A signed and recoded shared well agreement between the two lots along with a well log for the existing well on lot 1A must be submitted to the health department for review. A soil log must be preformed by the Kittitas County Public Health Department on lot 1B. Both requirements must be met before final plat signature can be obtained.

Thank you for your time,

A handwritten signature in blue ink, appearing to read "Shane Johnson", is written over a faint, larger blue outline of the same signature.

Shane Johnson, B.S, MA
Environmental Health Specialist II
509-933-8225



From: [Adam Osbekoff](#)
To: [Zach Torrance-Smith](#)
Subject: RE: SP-24-00012 Sedgwick - Notice of Application
Date: Thursday, September 5, 2024 7:34:56 PM

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Hello Zach

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE we have no substantive comments to offer at this time. However, please be aware that if the scope of the project or the parameters for defining the APE change we reserve the right to modify our current position.

Thank you

Adam Osbekoff
Snoqualmie Indian Tribe
Department of Archaeology and Historic Preservation

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Wednesday, September 4, 2024 2:08 PM
To: russell.mau@doh.wa.gov; brietta.carter@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>; lhendrix@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; 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>; 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; envioreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-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; Steven Moses <steve@snoqualmietribe.us>; DAHP <dahp@snoqualmietribe.us>; Adam Osbekoff <adam@snoqualmietribe.us>; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com; Marcus, Dylan <Dylan.Marcus@pse.com>; robertsb@cersd.org; communityrelations@cersd.org; office@kcfd7.com; alowe@kcfd7.com; kcarlson@kcfd7.com
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: SP-24-00012 Sedgwick - Notice of Application

Good afternoon,

CDS is requesting comments on the following short plat application: SP-24-00012 Sedgwick. Links to the file materials can be found below. The comment period will end on **September 19, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

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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

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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

September 17, 2024

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

RE: 202403872, SP-24-00012

Zach Torrance-Smith:

Thank you for the opportunity to comment on the Notice of Application for the Sedgwick Short Plat. We have reviewed the application and have the following comment.

Water Resources Program

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals for a project up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. 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.

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: September 13, 2024
SUBJECT: SP-24-00012 Sedgwick

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.5. Mountain Creek Drive and Fir Tree Drive were certified to High Density 3-14, 0–5-acre average lot size with roadway width of 20 feet. Further plat development may change the road certification requirements to 15-40 average lot size 0–5-acre requirement of 22 feet. (JS) <p>OF NOTE: Existing address of 1690 Mountain Creek Drive to be assigned to parcel 1A upon recording of the short plat.</p>
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	Comments reserved until final survey (KH)
TRANSPORTATION CONCURRENCY	No transportation concurrency requirement for this project. (KAH)
FLOOD	No comments. (SC)

WATER MITIGATION/ METERING	<p>The following comments outline the requirements for legal availability of water and metering for the proposed short plat:</p> <p>The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates. <u>This parcel is not within the service area of the Kittitas County Water Bank.</u></p> <p>Prior to final plat approval and recording, the following conditions shall be met:</p> <p>In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:</p> <ol style="list-style-type: none">1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;2. An adequate water right for the proposed new use; or3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. <p>All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.</p> <p>Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.</p> <p>Final Plat Notes</p> <p>The following notes shall be placed on the face of the plat:</p> <p>C-1 "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations."</p> <p>C-2 "The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law."</p> <p>(SC)</p>
AIRPORT	No comments. (JS)

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