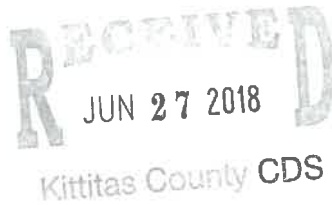




**Washington State
Department of Transportation**

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

June 21, 2018



Kittitas County Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Attention: Chelsea Benner, Contract Planner

Subject: PF-18-00001 – Kittitas County Public Works
SR 903 & NO 5 Mine Rd. milepost 3.59 right

We have reviewed the proposed project and have the following comments.

- The subject project is adjacent to State Route 903 (SR 903) and the County's NO 5 Mine Road. SR 903 is a Class 4 managed access highway with a posted speed limit of 45 miles per hour. Access to the proposed project will be from NO 5 Mine Road.
- Any utility that crosses WSDOT rights-of-way requires a crossing permit and open cutting of the highway requires a variance to WSDOT policy. The proponent is required to contact the South Central Region Utilities Engineer, Jamil Anabtawi, to coordinate this work and obtain the necessary permit(s). He can be reached at (509) 577-1785.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding these comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG: jjp/mnk

cc: SR 903, File #1
Harry Nelson, Area 1 Maintenance Superintendent

Chelsea Benner

From: Holly Erdman
Sent: Monday, June 25, 2018 10:17 AM
To: Chelsea Benner
Cc: Tristen Lamb
Subject: RE: Notice Of Application for PF-18-00001

Follow Up Flag: Follow up
Flag Status: Flagged

Chelsea,

The applicant intends to use City of Cle Elum sewer and water for the project. Public health has no concerns or comments.

Thank you,

HOLLY ERDMAN
ENVIRONMENTAL HEALTH SPECIALIST
KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT
507 N. NANUM STREET, SUITE 102
ELLENSBURG, WA. 98926

509-962-7580

From: Chelsea Benner
Sent: Monday, June 18, 2018 10:38 AM
To: Taylor Gustafson; Tristen Lamb; Holly Erdman; Lindsey Ozbolt; Candie Leader; 'separegister@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'lowh461@ECY.WA.GOV'; 'migi461@ECY.WA.GOV'; 'Downes, Scott G (DFW)'; Jen Nelson; 'russell.mau@doh.wa.gov'; Ben Serrurier; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; wargog@cersd.org; 'montgomeryr@cersd.org'; 'office@kcf7.com'; Eric Trygstad; 'roslyn@inlandnet.com'; Robert Omans; Kathi Swanson; Lucy Temple; 'Lynn.Harmon@PARKS.WA.GOV'; 'PrilucJ@wsdot.wa.gov'; 'kaiserm@wsdot.wa.gov'; Jacob Prilucik; John Marvin; 'jessica@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; Patti Johnson; Lisa Lawrence; 'klarned@fs.fed.us'; 'Mrivera1@bpa.gov'
Subject: Notice Of Application for PF-18-00001

Hello,

Please review the Public Facilities application for Kittitas County Public Works' new proposed Rad Maintenance Operations Facilities. Comments for this application are due by July 3rd at 5pm. Feel free to contact me with any questions you may have.

[Internal PF-18-00001](#)

[External PF-18-00001](#)

Thank you,

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

June 28, 2018

Chelsea Benner
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: PF-18-00001

Dear Ms. Benner:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the relocation of the Kittitas County Public Works Upper County Maintenance Shop. We have reviewed the documents and have the following comments.

AIR QUALITY

This maintenance shop proposal does not specify whether it will include a paint booth or other source of air pollutant emissions, such as welding. Installation and operation of any new or modified air pollutant source requires a preconstruction air quality permit, unless otherwise exempted [Washington Administrative Code 173-400-110]. For information regarding air permit applicability and/or process, please contact Ryan Vicente at (509) 454-7899 or ryan.vicente@ecy.wa.gov.

WATER QUALITY

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. 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.



Ms. Benner
June 28, 2018
Page 2

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

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 **Lloyd Stevens, Jr.** at the Dept. of Ecology, (509) 574-3991, with questions about this permit.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

201803395



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

June 28, 2018

Chelsea Benner
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: PF-18-00001

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WATER QUALITY

The proposed project is located immediately adjacent to Crystal Creek, a protected stream. Crystal Creek has a Total Maximum Daily Load (TMDL) water quality improvement program addressing water quality limitations for fecal coliform bacteria, biological oxygen demand, ammonia, and total residual chlorine. Additionally, the proposed project is located within the Upper Yakima River watershed, which has a TMDL program addressing water quality limitations for suspended sediment, turbidity, and organochlorine pesticides.

The proposed project will need to protect Crystal Creek from further degradation. Project planning, development, and future use of the site needs to include water quality protection. If you have any questions regarding these TMDL programs, please contact Jane Creech at (509) 454-7860 or jton461@ecy.wa.gov.



Ms. Benner
June 28, 2018
Page 2

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Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

201803395



Citizens Alliance for Property Rights Kittitas Chapter

June 28, 2018

Community Development Services
411 N Ruby, Suite #2
Ellensburg, WA 98926

RECEIVED
JUL 03 2018
Kittitas County CDS

RE: Upper County Public Works Facility

To Whom It May Concern;

We would like to take this opportunity to address serious reservations we have in how this facility is being processed and the implications it will have to our Upper County region.

We understand that public facilities can be sited in most every zone within the County. The question is “has it undergone the necessary oversight” needed;

- has a proper vetting of the project been accomplished? *The proposed site is rural land adjacent to the City of Cle Elum and located on the primary connector route between the Upper County’s major municipalities. In discussions at the local level, neither City has been approached regarding the merits or impacts of the proposed facility.*
- is this the proper site for the project proposed, have impacts been fully studied and is it the best option for servicing the citizens of the region? *Within a short period of time, both regional Cities will expand along this transportation corridor making us question this site as the best site for a County Public Works location. Furthermore, it is located adjacent to a major regional creek system, in close proximity of the only School complex for this region and will contribute and have impacts to traffic related issues.*
- Analysis of long term implications of proposed use on regional goals or planning? *This pertains to long term visions and future impacts associated with the proposed use coupled with the existing Solid Waste Transfer Station. By County estimates, the Upper County is projected to grow 10-30% within the foreseeable future. This will most likely necessitate expanding the current Solid Waste presence and increasing the size and scope of the proposal. What planning, studies or work has the County conducted or has in place for the public to understand the vision for the next 10-20-30 years.*

At a minimum, the public should be advised and informed to the vision and cost associated with this vision. The County will be assessing a cost burden to the citizens and future development through taxes and fees in support current actions. Can this location handle future service levels with both facilities for projected growth? If so, the County needs to provide this information before the project is approved.

GPO 5.32 Ensure public involvement when siting of essential public facilities through the use of timely press releases, newspaper notices, public information meetings, and public hearings.

We are requesting that this be subject to a public hearing in the upper county.

GPO 5.33 Consistency with Comprehensive Plan. The County may develop and adopt regulations that ensure that the facility siting is consistent with the adopted County comprehensive plan, including:

- a. The future land use map.
- b. The Capital Facilities Plan Element and budget.
- c. The Utilities Element.
- d. The Transportation Element.
- e. The Housing Element.
- f. The Rural Element.
- g. The Economic Development Element.
- h. The comprehensive plans of adjacent jurisdictions that may be affected by the facility siting.
- i. Regional general welfare considerations.

These are unanswered questions which must be addressed prior to approval.

GPO 5.34 Siting of Public Facilities Outside of UGAs. Essential public facilities sited outside of urban growth areas must be self-supporting and not require the extension, construction, or maintenance of urban services and facilities.

Planning states that water service might come from the City of Cle Elum. Allowing this would be in violation of this GPO. If the existing well is slated for use, a clear understand of this needs to be vetted by the County and Citizens. The current County Water Bank provides for domestic uses; the proposed use is clearly industrial or commercial at a minimum. Any approval should require a complete vetting of water source, type of use and quantity as required under the current County Water Policy.

The current site in question is convenient but has rural zoning, is closely located next to the regional school complex, has questionable potable water sourcing, will continue the development of industrial uses along a primary transportation corridor connecting two municipalities and could introduce pollution sourcing to the Crystal Creek drainage system.

We support the County in its effort to relocate the Upper County Public Works Facility but question the process and lack of vision to date as it relates to this location. The 903 corridor between Cle Elum and Roslyn is and will continue to be a focus for the region and should be carefully considered for how best it should be developed.

With projected growth, will this use/location be a positive implementation in support of growth. We question any expansion of the existing Solid Waste Station and think a careful analysis of how this location can service the growth expectation without impacting schools, the mirco-environment in this location and roadway servicing the region is needed.

We request a delay of permitting this project be imposed until community input is received and vetted. Far too often, convenient reactions to needed services become very costly obstacles to overcome in the future.

Respectfully,

The Board for CAPR

Art Colts

Chente Benavdes

Susan Colts

Jerry Martens

- Does it comply with the intentions and directions of County planning? *More important, has the County done its due diligence in scoping this site for the future or is this another poorly planned reaction to show it is doing something? How is this factored into the required 6 year forecast.*
- should the project move forward with limited or no input from the region it will serve? *Within the County's Comprehensive Plan, it mandates that new Public Facilities will be coordinated with the KC Conference of Governments and/or municipalities when siting regional or community facilities. What provision have been taken to address these county uses as they pertain to economic development and Rural Tourism enhancement for the region. How has Chapter 5.3 been addressed for EQUITY, EFFECTIVENESS, EFFICIENCY.*

As active property rights advocates for Kittitas County, we question if any of the above have been fully accomplished. We also expect the County to follow and comply with the direction and provision of its Comprehensive Plan. With this as our basis we would like to offer the following observations as they relate to Chapter 5 of Kittitas County's Comp Plan:

Section 5.2 Public Works is tasked with primarily handling the County's roadway infrastructure. This includes requiring traffic analysis of project impact very similar to what it is proposing. Does the County have a current Traffic Study to ensure that the level of service with the proposed project will meet the criteria as delineated in Table 5.2.1? Nothing provided to date addresses the elements covered in section 5.2. We would also like to point out that the County is mandated to address "improvements that do not contradict, limit or substantially change the goals and policies of any element of this Comprehensive Plan". We will address this within later comments of the goals and policies.

Goals and Polies:

GPO 5.27 Integration and Implementation. The County shall develop, adopt and use implementation programs which integrate its land use planning and decisions with its planning and decisions for public facility capital improvements. *A facility of this type would normally go through a public process including SEPA notification and oversight.*

GPO 5.30 Regional Facilities. The County and each municipality in the County may establish a countywide process for siting essential public facilities of region -wide significance. This process may include:

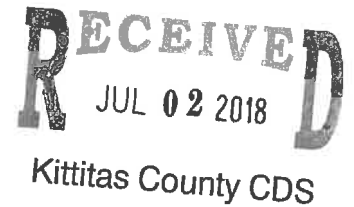
- a. An inventory of needed facilities.
- b. A method of fair share all location of facilities.
- c. Economic and other incentives to jurisdictions receiving such facilities.
- d. A method of determining which jurisdiction is responsible for each facility.
- e. A public involvement strategy.
- f. Assurance that the environmental and public health and safety are protected

We are requesting that this be subject to a public hearing in the upper county.

GPO 5.31 County, Regional, State and Federal Facilities. Essential public facilities, which are identified by the County, by regional agreement, or by State or Federal government, may be subject to local approval by the County and each municipality in the County.

No current involvement with local municipalities.

Kittitas County Community Development Services
411 N. Ruby St. Suite 2
Ellensburg, WA 98925
Office (509) 962-7506
Fax (509) 962-7682



June 29, 2018

Dear Kittitas County Community Development Services,

In review of the applications for the Upper County Maintenance Shop (PF-18-00001) there are a many concerns have after reading the application provided in the SEPA Environmental Checklist.

In Exhibit 2: Paragraph No. 4 it states, "The access location will create no turning movement conflicts with the existing solid waste transfer station located across No. 5 Mine Road." I personally have seen many close call accidents with vehicles turning left onto State Route 903 from No.5 Road leaving the solid waste facility, especial when garbage trucks are hauling double trailers. I did not notice anything that addresses the traffic that lines up along State Route 903 when the solid waste has not opened yet in the mornings, at their lunch time, or even during the County Clean Up days, vehicles are parked along State Route 903 almost to Denny Ave. Heavy equipment will not be able to turn safely onto No. 5 Road with cars parked along State Route 903 awaiting their turn, and those coming out of the solid waste facility at the same time.

The most important traffic issue that has not been addressed in Exhibit 2 is the traffic that affects the comings and goings of the Cle Elum-Roslyn Schools parking area, located directly across State Route 903 from the No. 5 Road. Parents and busses trying to make left turns out of the school parking area, have the same issues as stated above, this concern should be more relevant than County trucks getting to their proposed facility. With more heavy equipment and County vehicles coming in and out of the No. 5 Road there is bound to be an accident of some kind, as larger vehicles and equipment move slower than smaller vehicles.

In Paragraph No. 5 it states, "The proposed public facilities permit would not be detrimental to the public health, safety, and general welfare." I beg to differ, based on the comments made in the previous paragraphs. With no turn lanes to make safe left turns into or out of the No.5 Mine Road as well as a 45 MPH speed limit, I do not understand where the comment, "would not be detrimental to the public health, safety, and general welfare" is able to be said. Having traffic counting instruments down for one day on a slow transfer station day will not show the significant traffic that goes through the station on a weekly basis.

Page 3 of 17: Question 10: This property should be annexed into the City of Cle Elum for residential, recreational, or commercial use.

Page 3 of 17: Question 11: What road chemicals will be stored at the County facility? Would it cause air quality issues for our children playing on the playground across the street? How much fuel would be stored or used at the facility? With many flammable chemicals onsite, there is a potential for catastrophic fire.

Page 3 of 17: Question 12: Why is the fact that school zone is in the range of the proposed County facility not being addressed? According to the County Assessor's web page from the middle of the 11813 parcel to the middle of the Elementary school is only 855.6 feet away, and it is 551.2 feet to the middle of the transfer station. With the potential of a fuel station going in, makes me even more fearful for our children. If we were to have a wild fire or any other insistent with that could cause an issue with the fuel station, I am fearful for the workers at the transfer station and for our children, as well as the rest of the residential area around them.

Page 3 of 17: **B. Environmental Elements: 1. Earth**

- a. Crystal Creek to the North of the property line was not stated.

Page 4 of 17: e. this is a critical area and these industrial uses should not be anywhere near Crystal Creek.

Page 4 of 17: f. 2nd question: Where would the any of the run off from salts and other road chemicals affect the storm water and Crystal Creek?

Page 4 of 17: **2. Air**

- a. If temporary emissions are being done in association with typical heavy construction equipment during the construction. This is a falsehood, these emissions will occur daily as the equipment will be used onsite when operating before coming and goings.

Page 5 of 17: **2. Air**

- b. All oils, asphalt and solvents cause odors and fumes that people should not have to tolerate, also many fumes are high flammable and should be of high concern when equipment repairs require welding, grinding or cutting.

3. Water

- 2) Is there good evidence that the already stated "FLAT" property drains away from Crystal Creek? Seems that flat land would have more ground penetration.

- 4) This states that it lies within a 100-year floodplain; this should be re-evaluated as it is next to the floodplain.

Page 6 of 17: **3. Water (continued)**

- 6) With this being a holding facility for De-icer and Salt for the snow plows would that not be in the air and wind up in our water?

- b. Ground Water: 1) How would the water rights be transferred to industrial? This needs to be addressed through the DOE.

Page 9 of 17: **7. Environmental Health**

- 2) Shouldn't welding and cutting supplies be added to this list?

b. Noise 1) How does extra equipment, plow trucks and equipment repair not going to cause more noise with extra traffic? I have heard complaints from residents in Ellensburg and Cle Elum about the noise from the Public Works Facility.

Page 11 of 17: **9. Housing**

b. No homes are being eliminated but re-zoning the R5 will eliminate the possibility of low income housing close to our school where families need to be.

Page 12 of 17: **12. Recreation**

b. No recreational land is being displaced but the possibility of a park or recreational center is being eliminated.

Page 14 of 17: **14. Transportation**

- a. The No. 5 Mine Road is not access for State Route 90, but 903. The congestion on State Route 903 from the transfer station and school is busy several times a day. There is also traffic that comes in off of Interstate 90 to comes through to State Route 903 on a constant basis, as well as the inter-local city traffic.
- b. School busses are public transit, and 10 months out of the year they come and go to the school.

- c. As stated in the beginning of my comments, there are no safe turn lanes to the No. 5 Mine Road, and this has been an issue ignored by the county and state for years.
- f. The employee hours for the winter are close to the arrival and departure of school traffic. Again this is a concern that has not been addressed. Between the transfer station and the school traffic at 7:45 am – 3:10 pm will be a mess with vehicles coming and going from all three sites.

Page 15 of 17: 14. **Transportation** (continued)

- h. Please explain, how do you not see the impact on the traffic for this section of State Route 903?

15. Public Services

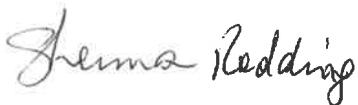
- a. With all this increased traffic, explain how this would not affect EMS vehicles from getting to and from their service areas during the day or night?

C. Signature

Why is this not signed and dated. Is this not a requirement, even on the checklist?

In closing, I am concerned that if I as a private citizen was to have bought this property and wanted to do something similar with this property, the county would not have allowed it. But now the county wants to move the Public Works from a residential area to a more residential high traffic area. I do not understand how the county does not see the detriment to this area of our community. Let's enhance the future needs of our community and move the Public Works to another existing County Property. Most important is why was there no public discussions or talks about this matter?

Sincerely,



Shenna Redding
253-486-4506



CITY OF ROSLYN

National Historic District and Preserve America Community

June 29, 2018

RE: PF-18-00001 KCPW Notice of Application

To Whom It May Concern:

The City of Roslyn wishes to submit the following comments in response to the notice of application for PF-18-00001 received June 20, 2018 by the City of Roslyn via email.

The City of Roslyn Council asks that the following items be addressed prior to moving forward with the development proposal.

1. Does the County have analysis and/or plans to address pedestrian traffic within the location of the proposed development? This area carries a high level of pedestrian traffic due to the elementary, middle and high school directly across SR 903 for the proposal.
2. The Council would like clarification of the potential impacts to the 20-mph speed limit in front of the school
3. The council would like clarification and explanation of how increased traffic will be addressed, specifically as it relates to high impact times of approximately 8:00 am and 2:45 pm (start of school and end of school).
4. The Council would like clarification and analysis of the potential for increased truck traffic at the roundabout.
5. The City of Roslyn would like to see a traffic study that takes into account surrounding uses of the school and the transfer station as well as the increase of traffic from the proposed development.
6. The Council has concerns with air quality due to the equipment present at the site and the additional potential for air quality compromise with the proposed facility.
7. The proposal is located within the immediate vicinity of Crystal Creek, therefore there are concerns with the storage of chemicals and stockpiling of materials that may present a potential for contamination.

City of Roslyn
201 S 1st St., P.O. Box 451, Roslyn, WA 98941
PH 509-649-3105, FAX 509-649-3174
RoslynAdmin@inlandnet.com

8. The Council has concerns regarding the potential impacts to the Coal Mine Trail and impact to the quality of the recreational opportunities that the trail provides within the area, as well as connectivity of trail systems and other similar recreational uses.
9. The area of the proposed development is the foundational connection of the communities of upper County (Suncadia, Cle Elum, South Cle Elum, and Roslyn). Preservation of the environment is essential economic development of growth of these communities and their vitality within the Upper County. The proposed development has the potential to impede this ability as well as diminish the environment in which these communities function and exist daily.
10. The Council has concerns with the level of noise that the proposed development will introduce to a primarily residential area, and other local uses adjacent to the proposed development.
11. The Roslyn City Council has extreme concerns with the lack of discussion and public input that was obtained prior to the proposal and acquisition of land for the intended purpose. This lack of communication with the communities most impacted by the proposal has created several questions and/or concerns in regard to the environmental impacts that this proposal presents.

The Roslyn City Council does not feel that the submitted application adequately identifies and/or addresses the potential impacts associated with the proposed development and therefore respectfully asks that Kittitas County conduct additional studies, research and analysis of these impacts to be discussed with surrounding communities. This request is an effort at a proactive approach to environmental impacts that may require mitigation efforts to avoid short term, long term and potentially inadvertent negative impact to the environment of the communities within the area.

Additionally, the City of Roslyn requests that the County establish open lines of communication moving forward to create and address concerns similar to those discussed here.

Sincerely,

Brent Hals

Mayor
CITY OF ROSLYN

Michelle Geiger

Building and Planning Official
CITY OF ROSLYN

City of Cle Elum
119 West First Street
Cle Elum, WA 98922



Telephone: (509) 674-2262
Fax: (509) 674-4097
www.cityofcleelum.com

July 2, 2018

Kittitas County
Community Development Services
Attn: Chelsea Benner
411 N Ruby St. Ste 2
Ellensburg, WA 98926



RE: Kittitas County Upper County Shop Relocation – SEPA Comments

Dear Ms. Benner:

Below are the City of Cle Elum comments on the SEPA package for the Upper County Shop Relocation project (PF-18-00001). Some of the comments may already be included in your design, so forgive our redundancy if that is the case.

- **1. Earth**
 - **g. Proposed measures to reduce or control erosion...**
 - Please replant any disturbed areas with native vegetation at a density and configuration that is in keeping with Fire Wise and Fire Adapted principles.
- **2. Air**
 - **a. emissions**
 - Please monitor wind erosion during site preparation and construction to minimize impacts to SR 903, the Coal Mines Trail, and downwind public facilities and private communities.
 - Water is not the only wind erosion BMP, therefore, please have a backup plan for wind erosion/dust control.
 - Is the County proposing backup diesel generators? If so, the Department of Ecology requires an air quality permit.
 - The SEPA checklist states: “Once construction of the shop facility is complete, on-going operations associated with maintenance will continue. This includes typical emissions from heavy equipment at the site.”
 - What does “typical emissions from heavy equipment” entail? What are the impacts to air quality and neighboring properties, namely the traveling public, the transfer station, and most importantly the Cle Elum – Roslyn School District (CERSD) campus?

- Should “rock crushing or gravel production” take place onsite, what are the ongoing measures to avoid, minimize, or mitigate impacts to air quality and impacts to neighboring properties, in particular the CERSD campus?
 - Has there been an air quality study completed that identifies potential impacted groups and properties? For example, will the CERSD campus receive dust? Will they receive fumes from asphalt production?
- **3. Water**
 - **b. Groundwater**
 - 1) Does the project propose stormwater or process water being discharged to Crystal Creek once treated?
 - 2) The answer discusses only a septic system. Does the project intend to utilize/hook up to the City of Cle Elum municipal waste water system?
 - **c. Water runoff**
 - Please provide the City with a copy of the de-icing/anti-icing MSDS documents related to chemicals stored onsite and planned containment methods. What is the full containment that is planned to “prevent discharge to ground or surface water”?
 - Has there been an analysis to determine distance to groundwater?
 - Please describe what containment measures are planned to prevent underground spills from subsurface fuel storage.
 - Please describe what containment measures are planned to prevent above ground spills at the fuel station.
- **4. Plants**
 - Please use “Fire Wise” and “Fire Adapted Communities” initiatives guidance for vegetation management to prepare and maintain the site and prevent the spread of fire through the property.
- **7. Environmental Health**
 - **a. 4) Proposed measures to reduce or control environmental health hazards, if any.**
 - The answer: “Standard safety practices will be used, similar to those in use at the existing Maintenance Facility” may not cover the proposal, since the new facility may include practices that are not included at the current facility in Cle Elum. For example, the new facility has asphalt batching and a fuel station that are not currently included at the City location.
 - How is the County proposing to reduce or control environmental health hazards at this location and for neighboring properties that may potentially be impacted?

- **8. Land and Shoreline Use**

- **e. & f. & i.** Are the Land Use of rural residential and the proposed zoning of Public Facility compatible, or does the County need to complete a Comprehensive Plan Amendment to change the Land Use?
- **h.** point of clarification: the Crystal Creek floodplain and floodway appear to be present onsite.

- **11. Light and Glare**

- **a.** Please ensure that no lighting interferes with or unduly illuminates SR 903 or the traveling public.
- Is night work anticipated during construction? If so, please ensure construction lighting does not impact SR 903 or the traveling public.

- **13. Historic and cultural preservation**

- **a.** The referenced Cultural Resources Assessment was not included in the online accessible project information. Please provide that to the City.

- **14. Transportation**

- **d. & h. Will the proposal require any new or improvements to existing roads, streets...**
 - Due to queuing during peak customer hours at the adjacent Transfer Station, vehicles back up onto SR 903 from the Transfer Station gate. This has the potential to block traffic into/out of the proposed County Shop facility.
 - This proposal should include widening the SR 903 shoulder south of the Transfer Station and widening No. 5 Mine Road for the same purpose.
- **f.** peak traffic times are slightly different than listed in this response. Peak travel time on SR 903 near the proposed County Shop are:
 - 7:30am - 9:00am Monday-Friday
 - 2:30pm - 3:30pm Monday-Thursday
 - 1:30pm-2:30pm Fridays
 - (due to the entire school district letting out, which includes all busses and parents that fill up the entire parking lot)
 - 5:00pm-6:00pm Monday-Friday
- In light of this change, will there still be no impacts during peak travel times on SR 903?

- **15. Public Services**

- **Fire**
 - Does the site include fire hydrants?

- Does the County have plans to Firewise or make the property “Fire Adapted”?
- What are the County’s plans for emergency fire suppression during high danger fire seasons?
 - For example, moving from a less fire sensitive/prone location in downtown Cle Elum to a more fire sensitive/prone location adjacent to/surrounded by forest, what is the plan for quickly addressing potentially explosive chemicals, or spark-emitting actions or equipment?
 - Hoses, sprinklers, emergency management plans, etc.?
 - Chemicals – how will these be stored to minimize fire risk?
 - Does the County have a plan for site watering such as sprinklers?
 - During high fire warnings, is there a plan to minimize fire risk? This is especially important for the City of Cle Elum to the west of the proposed location due to the proximity upon the landscape and the vulnerability of the community being downwind of the proposed County Shop.

I am hoping to receive a response to this letter that includes answers to the bulleted comments above, where applicable.

Thank you for the opportunity to comment and please let me know if you have any questions.

Best Regards,

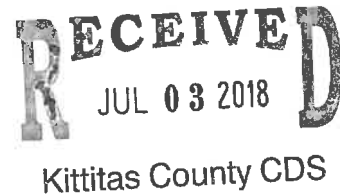
Lucy Temple
City Planner

Cc: Laura Osiadacz, Upper County Commissioner
 Lindsay Ozbolt, County Planning Official
 Mark Cook, County Public Works Director
 Jay McGowan, Mayor
 Robert Omans, Administrator
 Mike Engelhart, Public Works Director
 Scott Ferguson, Police Chief
 Ed Mills, Fire Chief
 Lucy Temple, Planner
 Cle Elum City Council
 Cle Elum Planning Commission

Douglas W. Weis
641 Wadsworth Loop
Ronald, WA 98940

July 3, 2018

Kittitas County Board of Commissioners
205 W 5th Avenue
Suite 108
Ellensburg, WA 98926-2887



Dear Board of County Commissioners,

As a concerned citizen who has lived in upper Kittitas County ("County") for more than 58 years, I would like to go on the record as opposing the new location of the Public Works facility at 51 No. 5 Mine Road, Cle Elum; across No. 5 Mine Road from the transfer station and across SR 903 from the Cle Elum-Roslyn Elementary/Middle School.

My reasons are as follows:

1. I do not believe that there is any evidence of any exploratory examination to determine whether or not this site is compatible for its purpose; is it the best use of County resources at this location and how will it impact surrounding properties.
 - a) The current zoning is R-5, similar to the adjacent property, and industrial use in this area should not be permitted.
 - b) As the County should be aware, the current residential growth is on that north side of SR 903 from Cle Elum to Roslyn and it is logical to meet the public interest, should this property be re-zoned to industrial, that the property would be used for retail space. Absent a re-zoning, the property could be used for single-family or multi-family dwellings. As affordable housing appears to be an issue in the upper County, multi-family dwellings appear to be the strongest option to meet the public interest.

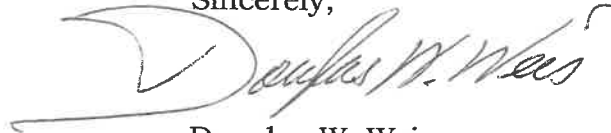
2. I believe the new location for the Public Works facility is illogical as the nearest County road is Bullfrog road and then a trip down the freeway to Golf Course Road. There appears to be extra time in travel to most county roads that are to be serviced. Example; The distance plows must travel to the county roads for services. The location on SR 903 for the county shop and its services will take trucks more time in getting snowplows out to nearby roads than if they were located closer to Nelson Siding; plowing Nelson Siding West Nelson Siding, Easton, the Peoh area and the summit. It is problematic to reach the Teanaway, no matter how you look at it. These communities would all be best served by the Public Works located between Cle Elum and Easton. There are many miles between the proposed shop and the heavier concentration of county roads serviced.

3. I believe that the residents of Cle Elum and Roslyn, including all surrounding areas, will feel the impacts of newly introduced truck traffic within our local roads which, when school is in session, sustains heavy traffic. Has a traffic study been performed?

These are just a few negative impacts and I cannot think of a positive impact. There are a multitude of reasons why the County Public Works facility should not be located at this proposed site. Because it's easy is not a good answer.

I believe the communities would not be in favor of a Public Works facility at the location slated. I have heard many residents' comment that they were unaware of the proposed land use action, and also feel as I do, that not enough information has been forth coming from the County. We as taxpayers should not be forfeiting a valuable resource of our prime community assets. It should be for all of our hopes that the right solutions come forward and to make plans for the best intended uses of resources. I would request public meetings/hearings, town hall meetings to include planning departments and residents. The communities and commissioners should discuss the best solution that can satisfy current and future growth that is in the public interest.

Sincerely,

A handwritten signature in cursive script that reads "Douglas W. Weis". The signature is written in dark ink and is positioned above the printed name.

Douglas W. Weis