

Notice of SEPA Action & Notice of Decision

Project Name (File Number): Upper County Maintenance Shop (PF-18-00001)

Applicant: Property owner – Kittitas County Public Works

NOTICE IS HERBY given that pursuant to 43.21C RCW, Kittitas County Community Development Services did on August 15, 2018 make a Determination of Non-Significance (DNS) for the Kittitas County Public Works Upper County Maintenance Shop Public Facilities permit (PF-18-00001) and approved the public facilities permit with conditions. The subject parcels are located northwest of the city of Cle Elum off of the extension Hwy 903 in Section 21, T.20N, R.15E, W.M.; Kittitas County parcel map numbers 20-15-21040-0005, and -0006. Mark Cook, Authorized agent for Kittitas County Public Works, submitted a Public Facilities permit application to Kittitas County Community Development Services department on May 23, 2018 to construct a new maintenance and operations facility.

Copies of the Findings of Fact and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2 Ellensburg, WA 98926 or online at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>. This can be found in the “Public Facilities” section. Questions can be directed to Chelsea Benner, Staff Planner (509) 962-7637, Chelsea.benner@co.kittitas.wa.us

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA or the public facilities permit on the grounds of noncompliance with the provisions of 43.21C RCW shall be commenced on or before August 29, 2018 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926, along with the current appeal fee of \$1,400. Appeals of SEPA threshold determinations shall be consolidated with appeals of final permit approval, according to KCC 15A.04.020, 43.21C RCW and KCC 15.04 (such as a decision to require particular mitigation measures or to deny a proposal).

Designated Permit Coordinator (staff contact): Chelsea Benner, Planner I: (509) 962-7506; email at chelsea.benner@co.kittitas.wa.us

| | |
|------------------------|----------------------------|
| Notice of Application: | Monday, June 18, 2018 |
| Application Received: | Wednesday, May 23, 2018 |
| Application Complete: | Monday, June 4, 2018 |
| Publication Date | Wednesday, August 15, 2018 |

| | |
|-----------------------|----------------------------------|
| Publish Daily Record: | August 15, 2018, August 22, 2018 |
| Publish NKC Tribune: | August 16, 2018 |

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
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Fax (509)925-5696

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF

Printed at 08/13/18 13:33 by mwo18

Acct #: 84329

Ad #: 1799997

Status: New WHOLD

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 08/15/2018 Stop: 08/22/2018
Times Ord: 2 Times Run: ***
STD6 2.00 X 6.48 Words: 344
Total STD6 12.96
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 226.28
Affidavits: 1

Contact: STEPH MIFFLIN
Phone: (509)962-7506
Fax#:
Email: jeff.watson@co.kittitas.wa.u
Agency:


Ad Descrpt: N/DEC PF1800001 UPPER COU
Given by: LINDSEY OZBOLT
P.O. #: PF1800001/L. OZBOLT
Created: mwo18 08/13/18 13:28
Last Changed: mwo18 08/13/18 13:33

PUB ZONE EDT TP RUN DATES
DR A 97 S 08/15,22
DRWN LEG2 97 S 08/15,22

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.


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(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
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PO BOX 1570
POCATELLO ID 83204
(509)925-1414
Fax (509)925-5696

ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF

Printed at 08/13/18 13:33 by mw018

Acct #: 84329

Ad #: 1799997

Status: New WHOLD WHOI

Notice of SEPA Action & Notice of Decision

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(PF-18-00001)

Applicant: Property owner - Kittitas County Public Works

NOTICE IS HERBY given that pursuant to 43.21C RCW, Kittitas County Community Development Services did on August 15, 2018 make a Determination of Non-Significance (DNS) for the Kittitas County Public Works Upper County Maintenance Shop Public Facilities permit (PF-18-00001) and approved the public facilities permit with conditions. The subject parcels are located northwest of the city of Cle Elum off of the extension Hwy 903 in Section 21, T.20N, R.15E, W.M.; Kittitas County parcel map numbers 20-15-21040-0005, and -0006. Mark Cook, Authorized agent for Kittitas County Public Works, submitted a Public Facilities permit application to Kittitas County Community Development Services department on May 23, 2018 to construct a new maintenance and operations facility.

Copies of the Findings of Fact and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2 Ellensburg, WA 98926 or online at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>. This can be found in the "Public Facilities" section. Questions can be directed to Chelsea Benner, Staff Planner (509) 962-7637, Chelsea.benner@co.kittitas.wa.us

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Designated Permit Coordinator (staff contact):

Chelsea Benner, Planner I: (509) 962-7506;
email at chelsea.benner@co.kittitas.wa.us

Notice of Application: Monday, June 18, 2018
Application Received: Wednesday, May 23, 2018
Application Complete: Monday, June 4, 2018
Publication Date: Wednesday, August 15, 2018

Publish Daily Record: August 15, 2018, August 22, 2018
Publish NKC Tribune: August 16, 2018

Lindsey Ozbolt

From: Terry Hamberg <tribune@nkctribune.com>
Sent: Monday, August 13, 2018 1:58 PM
To: Lindsey Ozbolt
Subject: Re: Notice of Decision - PF-18-00001

CONFIRMATION RECEIPT:

Thank you for sharing your Notice with Upper Kittitas County citizens. We have received your email and your notice will be published as requested.

Sincerely,
Terry Hamberg
Publisher



Northern Kittitas County Tribune
P.O. Box 308
Cle Elum, WA 98922
(509) 674-2511
fax: (509) 674-5571
tribune@nkctribune.com

On Aug 13, 2018, at 11:48 AM, Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us> wrote:

Good morning.

Please publish the attached Notice of SEPA Action and Permit Decision for the Upper County Maintenance Shop (PF-18-00001) Public Facilities Permit on Thursday, August 16th. I have attached both the word and pdf versions.

Thank you,

Lindsey Ozbolt
Planning Official
Kittitas County Community Development Services
411 N. Ruby St., Suite 2 | Ellensburg, WA 98926
(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

message id: 38eb45916c6dcbdac24bb8719d004a14

<PF-18-00001 KCPW Notice of Decision Legal.pdf><PF-18-00001 KCPW Notice of Decision Legal.doc>



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

Kittitas County Public Works Maintenance Facility File Number PF-18-00001

FINDINGS OF FACT, DECISION, AND CONDITIONS OF APPROVAL

I. GENERAL INFORMATION

Requested Action: Kittitas County Public Works Department (PW) proposes to relocate its Upper County road maintenance operations from their current facility in Cle Elum to their newly purchased property (Parcel Numbers 11813 & 13229). The project will include office space, equipment repair facilities, equipment storage, sand storage facilities, and an on-site fueling area.

Location: Parcels 11813 & 13229, located at No. 5 Mine Rd. Cle Elum, WA 98922. Section 21, T. 20N, R. 15 E.W.M. in Kittitas County. Map Number 20-15-21040-0005 & 20-15-21040-0006.

II. SITE INFORMATION

| | |
|----------------------|------------------------------------|
| Total Property Size: | 6.1 acres |
| Number of Lots: | 2 (no new lots are being proposed) |
| Domestic Water: | City of Cle Elum |
| Sewage Disposal: | City of Cle Elum |
| Power/Electricity: | PSE |
| Fire Protection: | Fire District 7 |
| Irrigation District: | None |

Site Characteristics:

- North: Privately owned land, and Coal Mine Trail
- South: SR 903 and Cle Elum Roslyn elementary, middle, and high schools
- East: Privately owned developed land, Kittitas County Solid Waste
- West: Privately owned undeveloped land

Access: The site is accessed from No. 5 Mine Road.

Zoning and Development Standards: The subject property is located approximately .5 miles North West of the City of Cle Elum and has a zoning designation of Rural 5. The purpose and intent of the Rural-5 zone is to provide areas where residential development may occur on a low density basis. A primary goal and intent in siting R-5 zones will be to minimize adverse effects on adjacent natural resource lands. The Rural 5 zone allows for a vast array of permitted and conditional uses, per 17.15.070.1 Public Facilities are allowed as a use in this zone when permitted administratively. This project is being proposed under KCC 17.62 Public Facilities Permits, and KCC 17.60B.050 Administrative Review Process. This Public Facilities Permit requires that the following be met:

17.62.040 Decision criteria (Public Facilities)

The Community Development Services department shall review public facility permit applications in accordance with the provisions of this section and may approve, approve with conditions, or deny the public facility permit.

1. Required Findings. A public facility permit may be approved by the Community Development Services department only if all of the following findings can be made regarding the proposal and are supported by the record:
 - a. That the granting of the proposed public facilities permit will not:
 - i. Be detrimental to the public health, safety, and general welfare;
 - ii. Be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located; nor
 - iii. Adversely affect the established character of the surrounding vicinity.

Applicant Response:

- i. The proposed public facilities permit will enhance public health, safety, and general welfare because Public Works will have more immediate access to the community and surrounding transportation network.
- ii. Public Works does not anticipate injury to the property or injury to improvements near the site. Upper County Shop will be an improvement to a currently vacant lot. The shop will provide a closer opportunity for road and bridge maintenance in the immediate area. The shop complements the solid waste transfer site located across the street allowing for sharing of heavy equipment during peak solid waste operations.
- iii. The proposed Upper County Shop will complement the established character of the surrounding vicinity. With Solid Waste and an electrical substation nearby, Upper County Shop adds a similar character to the nearby area.

Staff Response: Staff agrees that the proposed project increases public welfare and safety, is not injurious to the surrounding property, and as mitigated complements the existing characteristic of the surrounding area.

- b. That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such hazard.

Staff Response: No hazardous conditions are anticipated at the proposed site. However any tanks placed are subject to all pertinent regulations including but not limited to building code, fire code, and health code.

- c. That the granting of the proposed public facilities permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulations.

Staff Response: The granting of the proposed public facilities permit is consistent with the comprehensive plan and existing regulations as shown in section IV of this document.

- d. That the facility site and environmental designs:
 - i. Meet local and state siting criteria and design; and

- ii. Have been reviewed and/or commented upon by local and state agencies responsible for issuing permits.

Staff Response: The proposed project is subject to meeting all applicable codes and regulations. Prior to issuance of building permits all other required review will be completed. All departments and state agencies responsible for permitting of this project have been notified of the application and given opportunity to comment in accordance with KCC Title 15A.

- e. That all conditions to mitigate the site specific impacts of the proposed use which were identified can be monitored and enforced.

Staff Response: All conditions imposed to mitigate impacts shall be enforced through continued permitting requirements as identified in this document.

- f. That all yards, open spaces, landscaping, walls and fences, and other buffering features are properly provided to mitigate the impacts of the facility to make it compatible with the character of the surrounding area.

Applicant Response: Fencing and buffers are compatible with the character of the surrounding area as fencing will match Solid Waste's fence line at SR 903 frontage.

Staff Response: CDS concurs that as proposed the new facility is compatible with the character of the surrounding area. The applicant has provided multiple large buffer areas that will remain naturally vegetated, and will construct perimeter fencing compatible with existing near by facilities.

- g. That the proposed public facility will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.

Staff Response: No adverse effects on existing public facilities and services are anticipated. The proposed project will be served by City of Cle Elum's public water and sewer system, and the applicant has addressed traffic concerns.

- 2. Approval. The Community Development Services department may approve an application for a public facilities permit or approve with additional requirements to comply with specified requirements or site conditions.
- 3. Denial. The Community Development Services department may deny a public facility permit if the proposal does not meet or cannot be conditioned to meet the required findings. (Ord. 2007-22, 2007; Ord. 2002-03 (part), 2002)

III. REVIEW PROCESS

Notice of Application: A Public Facilities permit application was submitted to Kittitas County Community Development Services department on May 23, 2018. This application was deemed complete on June 4, 2018 after CDS received all of the necessary application information. A notice of application and statement regarding a SEPA Checklist for the Kittitas County Public Works Public Facilities Permit (PF-18-00001) were mailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel & associated Agencies. Notice was given to and published in the official newspaper of record for Kittitas County on June 18, 2018, and in the NKC Tribune on June 21, 2018, all in conformance with the Kittitas County Project

Permit Application Process (Title 15A).

IV. COMPREHENSIVE PLAN

County has established the following goals and policies to guide activities related to Rural Lands and Critical Areas. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

GPO 5.18 Provide adequate public facilities by constructing needed capital improvements which (1) repair or replace obsolete or worn out facilities, (2) eliminate existing deficiencies, and (3) meet the needs of future development and redevelopment caused by previously issued and new development permits. The county's ability to provide needed improvements will be demonstrated by maintaining a financially feasible schedule of capital improvements in this Capital Facilities Plan.

Staff Consistency Statement: The proposed maintenance facility replaces the existing facility in Cle Elum which is in disrepair. It also provides easier accessibility to the surrounding travel network which it serves, there for eliminating existing deficiencies.

GPO 5.26 All public facility capital improvements shall be consistent with the adopted land use map and the goals and policies of other elements of this Comprehensive Plan. The location of, and level of service provided by projects in the schedule of capital improvements shall maintain adopted standards for levels of service for existing and future development in a manner and location consistent with the Land Use Element of this Comprehensive Plan.

Staff Consistency Statement: The proposed project site is designated Rural Residential and zoned Rural-5 by the current Comprehensive Plan maps. Per KCC 17.15.060.1 Public Facilities are identified as and allowed use when permitted administratively. As the site is designated as a residential land use, having a maintenance facility in the area that improves response time to the surrounding road network only improves level of public services for future development in the project vicinity.

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

Staff Consistency Statement: A notice of application and statement regarding a SEPA Checklist for the Kittitas County Public Works Public Facilities Permit (PF-18-00001) were mailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel & associated Agencies. Notice was given to and published in the official newspaper of record for Kittitas County on June 18, 2018, and in the NKC Tribune on June 21, 2018, all in conformance with the Kittitas County Project Permit Application Process (Title 15A).

This application is consistent with Kittitas County Comprehensive Plan. There are a number of requirements that must be met, which are stated above under Zoning and Development Standards; some of these are addressed under Project Analysis below.

V. ENVIRONMENTAL REVIEW

A notice of application and statement regarding a SEPA Checklist for the Kittitas County Public Works Public Facilities Permit (PF-18-00001) were mailed to adjacent landowners located within 500 feet of any portion of the

boundary of the proposal's tax parcels & associated Agencies. Notice was given to and published in the official newspaper of record for Kittitas County, on June 18, 2018. Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Determination of Non-Significance (DNS) was issued on August 14, 2018. The appeal period ends on August 28, 2018 at 5:00 p.m.

VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments are on file and available for public review.

VII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Consistency with the Comprehensive Plan:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section IV of this staff report, the following Comprehensive Plan GPOs apply to this proposal: GPO 5.18, 5.26 and 5.32.

Consistency with the provisions of KCC 17A, Critical Areas:

Staff conducted an administrative critical area review in accordance with KCC 17A on top of issuing a SEPA DNS. GIS information indicates a type 2 stream located along the north project boundary. The applicant's proposal adequately addresses protection for the stream. No other critical areas are located on the subject parcel.

Consistency with the provisions of KCC 17B Shorelines

This proposal is consistent with the Kittitas County Zoning Code 17B. GIS information and Kittitas County Shoreline Master Program indicates that the parcels do not include any shorelines of the state.

Consistency with the provisions of KCC 17.30A Rural -5 Zoning

The project is proposed as a Public Facility. Per KCC 17.08.457 "Public facilities" means capital improvements and systems to support transportation, law enforcement, fire protection, and recreation. Facilities include but are not limited to fire stations, police stations, and bus stops. Public Facilities are allowed in the Rural 5 zone through approval of an Administrative Permit process pursuant to KCC 17.15.060.1 Allowed Use Table. Therefore this proposal is consistent with the Kittitas County Zoning Code 17.30A.

Consistency with the provisions of KCC 17.62.040 Decision criteria (Public Facilities):

This proposal as conditioned is consistent with the Kittitas County Zoning Code for Permitted Administrative Uses as conditioned.

Consistency with the provisions of the KCC Title 14.04, Building Code:

All buildings must be consistent with International Building Codes.

Consistency with the provisions of KCC Title 12, Roads and Bridges:

As conditioned, the proposal must be consistent with the provisions of KCC Title 12.

Consistency with the provisions of KCC Title 20, Fire and Life Safety:

As conditioned, the proposal must be consistent with the provisions of KCC Title 20.

Agency Comments:

The following agencies provided comments during the comment period: Kittitas County Public Health, WA Department of Health, and WA Department of Ecology, City of Cle Elum, City of Roslyn, and WA State Department of Transportation. All comments are on file and available for public review.

Public Comments:

The following Public provided comments during the comment period: Douglas Weis, Shenna Redding, and Citizens Alliance for Property Rights. All comments are on file and available for public review.

VIII. FINDINGS OF FACT

1. A Public Facilities permit application was submitted to Kittitas County Community Development Services department on May 23, 2018 by Kittitas County Public Works Department. The application proposes to relocate PW Upper County road maintenance operations from their current facility in Cle Elum to their newly purchased property (Parcel Numbers 11813 & 13229). The project will include office space, equipment repair facilities, equipment storage, sand storage facilities, and an on-site fueling area.
2. The subject property is located at No. 5 Mine Rd. Cle Elum, WA 98922. Section 21, T. 20N, R. 15 E.W.M. in Kittitas County. Map Number 20-15-21040-0005 & 20-15-21040-0006.

3. Site information:

| | |
|----------------------|------------------------------------|
| Total Property Size: | 6.1 acres |
| Number of Lots: | 2 (no new lots are being proposed) |
| Domestic Water: | City of Cle Elum |
| Sewage Disposal: | City of Cle Elum |
| Power/Electricity: | PSE |
| Fire Protection: | Fire District 7 |
| Irrigation District: | None |

4. Site Characteristics:

North: Privately owned land, and Coal Mine Trail
South: SR 903 and Cle Elum Roslyn elementary, middle, and high schools
East: Privately owned developed land, Kittitas County Solid Waste
West: Privately owned undeveloped land

5. The Comprehensive Plan land use designation is "Rural Residential."
6. The subject property is zoned "Rural-5."
7. A Public Facilities permit application was submitted to Kittitas County Community Development Services department on May 23, 2018. This application was deemed complete on June 4, 2018 after CDS received all of the necessary application information. A notice of application and statement regarding a SEPA Checklist for the Kittitas County Public Works Public Facilities Permit (PF-18-00001) were mailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel & associated Agencies. Notice was given to and published in the official newspaper of record for Kittitas County, on June 18, 2018, all in conformance with the Kittitas

County Project Permit Application Process (Title 15A).

8. The proposal is consistent with the Kittitas County Comprehensive plan as referenced in section VII above.
9. This application is consistent with KCC 17.62.040 Decision criteria (Public Facilities).
10. This application is consistent with the International Building Code as conditioned.
11. The following agencies provided comments during the comment period: Kittitas County Public Health, WA Department of Health, and WA Department of Ecology, City of Cle Elum, City of Roslyn, and WA State Department of Transportation. All comments are on file and available for public review.
12. The following Public provided comments during the comment period: Douglas Weis, Shenna Redding, and Citizens Alliance for Property Rights. All comments are on file and available for public review.
13. A notice of application and statement regarding a SEPA Checklist for the Kittitas County Public Works Public Facilities Permit (PF-18-00001) were mailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel & associated Agencies. Notice was given to and published in the official newspaper of record for Kittitas County, on June 18, 2018. Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Determination of Non-Significance (DNS) was issued on August 14, 2018. The appeal period ends on August 28, 2018 at 5:00 p.m.
14. Access and driveways must be consistent with Kittitas County Code Title 12.
15. KVFR, currently contracted for Fire Marshall Services, requires consistency with KCC Title 20 upon issuance of any building permits.

IX. STAFF CONCLUSIONS

1. As conditioned, the proposed project meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, 17B Shorelines, Title 14.04 Building Code, Title 12 Roads and Bridges, Title 15 Environmental Policy, and Title 20 Fire and Life Safety.

X. DECISION AND CONDTIONS OF APPROVAL

Kittitas County grants **Approval** of the Public Works Maintenance Facility public facilities permit based on the project record, above staff analysis, findings of fact, and conclusions with the following conditions:

1. Building

- A. All new construction must meet the International Building Code requirements.
- B. Water trucks or similar shall be used to maintain dust during construction and normal operation as needed.
- C. Proposed buffer of existing trees along SR 903 shall remain as shown to provide a light pollution buffer for traveling traffic.
- D. A parcel combination must be completed prior to building permit issuance or all structures must meet zoning setbacks from all existing property lines.

2. Critical Areas

- A. All construction shall maintain a 100' buffer from the identified type 2 stream as shown on proposed site plan.

3. Roads and Transportation

- A. Applicant will need to obtain the correct permitting for access and addressing to the facilities prior to building permit issuance. The access to the property will be required to meet the December 15, 2015 Kittitas County Road and Bridge Standards 12.04.080 private road criteria table 4-4 – Private Road Minimum Design Standards for Average Lot Size > 10.0 acres. There the driveways off of the access road will be required to meet at a minimum the driveway and joint-use driveway standards.
- B. A grading permit may be required for any dirt work exceeding 100 cubic yards of material.

4. State and Federal

- A. Applicant must meet all state and federal regulations.

5. Fire & Life Safety

- A. All development, design and construction shall comply with the International Fire Code requirements.
- B. A knock box is required on all gates for access.
- C. New development shall be compliant with the most current adopted WUIC code.
- D. Chemically sensitive areas shall be designated.

6. Historic and Cultural Preservation

- A. Should ground disturbing or other activities related to the proposed conditional use permit result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW

27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

7. Stormwater

- A. Plans prepared in accordance with the Stormwater Management Manual for Eastern Washington by a Professional Engineer, licensed in the State of Washington, are required to be submitted to Public Works for approval prior to issuance of building permit.

From these conclusions and findings, the proposed Public Facilities Permit is approved with the above conditions. Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1400 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. The appeal deadline for this project is August 29, 2018 at 5:00p.m.

Responsible Official

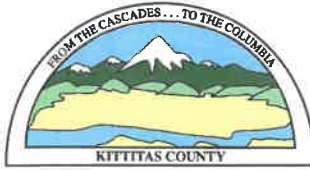


Chelsea Benner

Title: Staff Planner

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7506

Date: August 15, 2018



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships; Building Communities

DETERMINATION OF NONSIGNIFICANCE

File: Kittitas County Public Works Maintenance Facility PF-18-00001

Description: Construction of a new Maintenance Facility

Proponent: Kittitas County Public Works
411 North Ruby Street, Suite 1
Ellensburg, WA 98926

Location: Parcels 11813 & 13229, located at No. 5 Mine Rd. Cle Elum, WA 98922. Sections 21 & 28, T. 20N, R. 15 E.W.M. in Kittitas County. Map Number 20-15-21040-0005 & 20-15-21040-0006.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request, or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/planning/> under "Land use, Public Facilities, and PF-18-00001."

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **August 29, 2018 at 5pm**. To the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg WA 98926

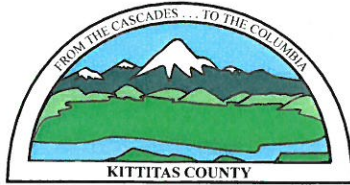
Responsible Official:  Lindsey Ozbolt

Title: Planning Official

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506

Date: August 15, 2018

Pursuant to Chapter 15A.07 KCC, this DNS may be appealed by submitting specific factual objections in writing with a fee of \$1400.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00pm, August 29, 2018. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

July 25, 2018

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

RE: Public Facilities Application (File PF-18-00001) Request for Additional Information

Dear Ms. Benner:

Public Works' findings appear below in response to your request for more information:

1. The granting of the proposed public facilities permit will not:
 - a. **Be detrimental to the public health, safety, and general welfare;**
 - i. The proposed public facilities permit will enhance public health, safety, and general welfare because Public Works will have more immediate access to the community and surrounding transportation network. The shop's water and sewer will be served by the City of Cle Elum. Water runoff will be managed according to the Stormwater Management Manual for Eastern Washington.
 - b. **Be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located; nor**
 - i. Public Works does not anticipate injury to the property or injury to improvements near the site. Upper County Shop will be an improvement to a currently vacant lot. The shop will provide a closer opportunity for road and bridge maintenance in the immediate area. The shop complements the solid waste transfer site located across the street allowing for sharing of heavy equipment during peak solid waste operations.
 - c. **Adversely affect the established character of the surrounding vicinity**
 - i. The proposed Upper County Shop will complement the established character of the surrounding vicinity. With Solid Waste and an electrical substation nearby, Upper County Shop adds a similar character to the nearby area.
2. Please see our transportation concurrency evaluation in Attachment 1. We do not find that Upper County shop will have a significant impact on SR 903. In our evaluation, a TIA is not triggered as the peak hour production is < 9 trips KCC 12.10.040(C). Kittitas County Public Works' concludes that a transportation concurrency determination and TIA will not be required.
3. Water trucks or similar will be used to maintain dust during construction and normal operation. We do not anticipate much dust being produced during standard operations. The main facility parking lot is paved, eliminating the production of dust.

4. Trees will be used as a light pollution buffer, mitigating the effects of light on traveling traffic. Direction pole lighting is utilized in the traffic area of the facility.
5. Stormwater plans are currently being developed as part of the Upper County shop site plans. We anticipate final release of the plans in September, 2018. These plans will be reviewed by the County. All developed runoff will be treated and disposed on site through infiltration.
6. Fencing will be addressed in the final site plans and will match Solid Waste's fence line at SR 903 frontage. A chain link fence without security wire is envisioned for the site.

Please let me know if you have any questions or need further information.

Sincerely,



Taylor Gustafson
Environmental / Transportation Planner



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

July 20, 2018

Kittitas County Public Works
Attn: Mark Cook
411 N Ruby St. Ste. 1
Ellensburg, WA 98926

Subject: Public Facilities Application (File PF-18-00001) – Staff Review and Request for Additional Information

Dear Mr. Cook,

This letter is to provide you review comments and a request for additional information on your project. Kittitas County Community Development Services received your Public Facilities Permit Application (PF-18-00001) submittal on May 23, 2018. Your application was deemed complete June 4, 2018. Notice of Application was issued June 18, 2018, with associated comment period ending July 3, 2018. Staff has completed the review of your Application and received comments. As provided below, staff has the following comments, requirements, and/or revisions for your submittal that need to be addressed prior to continued processing of your application. Please respond to each issue/item listed below.

1. Per KCC 17.62.040 "A public facility permit may be approved by the Community Development Services department only if all of the following findings can be made regarding the proposal and are supported by the record." Please address how and/or why the proposal does meets the following:
 - a. That the granting of the proposed public facilities permit will not:
 - i. Be detrimental to the public health, safety, and general welfare;
 - ii. Be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located; nor
 - iii. Adversely affect the established character of the surrounding vicinity.
2. Please provide how you will address transportation concurrency.
3. Please provide how you will address dust control during construction and normal operation.
4. Please respond to how the project lighting will not affect traveling traffic along SR 903.
5. Please address when stormwater information will be provided.
6. Please show fencing on your site plan.

Once the requested updated information has been submitted to Kittitas County Community Development Services, staff will continue processing of the Public Facilities Application. Please do not hesitate to contact me should you have any questions or if you would like to discuss the necessary resubmittal information.

Sincerely,

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

CC:

Lindsey Ozbolt, Planning Official
Taylor Gustafson, Transportation Planner

via email
via email



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

July 2, 2018

Kittitas County Public Works
Attn: Mark Cook
411N Ruby St STE 1
Ellensburg, WA 98926

Dear Applicant,

Enclosed are the comments received regarding the Public Facilities Application (PF-18-00001) during the comment period:

| | |
|---------------|---|
| June 21, 2018 | WA St. Dept. of Transportation – Paul Gonseth |
| June 25, 2018 | Kittitas County Public Health – Holly Erdman |
| June 28, 2018 | Department of Ecology – Glen Clear |
| June 28, 2018 | Department of Ecology – Glen Clear (REVISED) |
| June 28, 2018 | Citizens Alliance for Property Rights |
| June 29, 2018 | Shenna Redding |
| June 29, 2018 | City of Roslyn – Brent Hals |
| July 2, 2018 | City of Cle Elum – Lucy Temple |
| July 3, 2018 | Douglas Weis |

Please review all comments and notify me of any questions. I will be issuing a decision based in part on the comments received.

Sincerely,

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



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.

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**

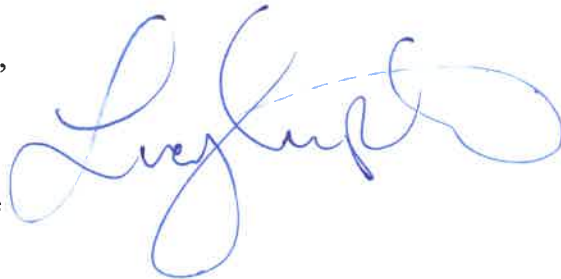
- **Fire**
 - Does the site include fire hydrants?

- 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



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



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

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

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.

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

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

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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

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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

Chelsea Benner

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Thursday, July 19, 2018 1:07 PM
To: Chelsea Benner; Holly Erdman; Tristen Lamb; Smits, Brenda M (DOH)
Subject: RE: Notice Of Application for PF-18-00001

Follow Up Flag: Follow up
Flag Status: Flagged

All:

I missed this one to be able to respond by July 3, 2018; however, my comment still holds – not for purposes of either supporting or denying the application, but for requirements if the application is approved and there is follow-through.

For the site, with the facilities as described in the “Proposal” (pdf file attached to email below) – office space and possibly equipment repair facilities – this site would need drinking water and would be classified as “Public”. Thus, for the new site, Kittitas County Public Works would need to submit an application for a public water system – Group A or Group B would depend on population being served.

Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Office of Drinking Water
Environmental Public Health
Washington State Department of Health
Russell.Mau@doh.wa.gov
509-329-2116 | www.doh.wa.gov

From: Chelsea Benner [<mailto:chelsea.benner@co.kittitas.wa.us>]
Sent: Monday, June 18, 2018 10:38 AM
To: Taylor Gustafson <taylor.gustafson@co.kittitas.wa.us>; Tristen Lamb <tristen.lamb@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; Gilbert, Michelle (ECY) <migi461@ECY.WA.GOV>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Ben Serrurier <ben.serrurier@ccrenew.com>; Kennedy, Becky (DNR) <Becky.Kennedy@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; Gary Wargo <wargog@cersd.org>; 'montgomeryr@cersd.org' <montgomeryr@cersd.org>; 'office@kcf7.com' <office@kcf7.com>; Eric Trygstad <eric.trygstad@co.kittitas.wa.us>; 'roslyn@inlandnet.com' <roslyn@inlandnet.com>; Robert Omans <robert@cityofcleelum.com>; Kathi Swanson <kswanson@cityofcleelum.com>; Lucy Temple <lucy@cityofcleelum.com>; Harmon, Lynn (PARKS) <Lynn.Harmon@PARKS.WA.GOV>; 'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>; 'kaiserm@wsdot.wa.gov' <kaiserm@wsdot.wa.gov>; Jacob Prilucik <SCPlanning@wsdot.wa.gov>; John Marvin <jmarvin@yakama.com>; 'jessica@yakama.com' <jessica@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; 'klarned@fs.fed.us'

<klarned@fs.fed.us>; 'Mrivera1@bpa.gov' <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

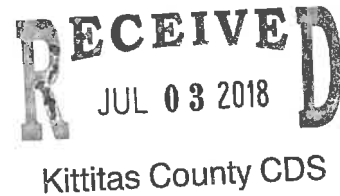
chelsea.benner@co.kittitas.wa.us

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

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.

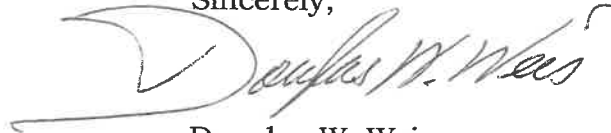
2. I believe the new location for the Public Works facility is illogical as the nearest County road is Bullfrog road and then a trip down the freeway to Golf Course Road. There appears to be extra time in travel to most county roads that are to be serviced. Example; The distance plows must travel to 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

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

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[Internal PF-18-00001](#)

[External PF-18-00001](#)

Thank you,

Chelsea Benner

Planner I

Kittitas County Community Development Services

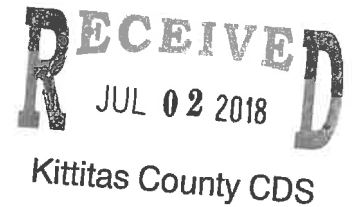
411 N Ruby Street, Suite 2 Ellensburg, WA 98926

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

chelsea.benner@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

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

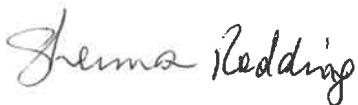
- a. With all this increased traffic, explain how this would not affect EMS vehicles from getting to and from their service areas during the day or night?

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,



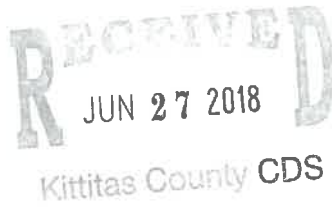
Shenna Redding
253-486-4506



**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.

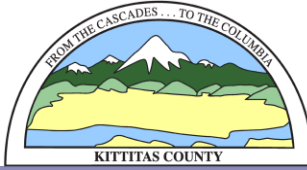
Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding these comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG: jjp/mnk

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



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

“Building Partnerships – Building Communities”

NOTICE OF APPLICATION

Notice of Application: June 18, 2018
Application Received: May 23, 2018
Application Complete: June 4, 2018

Project Name (File Number): Upper County Maintenance Shop (PF-18-00001)

Applicant: Property owner – Kittitas County Public Works

Location: Two tax parcels, located northwest of the city of Cle Elum off of the extension Hwy 903 in Section 21 & 28, T.20N, R.15E, W.M.; Kittitas County parcel map numbers 20-15-21040-0005, and -0006

Proposal: Kittitas County Public Works has proposed to relocate its Upper County road maintenance operations from the current facility to the newly purchased property as described above. The project will include office space, equipment repair facilities, equipment storage facilities, sand storage facility, and on-site fueling capability.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=PublicFacilities&project=PF-18-00001+KCPW>

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on July 3, 2018. Under Title 17.62.030, Public Facility Projects are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1400⁰⁰. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

Environmental Review (SEPA): The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning, Title 16 Subdivisions, and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

Designated Permit Coordinator (staff contact): Chelsea Benner, Contract Planner: (509) 962-7506; email at chelsea.benner@co.kittitas.wa.us

NOTICE OF APPLICATION

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Designated Permit Coordinator (staff contact): Chelsea Benner, Planner I: (509) 962-7506; email at chelsea.benner@co.kittitas.wa.us

| | |
|------------------------|-------------------------|
| Notice of Application: | Monday, June 18, 2018 |
| Application Received: | Wednesday, May 23, 2018 |
| Application Complete: | Monday, June 4, 2018 |

| | |
|-----------------------|---------------|
| Publish Daily Record: | June 18, 2018 |
| Publish NKC Tribune: | June 21, 2018 |

Chelsea Benner

From: Chelsea Benner
Sent: Thursday, June 14, 2018 11:52 AM
To: 'legals@kvnews.com'; 'jmarkell@kvnews.com'; 'tribune@nkctribune.com';
'terry@nkctribune.com'
Subject: Notice Of Application
Attachments: PF-18-00001 KCPW NOA legal.pdf

Hello,
Please publish the attached notice as requested.
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

Chelsea Benner

From: Terry Hamberg <tribune@nkctribune.com>
Sent: Thursday, June 14, 2018 3:04 PM
To: Chelsea Benner
Subject: Re: Notice Of Application

CONFIRMATION RECEIPT:

Thank you for sharing your Notice with Upper Kittitas County citizens. We have received your email and your notice will be published as requested.

Sincerely,
Terry Hamberg
Publisher



Northern Kittitas County Tribune
P.O. Box 308
Cle Elum, WA 98922
(509) 674-2511
fax: (509) 674-5571
tribune@nkctribune.com

On Jun 14, 2018, at 11:51 AM, Chelsea Benner <chelsea.benner@co.kittitas.wa.us> wrote:

Hello,
Please publish the attached notice as requested.
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

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message id: 38eb45916c6dcbdac24bb8719d004a14

<PF-18-00001 KCPW NOA legal.pdf>



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

AFFIDAVIT OF POSTING

Effective July 19, 2007, Kittitas County Code requires all project actions that are not processed administratively to have a notice posted at the site of the project. Per KCC 15A.03.110 the following applies:

1. The applicant shall post the subject property with signs as required by Community Development Services.
2. Signs shall be posted on each road frontage on the subject property and shall be clearly visible and accessible.
3. Signs shall be posted and on-site prior to the issuance of a Notice of Application.
4. The sign shall be posted in a sturdy manner to remain on-site until fifteen days after the expiration of the Notice of Decision appeal period. It shall be the responsibility of the applicant to properly dispose of the sign.
5. At the time of development application, Community Development Services will identify the number of signs needed and the general location of each sign on the subject property.
6. It shall be the responsibility of the applicant to place the structure on which the sign will be posted on site. At such time the structure and sign is in place, the applicant shall contact Community Development Services.

| | |
|---------|----------------|
| DATE: | PLANNER: |
| 6/12/18 | Chelsea Benner |

| | |
|------------------------|--------------|
| PROJECT NAME: | FILE NUMBER: |
| KCPW Upper county shop | PF-18-00001 |

PLEASE COMPLETE THE FOLLOWING:

I, Mark R Cook, certify that I am the landowner and/or authorized agent responsible for the posting of this land use project site and further certify that the site has been posted as required by Kittitas County Code. I understand that the required posting period begins immediately and ends 15 days after the ending of the appeal period on the Notice of Decision and the sign(s) will be posted at the site until this time. **Failure to post the site and return this form to Community Development Services in a timely manner will result in a delay of the application review for the project.**

Mark R Cook
Signature

6-12-18
Date

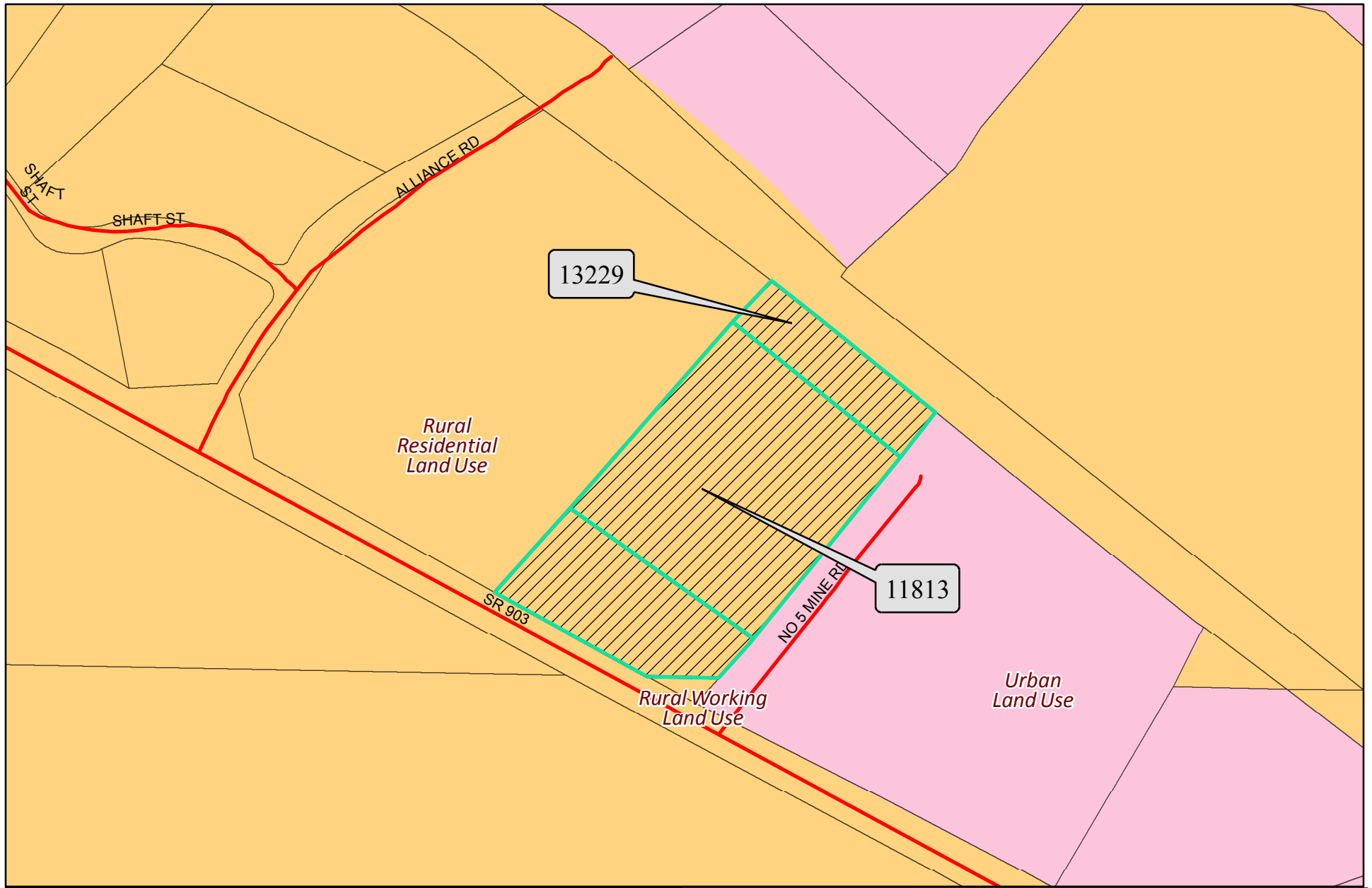
Please return the above certification to CDS; Fax at 509-962-7682; or mail to; Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.

For Staff Use Only:
Received _____



PF-18-00001
Kittitas County

Zoning



13229

11813

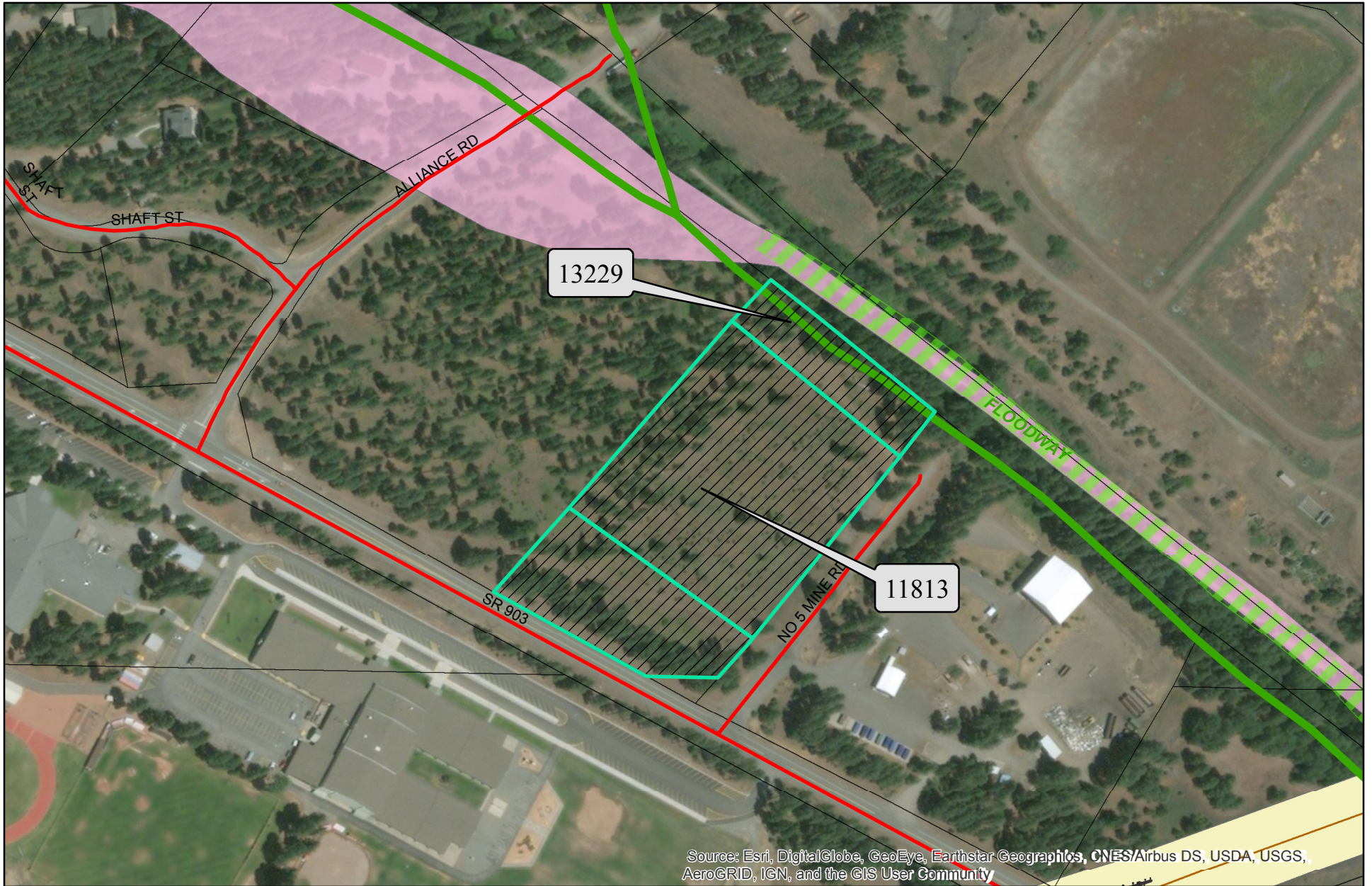
Rural Residential Land Use

Rural Working Land Use

Urban Land Use

PF-18-00001
Kittitas County

Land Use



PF-18-00001
Kittitas County

Critical Areas



PF-18-00001
Kittitas County

Arial Photo

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Kittitas County Upper County Shop Relocation

2. Name of applicant: [\[help\]](#)

Kittitas County Public Works (KCPW)

3. Address and phone number of applicant and contact person: [\[help\]](#)

Mark Cook
411 North Ruby Street, Suite 1
Ellensburg, WA 98926
509-962-7523
Mark.cook@co.kittitas.wa.us

4. Date checklist prepared: [\[help\]](#)

May 8, 2018

5. Agency requesting checklist: [\[help\]](#)

Kittitas County Public Works

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

October 2018 – March 2019

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

It is likely that an additional maintenance equipment operator will eventually be assigned to the shop. There is also a potential for a shop clerk at some point in the future. When the operator joins the shop, an additional truck storage bay may be added. The administration area of the facility is being built to accommodate the future clerk position. A potential dozen employees could eventually utilize the site (eight operators, one foreman, one clerk and occasionally the Public Works Director and Maintenance Manager).

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

No environmental information has been prepared. Database reviews were completed to assist with the completion of this checklist.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

The property is being re-zoned to Public Facility. Once designated, the City of Cle Elum is allowed to provide sewer and water serving the site. The City may elect to expand the urban growth boundary (currently across the street) encompassing the proposed maintenance shop during utility extension. If the City elects not to be a service provider, the County will seek a water mitigation certificate for use of the onsite well. A larger onsite septic system will also require future Department of Ecology review and approval.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Local: Clearing and Grading permit

Local: Access permit

Rezone to Public Facility. Connection permits for sewer and water. Grading permit for site development activity. Building permits. Potentially a water mitigation certificate will be sought and approval of a larger onsite septic system from the Department of Ecology will be necessary without municipal utilities.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The site will house County Road Maintenance equipment and personnel. Routine equipment maintenance will be performed at the location. Storage of winter sand and aggregate materials will occur on site. A fuel facility is proposed for the site. The approximate six acre site currently is proposed for approximately four acres of development. The need for a larger onsite septic system would require additional site development footprint – perhaps to four and one half acres.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The project is located on parcel numbers 11813 and 13229 in Kittitas County, approximately 700 feet northeast of the city limits of Cle Elum along highway 903. The Cle Elum Transfer Station is adjacent to the property. See attached Site Plan.

S 21 & 28, T 20 N, R 15 E. W. M.

47.204903N, 120.970411W

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

Flat

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

5% or less

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural

land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Sandy loam (Roslyn-Racker Complex).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

There are no surface indication of unstable soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Approximately 450 cubic yards of excavation for building footings, foundations, and under ground fuel storage tanks during construction.

Approximately 130,000 square feet of grading for building, parking lots, and ancillary structures.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Prior to commencing land clearing operations, the site will be protected against erosion using a fabric filter fence around the perimeter of clearing limits.

About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approximately 60 percent of the developed portion of the site is anticipated to be covered in gravel or roof surface area.

g. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

During construction, the site will be graded away from any receiving water bodies. BMPs will be in place to prevent erosion. After construction, the site will be stabilized with planted vegetation, rock, or gravel.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

There will be temporary emissions associated with typical heavy construction equipment during construction. Watering will occur to prevent dust.

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.

Rock crushing or gravel production may occasionally occur at the site. This will result in dust from crushing and stockpiling. Asphalt batching may occur at the site, depending on need. Appropriate air quality and use permits will be obtained from Ecology for these activities if they occur.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Water will be applied during land clearing and construction of improvements minimizing dust emissions from the site.

3. Water [\[help\]](#)

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Crystal Creek is located adjacent to the property to the north, and flows along the entire northern boundary of the site. Crystal Creek is a perennial stream that connects to the Yakima River, and is classified by Department of Natural Resources as a Type 2 stream (requires a 40 – 100 foot buffer).

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

The site plan requires the construction of buildings within 200 feet of Crystal Creek. However, the entire site drains away from the creek, and no discharge will occur during construction of the project or operation of the site. No riparian vegetation will be removed as part of the project, and the intact 100-foot buffer of the creek will remain.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None. The project will not impact any surface waters or wetlands.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

The project is proposed for municipal water. If the City of Cle Elum declines to be a service provider, the onsite well will provide drinking water and wash water for equipment. Water may also be used as an additive to various road maintenance operations.

The onsite stormwater system is designed to discharge treated runoff prior to any discharge to surface water or to groundwater.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Septic effluent if a larger onsite septic system is needed. Treated stormwater runoff from the developed site will be discharged to the ground. We anticipate serving up to twelve full time employees. The septic system will be sized according to Department of Ecology larger onsite septic system design requirements. Occasional training events may occur increasing the number of humans served for short periods of time.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Stormwater runoff from improved surfaces will be collected from graded areas, collected and conveyed to treatment facilities. Treatment and disposal of improved site runoff will be consistent with the requirement of the Eastern Washington Stormwater Manual – Washington State Department of Ecology. Site soil conditions are such that disposal of improved runoff will be retained onsite with no discharge to receiving waters.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

There will de-icing/anti-icing chemicals stored above ground at this site. Full containment will be required and will prevent any discharge to ground or surface water. A fueling station is also planned for the site, with underground storage tanks. Full containment measures will ensure no underground spills occur.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

No groundwater will be impacted, and will not require management. All stormwater/run off water will be contained on-site via infiltration pond. No drainages exist on the site, and none will be impacted.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Small trees, shrubs and grasses may be cleared from the property. In general, the site is open grass with small evergreen trees (see photos and site plan). The site will be developed to retain any large trees.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

There are no known threatened or endangered species on or near the site, and none listed within one mile according to US Fish and Wildlife Service species listing database.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Large trees and other native vegetation will be left in place to the greatest extent possible. Landscaping will occur on the northwestern boundary of the site, and other areas that are not permanently developed.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Common mullein and knapweed.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Hawks, songbirds, deer, and elk have been observed at the project site.

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

There are no known threatened or endangered species on or near the site and none listed within one mile according to US Fish and Wildlife Service species listing database.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

No.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

The site will be fenced.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None.

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electric will be used at the site both during the project and for the completed Maintenance facility. Natural gas may be used for heating.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

None.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

The completed maintenance facility will contain fuel and chemical storage. Standard safety practices will be in place for operations.

Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

Department of Ecology's hazardous materials database does not indicate any contamination on the site, and the site was previously undeveloped.

- 1) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

No hazardous chemicals or conditions are on or near the site that may impact the project.

- 2) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

De-icing/Anti-icing chemicals, paint, and fuel will be stored at and used on the site.

- 3) Describe special emergency services that might be required. [\[help\]](#)

No special emergency services will be required.

- 4) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Standard safety practices will be used, similar to those in use at the existing Maintenance Facility.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

The project is located near the County transfer station and State Route 903. No noise will affect the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

During construction there will be day time construction operations, including heavy equipment usage. Once the project is complete, there will be noise associated with equipment use at the site. However, the project is located near the County transfer station and State Route 903 and operation of the project is not expected to increase the baseline noise in the vicinity.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Vegetation, especially trees and shrubs, will be left in place to the greatest extent possible. This will help provide a noise screen between the site and adjacent properties.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The proposal will not affect land use on adjacent properties. The site is currently vacant. The Cle Elum Transfer Station is directly east of the site, Cle Elum-Roslyn elementary school is to the south (across State route 903), vacant land to the west and a mine and lagoons to the north of the project site.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No. None.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No.

- c. Describe any structures on the site. [\[help\]](#)

There are no structures currently on the site.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No structures will be demolished.

- e. What is the current zoning classification of the site? [\[help\]](#)

The property is currently in zone rural 5, low density residential. The project property will be rezoned to Public Facility.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The current land use designation is rural residential.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

There are no shoreline designations on or adjacent to the site. Crystal Creek is not designated as a Shoreline of the State.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Critical Aquifer Recharge Areas: High aquifer susceptibility

Fish and Wildlife Conservation Areas: None.

Frequently Flooded Areas: None.

Geologically Hazardous Areas: Liquefaction susceptibility is moderate to high.

Geologically Hazardous Areas: DNR seismic site class D-E

Wetlands: None on the property.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

No one will reside at the project site. Approximately 12 Kittitas County employees will work at the site.

j. Approximately how many people would the completed project displace? [\[help\]](#)

The property is undeveloped and the completed project will not displace any people.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed rezone to Public Facility compliments the existing land use across No. 5 Mine Road – Kittitas County Solid Waste Transfer Station. There is no existing residential land uses along No. 5 Mine Road.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

No impacts to agricultural or forest lands of long term commercial significance.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing units will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing units will be eliminated.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

No impacts to housing.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

The tallest structure will be approximately 20 feet high. Buildings will likely be steel exterior.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

No views will be altered or obstructed. Mature trees will be left in place to screen the maintenance facility from State Route 903. There is approximately 600 feet of forest between the site and the nearest residences.

- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Trees and other vegetation between the site and the highway will be left in place to the greatest extent possible. There is approximately 600 feet of forest between the site and the nearest residences.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

The project construction will not produce light or glare, as mostly day time construction will occur. During long-term operations at the site, night-time work will be rare. Typical exterior lighting for safety will be used at the site.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No. Vegetation will screen the site from State Route 903.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Vegetation will be left in place as a screen to prevent light or glare from impacting residences or highway use.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The Coal Mines trail is nearby but not directly adjacent to the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

No historic or cultural structures or sites are located within the project area.

There are 20 previously recorded cultural resources within 0.5 mile of the project area.

KT02760 State Route 903 and Martin Road, Roslyn, WA, is NRHP listed. KT01361 Precontact Chert Flake and Debitage and KT04021 Coal Mines Trail have been determined NRHP eligible. KT02100 Historic Mining Property, KT02710 Historic Railroad Grade, KT03483 Historic Refuse Scatter, and KT03493 Historic Hole have been recommended NRHP eligible.

Please see page 7, table 2 of the attached Cultural Resources Assessment for more information.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

No archaeological features or deposits were identified in the Project Area.

No artifacts were identified during the archaeological survey and there was no evidence of intact features nor isolated artifacts in this area.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

The methods used to assess potential impacts include: extensive background research, field investigations, landform analysis, records search of Washington Information System for Architectural and Archaeological Records Database (WISAARD), and a pedestrian survey.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

In the event that archaeological materials are discovered during construction, the contractor is required to halt excavations in the vicinity of the find, have a professional archaeologist assess the significance of the archaeological deposits discovered during construction, and contact Kittitas County and DAHP.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The site is accessed from Number 5 Mine Road via access from State Route 90. See site plan.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

The site is not served by public transit. The nearest transit service is in Ellensburg, 25 miles to the southeast.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The project will not produce or eliminate any public parking spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

The project will not require improvements to any road facilities. Access will be shared with the existing County Transfer Station via Number 5 Mine Road which will be the primary access for the completed site.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Employees will arrive at the site at 6:00 AM and depart at 4:30 PM during summer operations. Winter operations will have employees arriving at 7:00 AM and departing at 3:30 PM. The shop will accommodate approximately 12 full time employees (24 passenger vehicle trips per day). Maintenance equipment will leave the site approximately 30 minutes following employee arrival and return approximately 30 minute prior to employee departure. Crew pickups, dump trucks, water truck and an occasional grader will be the bulk of maintenance equipment leaving and returning to the shop – typically once per day. A maximum number of eight dump trucks are anticipated to eventually dispatch from the facility. SR 903 AM peak hour traffic will likely not be impacted (8 AM – 9 AM). SR 903 PM peak hour traffic will likely not be impacted (5 PM – 6 PM).

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None.

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No. The project is located adjacent to the Cle Elum/Roslyn High School, within a priority service area for fire, police, and schools.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

There are two wells located on the site. No utilities are currently available at the site.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electric, telephone, fiber optic, natural gas, water and sewer utilities will be included in this project.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Mark Cook

Position and Agency/Organization Director, Kittitas County Public Works

Date Submitted: _____

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

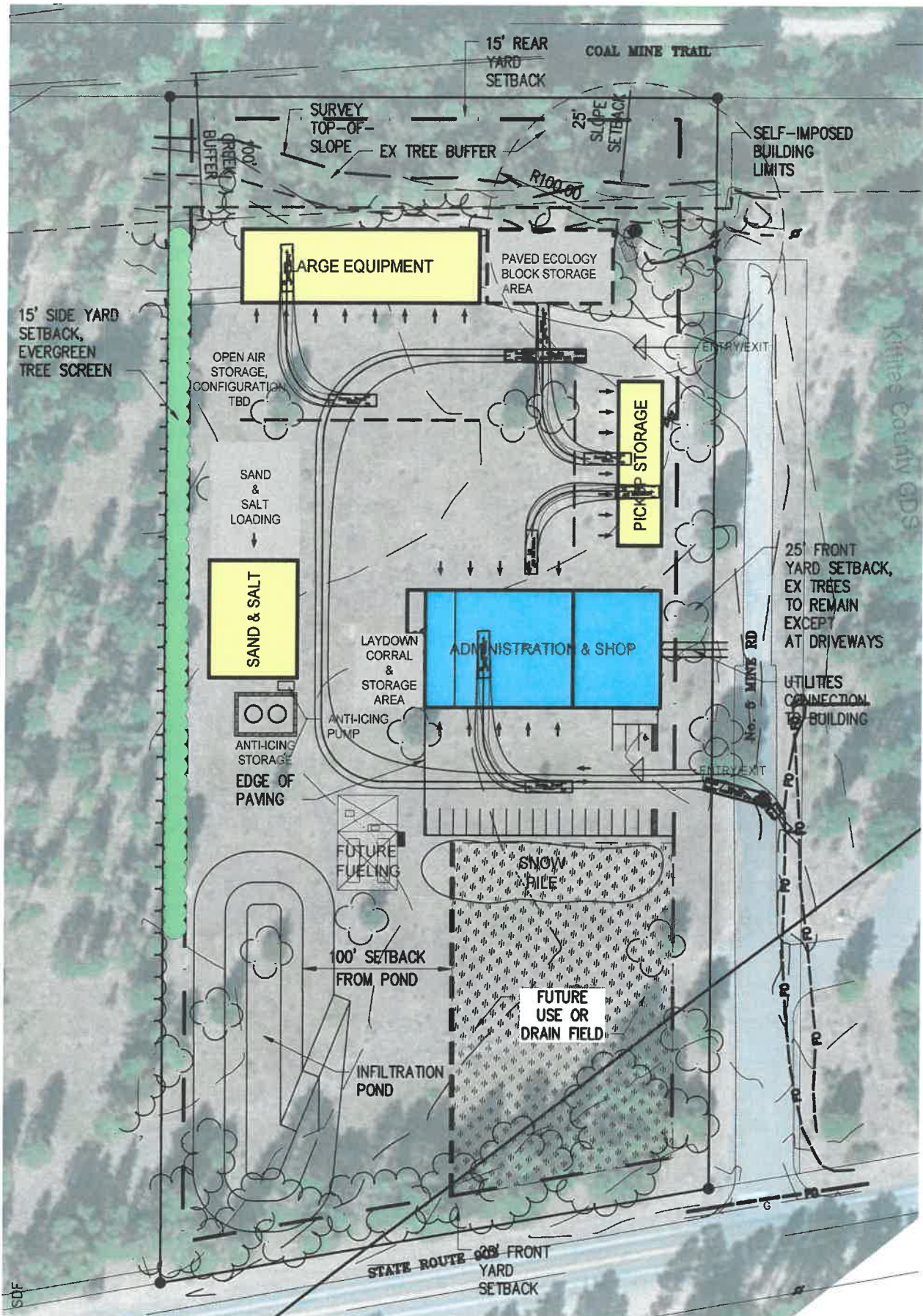
Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

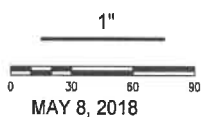
Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

RECEIVED
MAY 23 2018



KITTITAS COUNTY
UPPER MAINTENANCE SHOP
SITE LAYOUT - CONCEPT D



PF-18-00001



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

PUBLIC FACILITIES PERMIT APPLICATION

(A written decision by Kittitas County Community Development Services authorizing a public facility use to locate at a specific location, per KCC 17.62)

*A **preapplication conference** is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.*

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Site plan of the property with all proposed/existing buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - Please pick up a copy of the SEPA Checklist if required
- Project Narrative responding to Questions 9-10 on the following pages.

APPLICATION FEES:

| | |
|-------------------|--|
| \$2,090.00 | Kittitas County Community Development Services (KCCDS) |
| \$0.00 | Kittitas County Department of Public Works |
| \$0.00 | Kittitas County Fire Marshal |
| \$2,090.00 | Total fees due for this application (One check made payable to KCCDS) |

FOR STAFF USE ONLY

| | | | |
|--|-----------|-----------------|--|
| Application Received By (CDS Staff Signature): | DATE: | RECEIPT # _____ | <div style="border: 2px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;"> RECEIVED MAY 23 2018 <small>DATE STAMP IN BOX</small> </div> |
|--|-----------|-----------------|--|

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Kittitas County
Mailing Address: 411 North Ruby, Suite 1
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509)962-7523
Email Address: mark.cook@co.kittitas.wa.us

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Mark Cook
Mailing Address: 411 North Ruby, Suite 1
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509)962-7523
Email Address: mark.cook@co.kittitas.wa.us

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: ~~1009 East 3rd~~ NO. 5 Mile Rd
City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property (attach additional sheets as necessary):

Sections 21 and 28, T. 20 N., R. 15 E.W.M.

6. Tax parcel number: 11813 and 13229

7. Property size: 6.1 (acres)

8. Land Use Information:

Zoning: Rural Residential Comp Plan Land Use Designation: Rural 5

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
10. **Explain in detail whether granting the proposed Public Facilities Permit will cause each any of the following:**
- Be detrimental to the public health, safety, and general welfare?
 - Be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located?
 - Adversely affect the established character of the surrounding vicinity?

AUTHORIZATION

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X

Mark K Cook

Date:

05-23-18

Signature of Land Owner of Record
(Required for application submittal):

X

Mark K Cook

Date:

05-23-18



Kittitas County CDS

EXHIBIT 2: Upper County Shop Project Narrative

The Kittitas County Department of Public Works proposes relocating its Upper County road maintenance operations from our current facility in Cle Elum (parcel no. 893134), 1009 East 3rd, Cle Elum, WA 98922; to newly purchased property along SR 907 (across the street from the existing solid waste transfer station). The project will include: office space, equipment repair facilities, equipment storage facilities, sand storage facility, and an on-site fueling capability.

We anticipate serving the site with City of Cle Elum water and sewer. We propose developing approximately four acres of the site in final development. A vegetative buffer is proposed along SR 907. The remaining 2.11 acres will be left in native vegetation (upland from Crystal Creek along with the proposed buffer at SR 907).

Developed areas will likely include roof space (proposed office, maintenance and equipment storage areas and sand shed) with compacted gravel surfacing connecting all building areas. On-site stormwater management will meet existing requirements as stipulated in the 2004 Department of Ecology Stormwater Runoff Manual for Eastern Washington. A large area is reserved in the southwest portion of the site for stormwater treatment and disposal.

Access to the new facility will be via No. 5 Mine Road. The access location will create no turning movement conflicts with the existing solid waste transfer station located across No. 5 Mine Road. Utility service will be extended from "The Pines Division 2" subdivision east of the solid waste transfer station.

The proposed public facilities permit would not be detrimental to the public health, safety, and general welfare. The proposed public facilities permit would not be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located. The proposed public facilities permit would not adversely affect the established character of the surrounding vicinity.

INVOICE

Kittitas County
Community Development Services
411 N. Ruby, Suite 2
Ellensburg, WA 98926
(509) 962-7506

DATE: 05/23/2018
INVOICE NUMBER: 18B005
INVOICE TO: Kittitas County Public Works

DESCRIPTION OF CHARGES

| | |
|--|-------------------|
| Public Facilities Application PF-18-00001 | \$2,090.00 |
|--|-------------------|

TOTAL \$2,090.00

Invoice # 18B005
Invoice Amount: \$2,090.00

Remit To: Kittitas County
Community Development Services
411 N. Ruby, Suite 2
Ellensburg, WA 98926