

**From:** [Cascade Irrigation](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** RE: CU-22-00002 Calvary Ellensburg - Notice of Application  
**Date:** Thursday, May 19, 2022 1:07:49 PM

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This parcel already receives water from Cascade Irrigation and the proposed changes should not affect their use. No other comments at this time.

Thank you,

Kelton Montgomery  
District Manager  
Cascade Irrigation District  
8063 Hwy 10  
Ellensburg, WA 98926  
Office (509) 962-9583  
Mobile (509) 899-3311  
Email cid@fairpoint.net

---

**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>  
**Sent:** Thursday, May 19, 2022 11:25 AM  
**To:** 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine\_camuso@yakama.com' <corrine\_camuso@yakama.com>; 'jessica\_lally@yakama.com' <jessica\_lally@yakama.com>; 'noah\_oliver@yakama.com' <noah\_oliver@yakama.com>; 'casey\_barney@yakama.com' <casey\_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>; 'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; 'gcle461@ecy.wa.gov' <gcle461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'wendy.neet@ecy.wa.gov' <wendy.neet@ecy.wa.gov>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; 'Jennifer.Nelson@dfw.wa.gov' <Jennifer.Nelson@dfw.wa.gov>; 'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader

**From:** [Mau, Russell E \(DOH\)](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#); [Hayden, Kathryn E \(DOH\)](#)  
**Subject:** RE: CU-22-00002 Calvary Ellensburg - Notice of Application  
**Date:** Friday, May 20, 2022 7:25:21 AM

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Mr. Cromie:

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

- As long as the applicant follows through on the Phase 1 plan for drinking water to disconnect from their on-site well and connect to the City's drinking water system, DOH has no concerns.
- For connection to the City's drinking water system, overall, the City's drinking water system has capacity to serve this additional connection (they are currently an "unspecified" number of approved connections), but should work with the City to ensure the drinking water system has hydraulic capacity to convey the flow demands of the applicant.

I look forward to any responses, thanks,

**Russell E. Mau, PhD, PE**

Regional Engineer

Office of Drinking Water

Washington State Department of Health

16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)

509-329-2116 | [www.doh.wa.gov](http://www.doh.wa.gov)

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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Sent:** Thursday, May 19, 2022 11:25 AM

**To:** 'enviroreview@yakama.com' <[enviroreview@yakama.com](mailto:enviroreview@yakama.com)>; 'corrine\_camuso@yakama.com' <[corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com)>; 'jessica\_lally@yakama.com' <[jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com)>; 'noah\_oliver@yakama.com' <[noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com)>; 'casey\_barney@yakama.com' <[casey\\_barney@yakama.com](mailto:casey_barney@yakama.com)>; 'kozj@yakamafish-nsn.gov' <[kozj@yakamafish-nsn.gov](mailto:kozj@yakamafish-nsn.gov)>; 'matj@yakamafish-nsn.gov' <[matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov)>; 'barh@yakamafish-nsn.gov' <[barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov)>; Clear, Gwen (ECY) <[GCLE461@ECY.WA.GOV](mailto:GCLE461@ECY.WA.GOV)>; White, Lori (ECY) <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>; ECY RE Former Orchards <[formerorchards@ECY.WA.GOV](mailto:formerorchards@ECY.WA.GOV)>; Neet, Wendy (ECY) <[wnee461@ECY.WA.GOV](mailto:wnee461@ECY.WA.GOV)>; Downes, Scott G (DFW) <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; Nelson,

**From:** [Adam Osbekoff](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** RE: CU-22-00002 Calvary Ellensburg - Notice of Application  
**Date:** Friday, May 20, 2022 8:22:00 AM

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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 Jeremiah

The Snoqualmie Indian Tribes Department of Archaeology and Historic Preservation have cultural resource concerns regarding the above mentioned project but defer to more proximate tribes.

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.

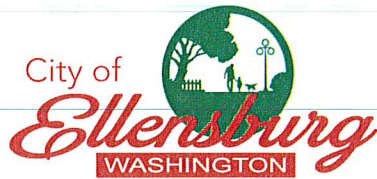
Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE we have no substantive comments to offer at this time. However, please be aware that if the scope of the project or the parameters for defining the APE change we reserve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

Thank you

Adam Osbekoff

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**From:** Jeremiah Cromie [mailto:jeremiah.cromie@co.kittitas.wa.us]  
**Sent:** Thursday, May 19, 2022 11:25 AM  
**To:** 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine\_camuso@yakama.com' <corrine\_camuso@yakama.com>; 'jessica\_lally@yakama.com' <jessica\_lally@yakama.com>; 'noah\_oliver@yakama.com' <noah\_oliver@yakama.com>; 'casey\_barney@yakama.com' <casey\_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>; 'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; 'gcle461@ecy.wa.gov' <gcle461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'wendy.neet@ecy.wa.gov' <wendy.neet@ecy.wa.gov>;



# CITY OF ELLENSBURG

Public Works Department  
501 N. Anderson St.; Ellensburg, WA 98926  
Ph: (509) 962-7230 Fax: (509) 962-7127

## Memorandum

**Date:** May 24, 2022  
**To:** Jeremy Cromie, County Planner II  
**From:** Craig Jones, City Development Coordinator *CJ*  
**Through:** Derek Mayo, City Engineer *DM*  
**Re:** Calvary Church Expansion – CU-22-00002

The following are the City Public Works comments on the Conditional Use for the proposed Calvary Church Expansion at Vantage Hwy and Cowboy Ln.

The applicant can view the City of Ellensburg's Development Standards on the City's website for more information. <http://www.ci.ellensburg.wa.us/index.aspx?NID=339>

At time of civil plan review, Staff will work with the developer's engineer regarding the specific issues related to frontage and utility improvements.

### **Water:**

The water main available to serve this development is a 12" Ductile Iron main that runs in Vantage Hwy and stops approximately 680'+/- from the proposed project. The developer will need to extend the main to the farthest east extents of the property being developed along Vantage Hwy. The existing buildings on site will need to connect to City water. See attached utility map.

Fire hydrant placement shall be per Fire Department requirements. Developer's engineer may be required to verify that fire flow capacity will meet the necessary requirements.

Specific issues related to water main and meter locations will be addressed at project civil submittal.

### **Sewer:**

The sewer main available to serve this development is a 12" PVC main that runs in Vantage Hwy and stops the same location as water. The developer will need to extend the sewer main to the farthest east extents of the property being developed. The existing buildings on site are served by an onsite septic system that will need to be abandoned and connected to City. See attached utility map.

Specific issues related to sewer main and side sewer construction will be addressed at project civil submittal.

**Roadway and access:**

This project will trigger the requirement for half street improvements along the Vantage Hwy frontage of the development. Vantage Hwy is classified as a principle arterial street and will be a minimum 104' right of way at full build out. Street improvements include concrete curb/gutter, sidewalks, street lighting, permanent signage, asphalt, asphalt markings, gravel base, storm drainage, and other items associated with minimum public improvements consistent with Public Works Development Standards. Under the Land Development Code the sidewalks will need to be separated from the curb. Existing power poles may need to be relocated to accommodate these frontage improvements. Developer may apply for a deferral of said frontage improvements. The Public Works Director and City Council will make a determination on if the improvements could be deferred if requested. A Transportation Concurrency Application may need to be filled out and submitted to the County. The application can be found on the County's website. At a minimum the City will request that a Trip Generation and Distribution Letter be completed for review of the project. A full Traffic Impact Analyses may be required depending on the findings from the Trip Generation and Distribution Letter.

Specific issues related to roadway and access construction will be addressed at project civil submittal.

**Stormwater:**

There is a drainage ditch along the south side of the parcel. Stormwater outfall could be discharged here after on site treatment and flow control were met. See attached utility map.

The applicant shall use the current Stormwater Management Manual for Eastern Washington, or approved equivalent for reference in design of stormwater treatment and flow control for post construction requirements for new development and redevelopment. The design shall at a minimum use the following design storms, or as recommended for the proposed BMP, whichever is greater. Treatment shall be designed for the first ½" of rainfall on the property, and storm drainage detention on a 10 year storm event (1.2" of precipitation/24 hours) and retention facilities based on a 25 year storm event (1.6" of precipitation/24 hours). Specific issues related to storm water will be reviewed at time of civil plan submittal.

The applicant's design engineer should determine groundwater elevations in the vicinity of proposed storm water treatment and flow control facilities. The water surface elevation needs to be utilized in the facility designs and should be verified when groundwater is at its highest. Typically the groundwater in the Ellensburg area is elevated from April 15<sup>th</sup> through October 15<sup>th</sup>. However, groundwater on the subject site may not be associated with seasonal irrigation and could crest at another time during the year.

The following comments are from the City Stormwater Department;

1. If the site is an acre or greater the developer will need to make Notice of Intent (NOI) with Ecology and apply for a Stormwater General Construction Permit months in advance of construction. <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>
2. The Ecology permit requires a Stormwater Pollution Prevention Plan (SWPPP) be submitted with the plan set and be reviewed by the City of Ellensburg Stormwater Utility along with a set of temporary sediment erosion control plans (TESC).

3. In addition, Ecology now requires an Operation and Maintenance (O&M) Plan be submitted to the City for review and retainage. The O&M Plan must address the long term maintenance of the stormwater facilities (swales) that will be constructed onsite to deal with the flow control and treatment requirements of Core Element 5&6 in the Eastern Washington Stormwater Management Manual.

Here is a link for additional information from Ecology;

<https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit/eCoverage-packet>

**Other issues:**

During civil plan review, Public Works establishes the preliminary addressing plan, the developer will need to work with the Post Office to establish the mail delivery routing plan and mailbox locations. The Post Office requires the use of metal Collection Box Unit style mailboxes.

The developer is required to obtain all other permits (HPA if required, DOE construction site grading permit, etc.) that may be required as a result of plat development.

A Utility Extension Agreement will need to be completed by the Developer and City prior to civil plan review. City Code also requires that if you want one utility you take water, sewer and electric.

Additional utility easements may be required for any proposed utility outside of the right of way. Specific issues will be addressed at civil plan submittal.

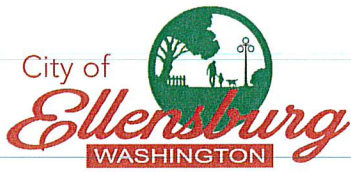
Irrigation water will need to comply with Irrigation District requirements, and be continued through the site to downstream users.

Site plan will need to comply with the City's Public Works Development Standards for parking and stormwater.

Any work being done in the right of way will require permits and the contractor to have proper insurance and bonding on file with the City.

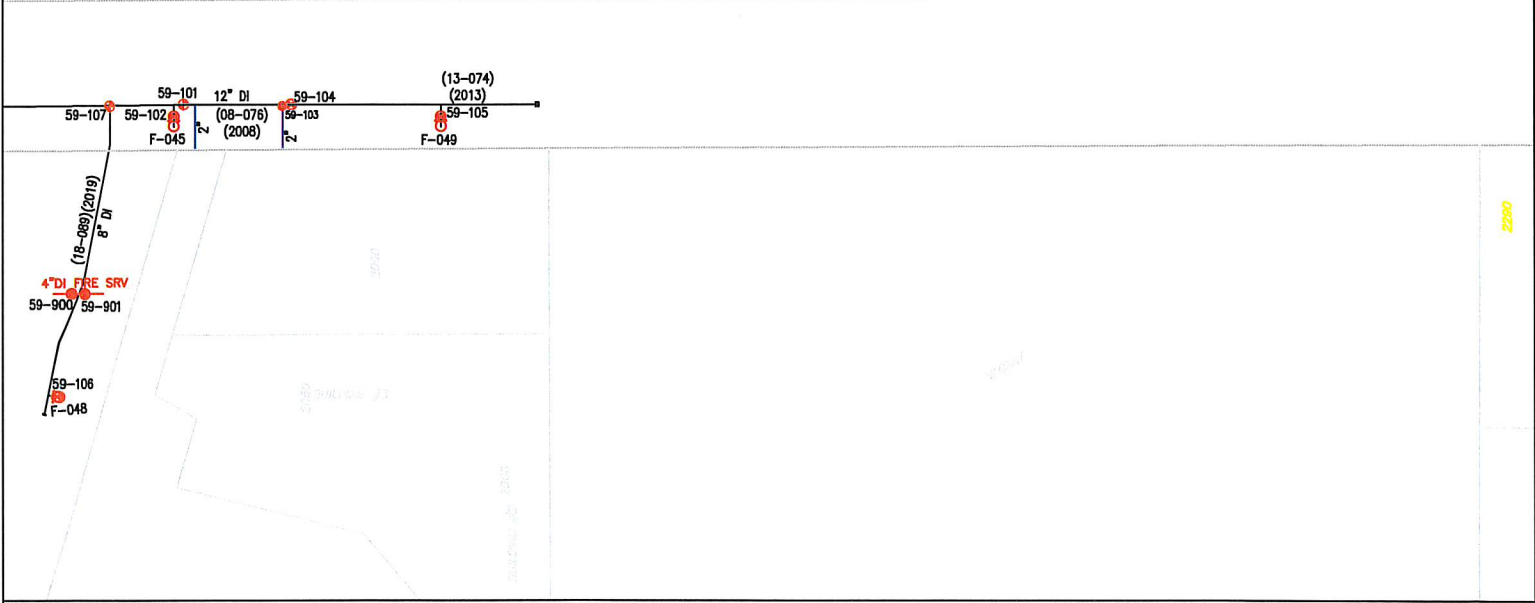
City and County will work together on the civil plan review for this development.

Cc File 22-073



CITY OF ELLENSBURG  
 PUBLIC WORKS DEPARTMENT  
 UTILITY MAP REQUEST INFORMATION

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 THE CITY OF ELLENSBURG PUBLIC WORKS DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON THE BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLANS FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.



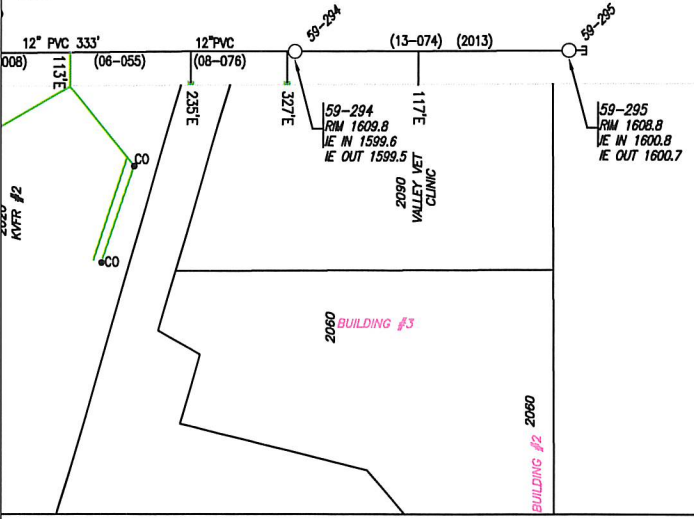


CITY OF ELLENSBURG  
 PUBLIC WORKS DEPARTMENT  
 UTILITY MAP REQUEST INFORMATION

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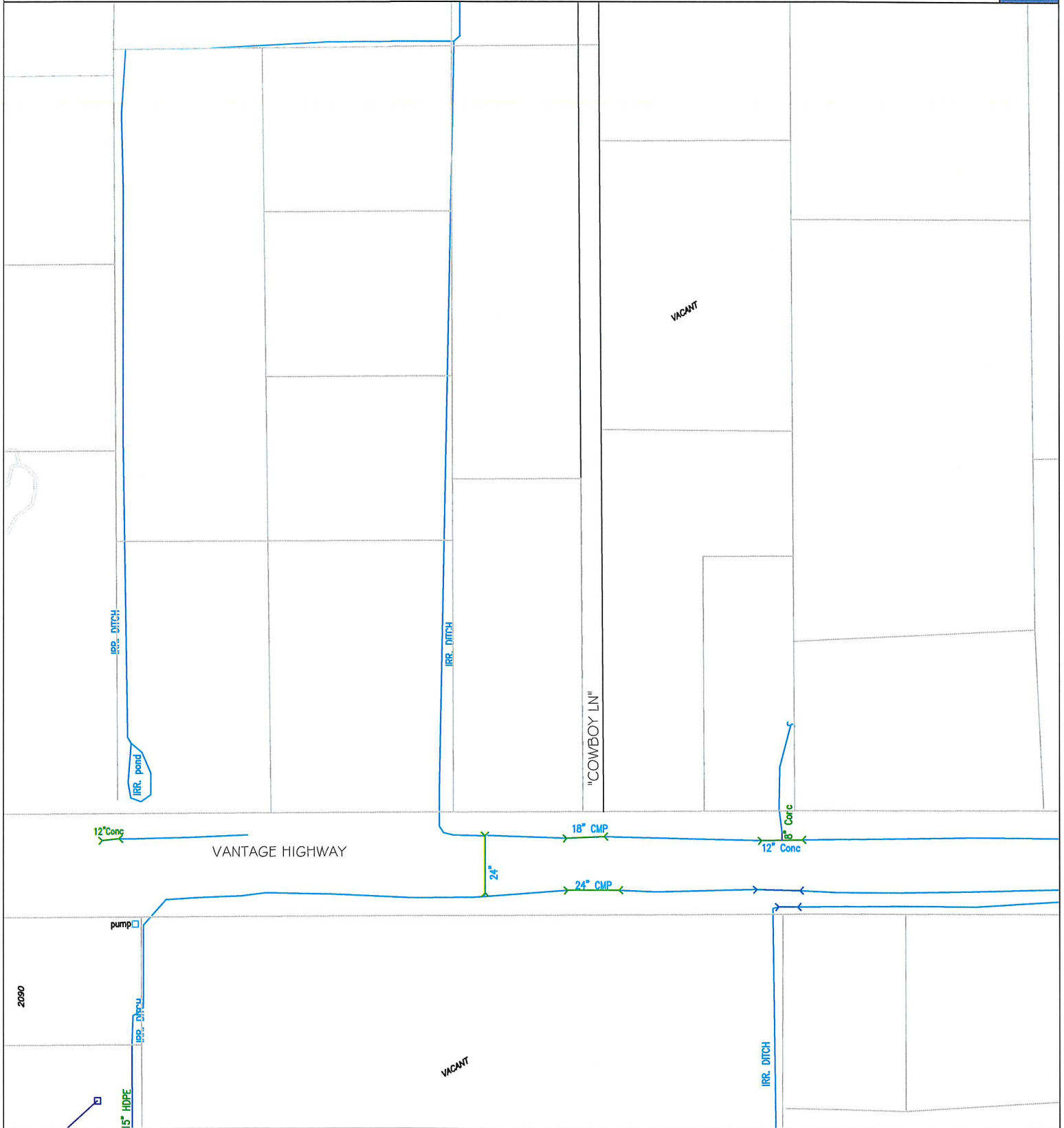


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Know what's below.  
 Call before you dig.





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**From:** [Holly Erdman](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** RE: CU-22-00002 Calvary Ellensburg - Notice of Application  
**Date:** Tuesday, May 31, 2022 9:03:22 AM

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Jeremiah,

Public health has reviewed this proposed project. The applicant states that city water and sewer will be used to serve the parcels. Therefore, our department has no further concerns with this project.

Thank you,

Holly Erdman

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**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

**Sent:** Thursday, May 19, 2022 11:25 AM

**To:** 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'corrine\_camuso@yakama.com' <corrine\_camuso@yakama.com>; 'jessica\_lally@yakama.com' <jessica\_lally@yakama.com>; 'noah\_oliver@yakama.com' <noah\_oliver@yakama.com>; 'casey\_barney@yakama.com' <casey\_barney@yakama.com>; 'kozj@yakamafish-nsn.gov' <kozj@yakamafish-nsn.gov>; 'matj@yakamafish-nsn.gov' <matj@yakamafish-nsn.gov>; 'barh@yakamafish-nsn.gov' <barh@yakamafish-nsn.gov>; 'gcle461@ecy.wa.gov' <gcle461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'FormerOrchards@ecy.wa.gov' <FormerOrchards@ecy.wa.gov>; 'wendy.neet@ecy.wa.gov' <wendy.neet@ecy.wa.gov>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; 'Jennifer.Nelson@dfw.wa.gov' <Jennifer.Nelson@dfw.wa.gov>; 'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Ken Grannan <ken.grannan@co.kittitas.wa.us>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' <nelmsk@cwu.edu>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; 'russell.mau@doh.wa.gov' <russell.mau@doh.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'shane.early@dnr.wa.gov' <shane.early@dnr.wa.gov>; 'SEPACENTER@dnr.wa.gov' <SEPACENTER@dnr.wa.gov>; 'Garren.Andrews@dnr.wa.gov' <Garren.Andrews@dnr.wa.gov>; 'MARTIN.MAUNEY@dnr.wa.gov' <MARTIN.MAUNEY@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'tribune@nkctribune.com' <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'mwoodruff@kvnews.com' <mwoodruff@kvnews.com>; 'mbreckenridge@kvnews.com' <mbreckenridge@kvnews.com>; 'legals@kvnews.com' <legals@kvnews.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; 'lhendrix@usbr.gov' <lhendrix@usbr.gov>; 'mark.a.gradwohl.civ@mail.mil' <mark.a.gradwohl.civ@mail.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; 'Robert.d.bright10.civ@army.mil' <Robert.d.bright10.civ@army.mil>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>;



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

June 2, 2022

Jeremiah Cromie  
Planner II  
Kittitas County  
411 N. Ruby St. Suite 2  
Ellensburg, WA 98926

In future correspondence please refer to:  
Project Tracking Code: 2022-06-03632  
Property: Kittitas County\_Calvary Ellensburg Expansion (CU-22-00002)  
Re: Survey Requested

Dear Jeremiah Cromie:

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 high probability of encountering cultural resources within the proposed project area. This is due, in part, to the proximity of the proposed project area to Lyle Creek, a resource that may have been significant to Native Americans and/or settlers in the area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. 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 line extending to the right.

Sydney Hanson  
Transportation Archaeologist  
(360) 280-7563  
Sydney.Hanson@dahp.wa.gov





STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

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

June 2, 2022

Jeremiah Cromie  
Kittitas County Community Development  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Re: SEPA Register 202202484, CU-22-00002

Dear Jeremiah Cromie:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Calvary Ellensburg church expansion. We have reviewed the documents and have the following comments.

**WATER QUALITY**

Project with Potential to Discharge Off-Site

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

If you decide that your project does not need to acquire an NPDES Construction Stormwater General Permit, and the project has a discharge to waters of the state. There is a potential that this could result in a RCW 90.48 Clean Water Act violation. This violation carries the potential of a penalty of up to \$10,000 per day, per violation.

Jeremiah Cromie

June 2, 2022

Page 2

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Wendy Neet** at the Dept. of Ecology, (509) 571-6733 or email [wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov) , with questions about this permit.

## **WATER RESOURCES**

### Groundwater Exempt Uses

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 **Christopher Kossik** at (509) 454-7872 or email at [christopher.kossik@ecy.wa.gov](mailto:christopher.kossik@ecy.wa.gov) .

Sincerely,



Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012  
[crosepa@ecy.wa.gov](mailto:crosepa@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

June 3, 2022

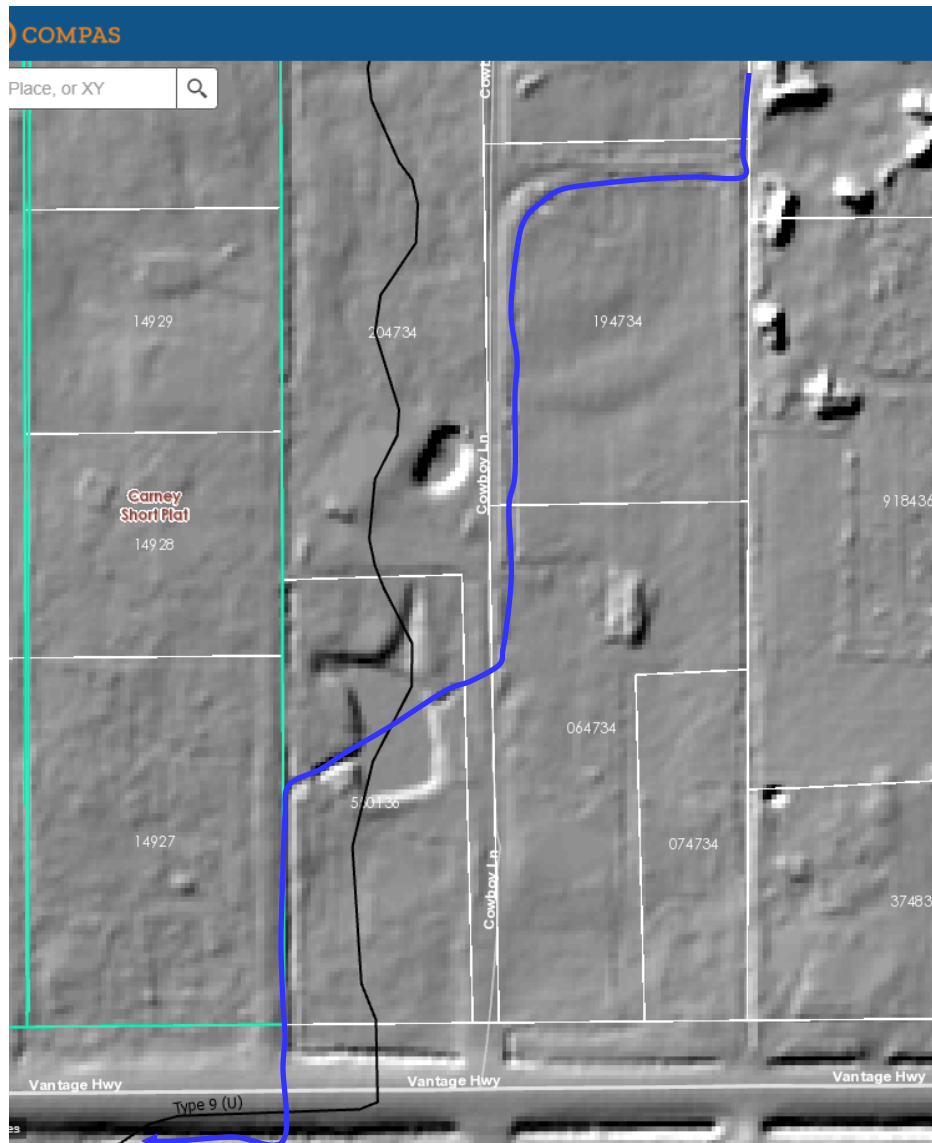
Jeremiah Cromie  
Community Development Services  
Kittitas County  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

**SUBJECT: WDFW COMMENTS ON CU-22-00002 CALVARY ELLENSBURG**

Dear Mr. Cromie,

Thank you for the opportunity to comment on the proposed Calvary Ellensburg project near East Branch Lyle Creek. East Branch Lyle Creek is a branch of Lyle Creek starting along Judge Ronald Road. It flows south and continues west along the northern portion of Calvary Ellensburg's property before heading south and crossing Cowboy Lane to the west and eventually crossing Vantage Highway before rejoining the main branch of Lyle Creek near the Palouse to Cascades Trail. The stream layer on COMPAS does not accurately reflect the location of this channel, but the approximate location is easier to see in LIDAR and in Figure 1 below.

The Washington Department of Fish and Wildlife (WDFW) acknowledges that East Branch Lyle Creek may be managed for irrigation deliveries, but it is currently unscreened at Judge Ronald Road where the upstream extent of East Branch Lyle diverts from the main branch of Lyle Creek and it flows perennially. As such, WDFW recommends East Branch Lyle Creek be treated as a fish bearing stream with appropriate setbacks or that a fish screen meeting WDFW criteria to prevent fish entrainment into this channel be designed and constructed such that fish are no longer entrained into East Branch Lyle Creek. WDFW will be pleased to work with the project proponents to evaluate options and help accomplish their goals for their property.



**Figure 1.** The blue line generally traces the path of East Branch Lyle Creek flowing into and off Calvary Ellensburg properties.

Thank you again for the opportunity to comment and please let me know if there are any questions or comments we can answer. Please reach out to Jennifer Nelson at (509) 961-6639 or [Jennifer.nelson@dfw.wa.gov](mailto:Jennifer.nelson@dfw.wa.gov).

Sincerely,

Jennifer Nelson  
Fish and Wildlife Biologist



**From:** [R.S.](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** cu-22-00002 Calvary Ellensburg Church  
**Date:** Monday, June 6, 2022 10:19:04 AM

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Hi Jeremiah

My name is Randy Startin . I live 1141 Cowboy Lane. Ellensburg Wa.  
I am ok with the phase one of the permit, I am opposed to the phase 2 that includes an outdoor stage. they already make enough noise on sunday's with there loud music. all I hear in my house is boom, boom, boom.;  
they are a church not a rock music venue. they never ask the neighbors how they feel about the noise. My house was built first on the lane.in 1972. I like my privacy. people walk down the lane past my house. I don't care for that. I have lived here since April 1985.

Thank you

Randy W. Startin

1141 Cowboy Lane  
Ellensburg, WA, 98926

phone 509 962 5549



# **KITITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

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### **MEMORANDUM**

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TO: All Staff  
FROM: Public Works Plan Review Team  
DATE: June 6, 2022  
SUBJECT: CU-22-00002 Calvary Ellensburg

The Public Works Department has reviewed the Request for Conditional Use.

The applicant needs to address the following prior to Public Works' approval:

- a. Traffic Concurrency evaluation will be required for this project. A Transportation Impact Analysis (TIA) may be required for all development that will generate more than nine (9) peak hour vehicle trips unless the requirement for a study has been waived by the Public Works director (KCC 12.10.040).

The applicant needs to be aware of the following:

- a. 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.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Except as exempted in Section 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).
- e. Engineered stormwater plans are required if the project generates an impervious surface exceeding 5000 square feet. The stormwater system will comply with the Stormwater Management Manual for Eastern Washington (SWMMEW). Please submit the stormwater plans to Public Works for review.
- f. 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.



Fire Marshal  
509-856-4455 cell  
509-933-7241 office  
[prevention@kvfr.org](mailto:prevention@kvfr.org)

## Fire Marshal Comments

Project: Cavalry Baptist Phased Expansion  
Permit#: CU-22-00002  
Occupancy Type: Assembly, Education  
Date: 06/06/2022

### Comments:

1. Must meet 2018 IFC and City of Ellensburg Code requirements at the time of construction for the occupancy classification and construction type. Will be required to meet current IFC and City of Ellensburg Code anytime there is a change in occupancy classification.
2. Standard Addressing per City Code requirements to include Building and access point numbering or signage to meet IFC requirements.
3. Fire dept. access and turnarounds per IFC Section 503 and Appendix D. Fire department access roads shall be a minimum of 20' wide, access roads shall be a minimum of 26' wide in the vicinity of fire hydrants or meet the City Street Standard if greater. It may be required to post "No Parking Signs" on one or both sides of the fire access road depending on width. Fire dept. access roads cannot exceed 150' in length without an approved turnaround per IFC Appendix D. Road surfaces must be rated for a minimum of 75,000 lbs. or City of Ellensburg street standard if it requires a higher rating. Fire Dept access roads shall provide access to within 150' of all portions of the building(s).
4. Knoxbox requirements per building, one installed to the right of the main entrance on the address side, 3-5' above final grade.

5. Knox Key access control for any electric gates or Knox padlock for any manual gates.
6. Fire sprinkler system is required for this project. Per IFC, a NFPA 13 system. The system shall be designed based on occupancy. Per COE code requirements the fire sprinkler system shall be designed and installed with a listed strainer.
7. Fire Alarm system required per IFC 907 requirements, and COE Code requirements. This includes visible horn/strobes installed on the exterior sides of the building.
8. Fire Hydrants based on sq. ft. of buildings and required flows based on IFC Section 5, Appendix B and C. As currently designed the site would require additional hydrants. There must be a hydrant within 100' of FDC connections. Consult City of Ellensburg Fire Marshal for preferred location.
9. A WIV or PIV with a Knoxbox padlock will be required on the exterior of the building or remote location, per City of Ellensburg Code.
10. Fire Flow Calculations submitted.
11. Magnetic door hold open hardware connected to the Fire Alarm system for any fire doors.
12. Fire extinguisher quantity and placement per IFC section 906.
13. An emergency responder radio coverage system would be required if signal strength does not meet minimum requirements of IFC 510.
14. Bollards shall be installed where required to protect, fire hydrants, PIV, WIV, or utilities from vehicle traffic.
15. Fire Alarm Control panel, FDC, PIV, sprinkler riser, electrical room, and specifically panels and breakers for the fire alarm shall all marked with signs or markings meeting IFC and City of Ellensburg code requirements.
16. Any phasing of the project would be required to meet IFC requirements for Fire Dept. access, turnarounds, and water supply.

Thank you,



Joe Delvo

Fire Prevention Captain  
Fire Investigator, IAAI-FIT  
Kittitas Valley Fire & Rescue  
400 East Mountain View Ave.  
Ellensburg, WA  
Phone: 509-933-7241  
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