

From: [Rodgers, Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)
To: [Zach Torrance-Smith](#)
Cc: [Connell, Valorie L \(BPA\) - TERR-PASCO](#); [Smart, Brandy M \(BPA\) - TERR-ELLENSBURG](#)
Subject: RE: SP-25-00002 Sageview - Notice of Application
Date: Friday, January 24, 2025 5:29:03 PM
Attachments: [image001.png](#)

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Zach,

Bonneville Power Administration (BPA) has had the opportunity to review SP-25-00002 Sageview - 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*
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

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Wednesday, January 8, 2025 2:37 PM
To: 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>; Rich Elliott <elliott@kvfr.org>; sara@krdistrict.org; anita_mata@ksd403.org; tim_lagrange@ksd403.org; michelle_helgeson@ksd403.org; 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; 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; 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
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: SP-25-00002 Sageview - Notice of Application

Good afternoon,

CDS is requesting comments on the following short plat application: SP-25-00002 Sageview. Links to the file materials can be found below. The comment period will end on **January 24, 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: [SP-25-00002 Sageview](#)

External Link: [SP-25-00002 Sageview](#)

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-25-00002 Sageview”.

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](#); sepa@dahp.wa.gov
Subject: Re: SP-25-00002 Sageview - Notice of Application
Date: Monday, January 13, 2025 11:00:37 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 SP-25-00002 Sageview. The proposed project area is outside the CCT Traditional Territories. Any cultural resource concerns will be adequately addressed by other interested parties and Tribes.

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, Jan 8, 2025 at 2:36 PM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good afternoon,

CDS is requesting comments on the following short plat application: SP-25-00002 Sageview.

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

To: Zach Torrance-Smith

From: Dan Suggs, Environmental Health Specialist
(509) 962-7024, dan.suggs@co.kittitas.wa.us

Date: January 21, 2025

Subject: Short Plat Application SP-25-00002 Sageview

1. Drinking Water:

- The existing individual well on proposed lot A2 does not appear to meet the required 50-foot property line setback. If the existing well does not meet this setback requirement, the applicant may request an exemption from the current regulations.

2. Wastewater:

- Soil logs must be performed and recorded for each new lot within the proposed short plat.

These comments are based on the information provided in the short plat application materials. Any revisions to the proposal may result in changes to Public Health's comments.



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926
T: 509.962.7515 · F: 509.962.7581
www.co.kittitas.wa.us/health/



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

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

January 22, 2025

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

RE: 202500073; SP-25-00002

Dear Zach Torrance-Smith:

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

Water Quality Program

Dividing or platting a piece of property is often the first step in a proposed development. An NPDES Construction Stormwater Permit may be required if there is a potential for stormwater discharge from a construction site with disturbed ground. Ground disturbance includes all utility placements, and building or upgrading roads. The permitting process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application, and a 30-day public notice process. This may take 38-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact **Wendy Neet** with the Department of Ecology, (509) 571-6733, with questions about this permit.

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: January 21, 2025
SUBJECT: SP-25-00002 Sageview

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. A Crossing License from Kittitas Reclamation District (KRD) may be required for any new access.3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.4. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.5. 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. <p>OF NOTE: Please ensure that Lot A2 is identified with the address of 11461 Thall Rd upon final recording of short plat. (JS)</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	<ol style="list-style-type: none">1. Change Heading at top of pages from "Sageview BLA/Short Plat" to "Sageview BLA" "(Includes Boundary Line Adjustment) to avoid future confusion when filing and referencing document.2. Change Title Block of "Sageview BLA/Short Plat" to "Sageview Short Plat" to avoid future confusion when filing and referencing document.3. Applicant is herein notified that the dual BLA / Short Plat application is suitable for county application and review only. Once recorded, entire

	<p>property will be viewed as being subject to short plat standards, and will be treated as such.</p> <ol style="list-style-type: none"> 4. Sheet 1 – Please clearly show a note similar to the following: “This sheet represents adjustment to boundary lines prior to Short Plat recorded simultaneously and shown on subsequent pages”. 5. Sheet 1 – Please show the following note (or something similar) on Lot A: “Lot A is a transitional parcel to be further subdivided on subsequent pages and should not be referenced as a legal lot after recording”. 6. Sheet 1 – Please identify previous and proposed boundaries. 7. Please set and show corners per Short Plat standards. 8. Sheet 2 – Elevation Datum note contains minor typo. 9. Please include a survey narrative explaining the BLA and simultaneous Short Platting. 10. Final document shall be filed as a short plat. All lots shall be referenced as being a portion of a short plat.
TRANSPORTATION CONCURRENCY	No comments. (JS)
FLOOD	The proposed project is not within a FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit is not required. (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. 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; or 3. 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.