

**From:** [Ken Edwards](#)  
**To:** [Chace Pedersen](#)  
**Subject:** RE: CU-24-00001 Vantage Valley Properties - Notice of Application  
**Date:** Thursday, March 21, 2024 2:18:01 PM  
**Attachments:** [image001.png](#)

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Chace,

KCPUD does serve the parcels in this project area. Firearm use across the power easement is forbidden due to contact and subsequent fire risks. Firearm use adjacent to the power easement is also a risk and should be avoided. The applicant should contact KCPUD for any power requirements and easement land use.

Thanks,

**Ken Edwards**  
**Engineering Manager**  
**PUD #1 of Kittitas County**  
1400 Vantage Highway  
Ellensburg, WA 98926  
Phone: 509-933-7200 Ext 818  
[Ken.Edwards@KittitasPUD.com](mailto:Ken.Edwards@KittitasPUD.com)



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**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Thursday, March 21, 2024 8:51 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier (SH) <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Laura Kukes <[laura.kukes@co.kittitas.wa.us](mailto:laura.kukes@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Jackie Sharp <[jackie.sharp@co.kittitas.wa.us](mailto:jackie.sharp@co.kittitas.wa.us)>; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[steph.mifflin@co.kittitas.wa.us](mailto:steph.mifflin@co.kittitas.wa.us)>; Haley Mercer <[haley.mercer@co.kittitas.wa.us](mailto:haley.mercer@co.kittitas.wa.us)>; Christy Garcia <[christine.garcia@co.kittitas.wa.us](mailto:christine.garcia@co.kittitas.wa.us)>; Ken Edwards <[Ken.Edwards@kittitaspud.com](mailto:Ken.Edwards@kittitaspud.com)>; DAHP SEPA (DAHP) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; enviroreview@yakama.com; Corrine Camuso <[Corrine\\_Camuso@Yakama.com](mailto:Corrine_Camuso@Yakama.com)>; Jessica Lally <[Jessica\\_Lally@Yakama.com](mailto:Jessica_Lally@Yakama.com)>; noah\_oliver@yakama.com; Casey Barney <[Casey\\_Barney@Yakama.com](mailto:Casey_Barney@Yakama.com)>; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov;



# KITTITAS VALLEY FIRE & RESCUE

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400 E Mt View Ave • Ellensburg WA 98926 • (509) 933-7241 • Fax (509) 933-7245 • [prevention@kvfr.org](mailto:prevention@kvfr.org)

## KVFR Prevention Conditional Use Permit Comments

Vantage Valley Properties  
Permit#: CU-24-00001  
Date: 03/21/2024

I have reviewed the Application and associated documents for the listed project and/or construction for Kittitas County Fire District 2 (KVFR). The Fire District has no code enforcement authority, so my input is from a fire department response and operational basis.

### Comments:

These parcels are outside Kittitas Valley Fire and Rescues fire response area. We currently provide protection to nearby parcels through contract or annexation into to fire district protection area. If you would like to discuss one of these options, please contact Sydney McBride at 509-933-7231 or by email at [mcbridesy@kvfr.org](mailto:mcbridesy@kvfr.org)

- Fire apparatus access roads exceeding 150' shall be provided with a temporary or permanent turnaround meeting the requirement 2021 IFC Appendix D.
- The IFC Appendix D requires the road be a minimum of 20' wide and capable of supporting an imposed load of at least 75,000 lbs.
- Buildings would be required to meet current IBC, IFC, WUI
- Our standard turning radius is a minimum of 23' inside and 45' outside.
- Water supply meeting Kittitas County requirements for fire protection.

Thank you,

A handwritten signature in black ink, appearing to read "Dan Johnson".

Dan Johnson  
Fire Prevention Captain  
Fire Investigator, IAAI FIT  
Kittitas Valley Fire & Rescue

400 E. Mountain View Ave, Ellensburg WA 98926

Office: 509.933.7241

Cell/Text: 509.856.4455

Fax: 509.933.7245

[prevention@kvfr.org](mailto:prevention@kvfr.org)



**From:** [Adam Osbekoff](#)  
**To:** [Chace Pedersen](#)  
**Subject:** RE: CU-24-00001 Vantage Valley Properties - Notice of Application  
**Date:** Thursday, March 21, 2024 3:46:55 PM

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Hello Chase

The Snoqualmie Indian Tribes Department of Archaeology and Historic Preservation defer to and support more proximate tribes related to the above mentioned project.

Thank you.

Adam Osbekoff  
Cultural Resource Compliance Manager  
[adam@snoqualmietribe.us](mailto:adam@snoqualmietribe.us)  
C: 425.753.0388  
9416 384th Ave SE  
PO BOX 969  
Snoqualmie Washington 98065

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**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Thursday, March 21, 2024 8:51 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier (SH) <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Laura Kukes <[laura.kukes@co.kittitas.wa.us](mailto:laura.kukes@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Jackie Sharp <[jackie.sharp@co.kittitas.wa.us](mailto:jackie.sharp@co.kittitas.wa.us)>; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[steph.mifflin@co.kittitas.wa.us](mailto:steph.mifflin@co.kittitas.wa.us)>; Haley Mercer <[haley.mercer@co.kittitas.wa.us](mailto:haley.mercer@co.kittitas.wa.us)>; Christy Garcia <[christine.garcia@co.kittitas.wa.us](mailto:christine.garcia@co.kittitas.wa.us)>; ken.edwards@kittitaspud.com; DAHP SEPA (DAHP) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; enviroreview@yakama.com; Corrine Camuso <[Corrine\\_Camuso@Yakama.com](mailto:Corrine_Camuso@Yakama.com)>; Jessica Lally <[Jessica\\_Lally@Yakama.com](mailto:Jessica_Lally@Yakama.com)>; noah\_oliver@yakama.com; Casey Barney <[Casey\\_Barney@Yakama.com](mailto:Casey_Barney@Yakama.com)>; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; Connor Armi <[connor.armi.hsy@colvilletribes.com](mailto:connor.armi.hsy@colvilletribes.com)>; darnell.sam.adm@colvilletribes.com;

**From:** [Mau, Russell E \(DOH\)](#)  
**To:** [Chace Pedersen](#)  
**Cc:** [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#)  
**Subject:** RE: CU-24-00001 Vantage Valley Properties - Notice of Application  
**Date:** Thursday, March 21, 2024 10:01:24 AM

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Chace:

The Department of Health (DOH) Office of Drinking Water (ODW) has the following official comments:

1. While specific numbers of possible person using the facility is not directly provided, it appears that the total number of persons with access to the water system would result in a Group A public water system.
2. As a Group A public water system, the applicant will need to submit a Group A water system application to DOH ODW for review and subsequent approval.
3. For the completion of a Group A public water system application, DOH ODW requires portions to be completed by a Professional Engineer (PE) licensed in the State of Washington.
4. Under "Utilities", the applicant indicates water is available on-site – is there an existing well? Even if existing, DOH ODW still requires a well site inspection (can be conducted by Kittitas County Health) and source approval.

If you or the applicant have any questions or concerns, please contact DOH ODW, thanks,

**Russell E. Mau, PhD, PE**  
Regional Engineer  
Office of Drinking Water  
Washington State Department of Health  
[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)  
[www.doh.wa.gov](http://www.doh.wa.gov) | 509-329-2116

---

**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Thursday, March 21, 2024 8:51 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier (SH) <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>;



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

March 22, 2024

Chace Pedersen  
Planner I  
Kittitas County  
411 N. Ruby Street, Ste 2  
Ellensburg, WA 98926

In future correspondence please refer to:  
Project Tracking Code: 2024-03-01987  
Property: Kittitas County\_Vantage Valley Properties Outdoor Training Center (CU-24-00001)  
Re: Survey Requested

Dear Chace Pedersen:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a moderate to high probability of encountering cultural resources within the proposed project area. DAHP is particularly concerned about the potential to encounter precontact rock features and what the long-term impacts to those features may be. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Sydney Hanson, M.A.  
Local Government Archaeologist  
(360) 280-7563  
Sydney.Hanson@dahp.wa.gov



**From:** [WSDOT Aviation Land Use Inquiries and Application Submittals](#)  
**To:** [Chace Pedersen](#)  
**Subject:** RE: [EXTERNAL] CU-24-00001 Vantage Valley Properties - Notice of Application  
**Date:** Monday, March 25, 2024 2:48:36 PM

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Hi M Pedersen,

WSDOT Aviation Division reviewed the provided documentation on 03/25/2024. We have no comments.

Cheers,

David Ison, PhD | Aviation Planner  
Emerging Aviation Technologies & Land Use Compatibility  
Washington State Department of Transportation  
[david.ison@wsdot.wa.gov](mailto:david.ison@wsdot.wa.gov) C: 360-890-5258

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**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Thursday, March 21, 2024 8:51 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier (SH) <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Laura Kukes <[laura.kukes@co.kittitas.wa.us](mailto:laura.kukes@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Jackie Sharp <[jackie.sharp@co.kittitas.wa.us](mailto:jackie.sharp@co.kittitas.wa.us)>; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[steph.mifflin@co.kittitas.wa.us](mailto:steph.mifflin@co.kittitas.wa.us)>; Haley Mercer <[haley.mercer@co.kittitas.wa.us](mailto:haley.mercer@co.kittitas.wa.us)>; Christy Garcia <[christine.garcia@co.kittitas.wa.us](mailto:christine.garcia@co.kittitas.wa.us)>; ken.edwards@kittitaspud.com; DAHP SEPA (DAHP) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; enviroreview@yakama.com; Corrine Camuso <[Corrine\\_Camuso@Yakama.com](mailto:Corrine_Camuso@Yakama.com)>; Jessica Lally <[Jessica\\_Lally@Yakama.com](mailto:Jessica_Lally@Yakama.com)>; noah\_oliver@yakama.com; Casey Barney <[Casey\\_Barney@Yakama.com](mailto:Casey_Barney@Yakama.com)>; kozj@yakamafish-nsn.gov; Matthews, Jim <[matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov)>; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; Connor Armi <[connor.armi.hsy@colvilletribes.com](mailto:connor.armi.hsy@colvilletribes.com)>; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmtribe.us; dahp@snoqualmtribe.us; Adam Osbekoff <[adam@snoqualmtribe.us](mailto:adam@snoqualmtribe.us)>; Mau, Russell E (DOH) <[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)>; Petropoulos, Terra (ECY) <[tebu461@ECY.WA.GOV](mailto:tebu461@ECY.WA.GOV)>; White, Lori (ECY) <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>;



**From:** [Connor Armi](#)  
**To:** [Chace Pedersen](#)  
**Cc:** [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)  
**Subject:** Re: CU-24-00001 Vantage Valley Properties - Notice of Application  
**Date:** Thursday, March 28, 2024 3:39:00 PM

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**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 Chace,

This consult is in reference to CU-24-00001 Vantage Valley Properties.

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

The proposed project lies within the traditional territory of the Moses-Columbia, 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.

If ground disturbing activities are to be conducted, such as but not limited to: construction, the installation of a septic system or the scraping of a driveway, a cultural resource surface survey and sub-surface testing of the area in and directly around the proposed ground disturbance are recommended as a surface observation will not be an accurate assessment of the existent potential for subsurface cultural deposits. This test should be to the terminal depth of the septic installation to ensure the totality of the presence or absence of cultural material.

There are known cultural resources of precontact and historic significance nearby and the area is considered to be Moderate Risk to High Risk for an inadvertent discovery according to the DAHP predictive model. This area has not been previously surveyed and a preliminary archaeological investigation would be prudent.

CCT requests a cultural resource survey prior to the implementation of ground disturbing activities 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



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

April 3, 2024

Chace Pederson  
Kittitas County Community Development Services  
411 N. Ruby Street, Ste 2  
Ellensburg, WA. 98926

Dear Chace,

Public Health has the following comments:

- 1) The parcel has two residential on-site septic systems permitted with Public Health. If the applicants wish to connect to the systems in the future, contact Kittitas County Public Health department or a licensed wastewater designer to ensure functionality of the system.
- 2) The parcel is currently serviced by a well. If the applicants intend to use the well for public drinking water, they should follow Department of Health Office of Drinking Water guidance for Group A water systems. A well site inspection will need to be conducted by Kittitas County Public Health and Group A public water system application completed with Department of Health Office of Drinking Water.

If you have any questions, please don't hesitate to give me a call.

Sincerely,

A handwritten signature in black ink that reads "Dan Suggs".

Dan Suggs, Environmental Health Specialist II, B.S





STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

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

April 4, 2024

Chace Pedersen  
Kittitas County  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

**RE: 202401233; CU-24-00001**

Dear Chace Pedersen:

Thank you for the opportunity to comment on the Pre-Threshold Consultation for the Vantage Valley Properties. We have reviewed the environmental checklist and have the following comment.

**Water Resources**

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 of 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](mailto:Nathan.Longoria@ecy.wa.gov).

Sincerely,

Joy Espinoza  
SEPA Coordinator  
Central Regional Office  
509-379-3967  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)



State of Washington  
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24<sup>th</sup> Avenue, Yakima, WA 98902-5720  
Telephone: (509) 575-2740 • Fax: (509) 575-2474

April 4, 2024

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

SUBJECT: WDFW COMMENTS ON CU-24-00001 Vantage Valley Properties

Dear Mr. Pederson,

Thank you for the opportunity to comment on the CU-24-00001 Vantage Valley Properties application concerning the development of an outdoor training center for law enforcement, search and rescue, outdoor firearms, and emergency response training. Washington Department of Fish and Wildlife (WDFW) has reviewed the application and supporting documents. Our comments are regarding the project's impact on priority fish and wildlife habitats, particularly shrubsteppe habitat and the area's wildlife species. Specifically, our comments are to ensure that if the application is approved that the development will not result in loss of Fish and Wildlife Habitat Conservation Areas (FWHCA) under Kittitas County Critical Areas Ordinance (CAO). In addition to providing comments to ensure that the application is consistent with the CAO, WDFW is also an adjacent land manager, and we have additional comments on requests to be able to successfully manage adjacent lands.

**Fish and Wildlife Habitat Conservation Areas (FWHCA)**

Nearly the entire site is covered by shrubsteppe habitat which is both listed as a Priority Habitat by WDFW and as a critical area under Kittitas County FWHCA. Under the guidelines of both the WDFW Priority Habitat and Kittitas County Critical Area, the guidance is to look to avoid impacts to the habitat to the degree possible and to apply compensatory mitigation to impacts that cannot be avoided. Impacts to the habitat are not limited to clearing and grading, but other measures that could degrade the condition of the shrubsteppe. In this application, construction of roads, buildings, target shooting and explosive areas are all likely to have significant impacts to the shrubsteppe and its associated wildlife. These impacts are direct impacts to shrubsteppe habitat. Potential indirect impacts through fire are addressed later in these comments.

WDFW requests that if the application is approved, that a condition be placed on the approval that the applicant must work with WDFW to develop an approved habitat management and mitigation plan which would include measures to avoid habitat impacts where possible, to rehabilitate temporary impacts, and mitigate for those permanent impacts that cannot either be avoided or rehabilitated. To ensure that appropriate measures are developed, WDFW recommends the opportunity to meet with the applicant to discuss these measures before a habitat management plan is developed.

The SEPA checklist is incomplete for animal species listed as present. The site is part of a Biodiversity Area and Corridor, which is a Priority Habitat and Species (PHS) designation for a wildlife migration corridor. The area is also mapped as winter range habitat for both Mule Deer and Elk. While no formal wildlife surveys have been conducted on the property, a myriad of PHS wildlife species are known to occur in the immediate vicinity, including the following, all listed as Washington State Candidate species: Townsend's Ground Squirrel, Black-tailed and White-tailed Jackrabbit, Burrowing Owl, Sage Thrasher, Sagebrush Sparrow, Loggerhead Shrike, Golden Eagle and potentially Ferruginous Hawk. These species likely do or have the potential to use the shrubsteppe habitat on site, which is why the importance of proper avoidance and mitigation is necessary to prevent further local declines in these populations. These species should be reflected in an updated SEPA checklist so that they can be factored into a proper determination.

There is a stream listed on the map, with a designation of a fish-bearing stream. While we note that the memorandum included in the application stated that the stream did not meet the definition of either a fish-bearing stream or a stream in general, WDFW would like to comment that the memorandum definition of a Type F stream or a stream in general is not consistent with current stream typing definitions. A Type F stream for Eastern WA has a bankfull width average of 3 feet or more, with a gradient of 16% or less. WDFW requests a site visit with Kittitas County and the applicant to verify the stream typing on the property to assist with determination of appropriate Riparian Management Zone (RMZ) setbacks under the CAO.

### **Fire Management Plan**

The surrounding area has recently been subject to several large fires, causing immense long-term recovery of the shrubsteppe habitat in the area. This proposal has elements of live fire and explosives, which depending on the time of year and Best Management Practices (BMPs) in place, could significantly increase the risk of surrounding lands and habitat to fire. Fire has the ability here to have significant indirect impacts on the shrubsteppe habitat. The surrounding lands include both public and private lands. Among the public land managers is WDFW. In the SEPA checklist, there are no plans to mitigate for potential fire risk or impacts. In the site plan, there is reference to a single road to act as a fire break. Rather, the SEPA checklist states that this proposal does not affect the surrounding lands. WDFW disagrees with this conclusion and requests that if the application is approved, that a condition be placed on the approval that the applicant must work with WDFW to develop an approved fire management plan. That plan could include measures such as having appropriate fire suppression resources on site should the activities result in a fire, to further clear some areas where live fire is proposed to lessen the risk of fire and potentially some conditions on season and timing of allowed live fire activities to ensure that they do not occur during high-risk periods such as extreme vegetation dryness or high winds. An appropriate fire management plan should allow the applicant to avoid or stop ignitions on their lands and not allow them to spread to adjacent shrubsteppe lands.

### **WDFW Concerns Over Proposed Site Plan**

Much of the surrounding landscape is either managed directly by WDFW as part of the LT Murray Wildlife Area or for wildlife habitat as a goal (WDFW has a Conservation Easement on Puget Sound Energy's Wild Horse Wind Farm). As part of that management, it is the goal of WDFW land management to manage the land and habitat consistent with fish and wildlife use of the land. There

are elements of the site plan that make it difficult to properly manage portions of that landscape as fish and wildlife habitat and we request that further discussions on these elements be conducted through discussions involving Kittitas County, WDFW, and the applicant. The impacts (safety, noise etc..) should be contained within the boundaries of the application and WDFW has concerns that as currently proposed, those impacts are not adequately contained.

Those elements are:

- As currently proposed, a minimum 10-foot setback from the western property boundary (which includes WDFW managed land) and proposals for explosives area, training areas, and test fires. Both wildlife and recreational visitors could be on either side of this boundary. The project needs to further demonstrate how these activities will not impact either the wildlife or the recreational users. The information currently provided in the SEPA checklist is incomplete to draw this conclusion. Potential modifications could include the need to increase the buffer distance from these activities (particularly in high-risk activities such as explosives), and the property line, add berms, and clearly mark the boundaries with proper warnings.
- In the northern portion of the site plan, a Heli-pad is proposed. As this area is a Mule Deer and Elk wintering area, consultation with WDFW is requested and proposed flight paths in and out of this Heli-pad need to be discussed to ensure the applicant is not displacing the animals away from vital winter forage, but also potentially displacing deer and elk into other properties or onto the Vantage Highway.
- While the SEPA checklist acknowledges some intent to work with noise levels, it appears to be only human related and not wildlife related. Additional information and analysis is needed to demonstrate that the noise from the facility is largely contained within the site plan. If the noise is not able to be contained, then either modifications to the site plan, season or times of use, or including those impacts on wildlife habitat as part of the mitigation discussion is warranted.
- Little detail is shown on the site plan, showing the direction of live fire, or proposed berms/backstops. Further the roads are shown as direct lines, yet the topography suggests that it will be difficult to construct due to the steepness of the grade. Please include WDFW in these discussions as the site plan and its associated impacts develop.
- We understand that based upon the current site plan, that the current access through WDFW lands would no longer be necessary. Coordination with WDFW on the management of that road going forward is vital, including signage and fencing to keep the public accessing this site from unauthorized vehicle entry onto adjacent lands.

In summation, WDFW is not opposed to the facility, but as currently proposed, and without further clarity, the project could have significant impacts on the habitats and the wildlife of the area with no mitigation to offset these impacts proposed. WDFW requests that Kittitas County include mitigative measures to address the above identified concerns as conditions of approval if the project is approved. Thank you again for the opportunity to comment and look forward to discussing this

further with the county and the applicant. Please contact me at 509-607-3578 or Scott.Downes@dfw.wa.gov to discuss these concerns.

Sincerely,

A handwritten signature in cursive script that reads "Scott Downes".

Scott Downes  
Regional Land Use Planner

Cc:

Perry Harvester, WDFW  
Hannah Bates, WDFW



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** April 5<sup>th</sup>, 2024  
**SUBJECT:** CU-24-00001 Vantage Valley Properties

<b>ACCESS</b>	<ol style="list-style-type: none"> <li>1. Access is not permissible at the location on the site plan provided.</li> <li>2. An engineered access plan may be required.</li> <li>3. Provide Public Works with a plan for the guardrail that meets WSDOT requirements from a licensed civil engineer.</li> <li>4. An approved access permit for commercial access shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.</li> <li>5. Driveways and Roads greater than 150' in length are required to provide a fire apparatus turnaround that is in compliance with Appendix D of the International Fire Code.</li> <li>6. Per Kittitas County Code, only one access is permitted. A Road Variance application will need to be applied for if 2 accesses are built. Road Variance does not guarantee second access.</li> <li>7. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply.</li> </ol>
<b>ENGINEERING</b>	<ol style="list-style-type: none"> <li>1. 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). (CC)</li> </ol>
<b>SURVEY</b>	There are no survey comments regarding this application. (JT)
<b>TRANSPORTATION CONCURRENCY</b>	Please submit a preliminary scoping letter documenting the trip generation, distribution, and assignment for the proposed development application per KCC 12.040.02.040. (KAH)
<b>FLOOD</b>	Parcels 840833, 890833, and 880833 are not located in the FEMA mapped special flood hazard area (100-year floodplain). A Floodplain Development Permit will not be required. (SC)



<p><b>WATER MITIGATION/ METERING</b></p>	<p>The proposed outdoor training center facility is a change of groundwater use from the existing multiple domestic use and will require water mitigation for any new plumbed structure. The project is not eligible for the Kittitas County Water Bank, mitigation must be purchased from a private bank.</p> <p>In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before submitting building plans:</p> <ul style="list-style-type: none"> <li>a. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;</li> <li>b. An adequate water right for the proposed new use; or</li> <li>c. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</li> </ul> <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>All mitigated water uses shall also demonstrate that they are metered and monitored annually in accord with the agreement between the landowner and the mitigation provider. (SC)</p>
<p><b>AIRPORT</b></p>	<p>No comments. (JS)</p>

**From:** [Christine McCroskey](#)  
**To:** [Christine McCroskey](#); [Chace Pedersen](#)  
**Subject:** CU-24-00001  
**Date:** Friday, April 5, 2024 12:42:40 PM

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To Kittitas County Community Development: Chace Pederson,

This is public comment on the application and SEPA checklist for CU-24-00001. Dated April 5, 2024 to be included in the record for said hearings and record. At this time I am going to hit a couple highlights concerning this proposal in the shrubsteppe and open range.

In regard to the appropriate fit for the zoning and current uses of the surrounding properties. My residence is approximately 1.7 miles from the proposal. I have resided on acreage here for 24 years and recently built my small retirement home. I have and do produce Mammoth Stock donkeys, raise cow calf pairs, chickens and occasionally lamb. All graze on the property producing meat for family and friends. This not only exemplifies the forest and range conditions as we have an active grazing rotation, it also matches the designation for the agricultural specifications of the AG 20. This area is contiguous with the Whiskey Dick Wildlife area and surrounded by the Wildhorse Wind Project and DNR and BLM. The surrounding properties are either protected habitat (as is the current proposal), wilderness and wildlife areas, open range with cattle grazing, or rural working residences with small agricultural production.

I do not see that a Training Center fits with the current zoning. This IS NOT a shooting range, it is called a Training Center with massive expansion plans that will incorporate all the acreage into an "expansive outdoor training venues including: tactical training, land navigation, competition, where instructors will be FREE to train without restrictions." "Our primary goal is to make a training site for instructors around the world where they can train without restrictions."

This sounds more like the wild west than a "shooting range" as the county is trying to portray the use. Also the use on the signage of law enforcement and EMS based use is completely misleading. This is a for profit venture with no specific target audience. The police and EMS have a small training area at the District 2 station, search and rescue applications are not relevant in this environment. The current application and proposal will be removing the protected habitat to build and use the open space to have explosive areas, a helipad, training towers and buildings, over flow parking, long range shooting, land navigation.....and more. This individual has already begun the shooting and large training weekends.

My freedom to have a peaceful retirement home and the opportunity to safely raise and breed my livestock is definitely negatively impacted. The gun fire when larger caliber weapons are fired over and over stresses the livestock and my dogs are terrified. I have run a 501C3 rescue at this same location for 18 years and run the livestock and training of Mammoths for 24. This has already shown itself to have negative impact on my way and style of living. The quiet and wilderness is why I chose to locate here all those years ago. The native habitat is the perfect breeding and grazing for my donkeys and cattle. My dogs, who are death-row rehabilitation,

can relax and rehabilitate. This proposal is in direct conflict with my long time agricultural endeavors. It is in conflict with all the surrounding open spaces.

The SEPA checklist sent to the county is not at all complete. They endangered species of animals and of PLANTS are not even mentioned. No conditions to protect or prevent contamination are listed. The huge herd of migratory elk is directly impacted with this proposed project's location. The lead from all the proposed shooting areas is only grossly mentioned one time in all the applications.

In conclusion: A Training site is not listed as a conditional use within our zoning. This proposal directly negatively impacts my current quality of life and my long term agricultural commitment to raise livestock and breeding animals and maintain the native vegetation with rotational grazing. It also has shown to disturb all the animals, but particularly the damaged and anxious rescue animals I am seeking to rehabilitate. This proposal is poorly planned, destructive to the habitat and to my existing residence, and agricultural investments and animals.

Christine McCroskey retired FF/Paramedic, RN2  
Saddle Mountain Dog Rescue  
27161 Vantage Hwy  
Ellensburg WA 98926

**From:** [Jordan Shumate](#)  
**To:** [Chace Pedersen](#)  
**Subject:** CU-24-00001 Vantage Valley Properties  
**Date:** Friday, April 5, 2024 4:27:44 PM

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To whom it may concern,

We are writing today in support of Vantage Valley Properties LLC's conditional use permit. This outdoor training center will provide an area for law enforcement and search and rescue teams to train and practice their skills that help keep our community safe. In addition, they will provide outdoor firearms and emergency response trainings to private citizens. This will allow said citizens to protect themselves, their families, and the community safely and effectively. This facility will also be used by agencies and people outside the county, bringing revenue and visitors, increasing business to local hotels, restaurants, and other tourist type activities in the county.

In the process of creating this training facility, Vantage Valley Properties LLC will be cleaning up years of accumulated trash and materials, restoring the land to its natural beauty.

Thank you for your time. As mentioned above, we fully support this conditional use permit and the plans Vantage Valley Properties LLC has for this land. Please advise when the public hearing will be held.

Respectfully,  
James and Jordan Shumate