

**From:** [Mau, Russell E \(DOH\)](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#); [Hayden, Kathryn E \(DOH\)](#)  
**Subject:** RE: SE-21-00011 Butler - Notice of Application  
**Date:** Friday, June 18, 2021 6:53:30 AM

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Jeremiah:

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

- Please confirm that no drinking water – for toilets, sinks, drinking fountains – is being provided on-site.

That is our only comment.

DOH ODW looks forward to your response, thanks,

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

Regional Engineer

Office of Drinking Water

Washington State Department of Health

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

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

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

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

**Sent:** Thursday, June 17, 2021 9:33 AM

**To:** Pat Nicholson <[pat.nicholson@co.kittitas.wa.us](mailto:pat.nicholson@co.kittitas.wa.us)>; Ryan McAllister <[ryan.mcallister@co.kittitas.wa.us](mailto:ryan.mcallister@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Jesse Cox <[jesse.cox@co.kittitas.wa.us](mailto:jesse.cox@co.kittitas.wa.us)>; Holly Erdman <[Holly.erdman@co.kittitas.wa.us](mailto:Holly.erdman@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; [jessica@yakama.com](mailto:jessica@yakama.com); [jmarvin@yakama.com](mailto:jmarvin@yakama.com); [enviroreview@yakama.com](mailto:enviroreview@yakama.com); ECY RE SEPA REGISTER <[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)>; Clear, Gwen (ECY) <[GCLE461@ECY.WA.GOV](mailto:GCLE461@ECY.WA.GOV)>; White, Lori (ECY) <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>; [migi461@ECY.WA.GOV](mailto:migi461@ECY.WA.GOV); ECY RE Former Orchards <[formerorchards@ECY.WA.GOV](mailto:formerorchards@ECY.WA.GOV)>; Downes, Scott G (DFW) <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; Nelson, Jennifer L (DFW) <[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)>; Torrey, Elizabeth M (DFW)

**From:** [Mau, Russell E \(DOH\)](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#); [Hayden, Kathryn E \(DOH\)](#)  
**Subject:** RE: SE-21-00011 Butler - Notice of Application  
**Date:** Friday, June 18, 2021 9:47:08 AM

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Jeremiah:

Not exactly sure of the “do [due] to industry standards ...” (i.e., a lot of these storage facilities have restroom facilities), but as long as this particular applicant is not providing any drinking water services, then DOH ODW has no further concerns.

Thanks for checking on this, thanks,

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

Regional Engineer

Office of Drinking Water

Washington State Department of Health

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

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

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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Sent:** Friday, June 18, 2021 9:45 AM  
**To:** Mau, Russell E (DOH) <[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)>  
**Cc:** Holly Erdman <[Holly.erdman@co.kittitas.wa.us](mailto:Holly.erdman@co.kittitas.wa.us)>; Smits, Brenda M (DOH) <[brenda.smits@doh.wa.gov](mailto:brenda.smits@doh.wa.gov)>; Hayden, Kathryn E (DOH) <[kathryn.hayden@doh.wa.gov](mailto:kathryn.hayden@doh.wa.gov)>  
**Subject:** RE: SE-21-00011 Butler - Notice of Application

External Email

Russell,

The applicant provided the following response to your comment/question regarding drinking water:

*“Do to industry standards this a is a dry facility. On the plans we have turned in there is no restrooms at all.”*

**From:** [Holly Erdman](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Jesse Cox](#)  
**Subject:** RE: SE-21-00011 Butler - Notice of Application  
**Date:** Wednesday, June 23, 2021 9:36:54 AM

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Jeremiah,

After reviewing the application materials, it looks as though the applicant does not anticipate using the well water for public use or consumption. If that is the case, public health has no comments or concerns with this application.

Thank you for your time.

Holly Erdman

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**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>  
**Sent:** Thursday, June 17, 2021 9:33 AM  
**To:** Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; jessica@yakama.com; jmarvin@yakama.com; enviroreview@yakama.com; sepaunit@ecy.wa.gov; gcle461@ecy.wa.gov; lowh461@ECY.WA.GOV; migi461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Elizabeth.Torrey@dfw.wa.gov; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Mike Flory <mike.flory@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; russell.mau@doh.wa.gov; becky.kennedy@dnr.wa.gov; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; mgallagher@kvnews.com; legals@kvnews.com; Deborah.j.knaub@usace.army.mil; lhendrix@usbr.gov; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; KathiSwanson <kswanson@cleelum.gov>; LucyTemple <ltemple@cleelum.gov>; wargog@cersd.org; montgomeryr@cersd.org; office@kcf7.com; kdkistler@bpa.gov; klarned@fs.fed.us; SCPlanning@wsdot.wa.gov; Lynn.Harmon@PARKS.WA.GOV  
**Cc:** info@hwy970selfstorage.com; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>  
**Subject:** SE-21-00011 Butler - Notice of Application

Good morning,

CDS is requesting comments on the following SEPA application: SE-21-00011 Butler. Links to the file materials can be found below. The comment period will end Friday, July 2, 2021 at 5pm. CDS will

assume your agency does not wish to provide comment if not received by this date. Please contact me directly with any questions or issues accessing the materials.

[SE-21-00011 Butler - Internal](#)

[SE-21-00011 Butler External](#)

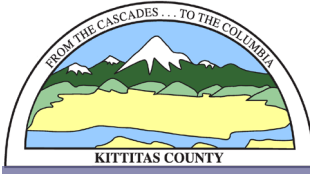
Thank you.

**Jeremiah Cromie**  
**Planner I**  
**Kittitas County**  
**Community Development Services**  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Healthy Washington- Roadmap to Recovery" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

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## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

June 28, 2021

Jeremiah Cromie  
Staff Planner  
Kittitas County Community Development Services  
411 No Ruby Street, Suite 2  
Ellensburg WA 98926

RE: SEPA SE-21-00011 Butler

Dear Mr. Cromie,

Thank you for the opportunity to comment on the above listed Conditional Use application.

1. All construction of buildings and fences shall conform to Kittitas County Code Title 14 and the International Building and Fire Codes adopted at the time of building permit submittal. This includes fire suppression and fire separations.
2. All conditions listed in the Pre-Application meeting notes held 4/21/21 are to apply.

Please don't hesitate to contact me should you have any further questions.

*MIKE FLORY*

Mike Flory,  
Building Official



June 28, 2021

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

Attention: Jeremiah Cromie, Planner

Subject: SE-21-00011 Butler  
SR 903 Spur milepost 0.32 to milepost 0.38 left

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

- The subject property is adjacent to State Route 903 Spur (SR 903 SP), a Managed Access Class 3 highway with a posted speed limit of 45 miles per hour. Access to the subject property is currently via Airport Rd; direct access to SR 903 SP will not be permitted.
- Any proposed lighting should be directed down towards the site and away from SR 903 SP.
- Stormwater and surface runoff generated by this project must be retained and treated on site. Any discharge onto WSDOT right-of-way will require an approved Utility Permit.
- Any snow accumulated on the property shall not be moved onto WSDOT right-of-way. We encourage the proponent to not underestimate the potential for large volumes of snow and designate a snow storage area on the property.

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

Sincerely,

Paul Gonseth, P.E.  
Planning Engineer

PG: jjp/mnk

cc: SR 903 File #2021\_005  
Mick Krahenbuhl, Area 1 Maintenance Superintendent



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

June 30, 2021

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

Re: SEPA Register 202103260, SE-21-00011

Dear Jeremiah Cromie:

Thank you for the opportunity to comment on the Pre-Threshold Consultation for the construction of an 18,627 square foot self-storage building, proposed by Essen and Vicki Butler. We have reviewed the environmental checklist and have the following comment.

### **WATER RESOURCES**

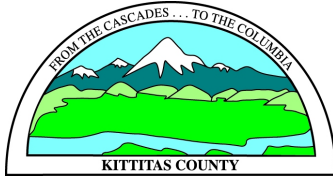
If you plan to use water for dust suppression at your project site, be sure that you have a legal right. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at (509) 454-7872 or email at [christopher.kossik@ecy.wa.gov](mailto:christopher.kossik@ecy.wa.gov).

Sincerely,

A handwritten signature in blue ink that reads "Gwen Clear".

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



# **KITITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

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### **MEMORANDUM**

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TO: Community Development Services  
FROM: Public Works Plan Review Team  
DATE: July 1, 2021  
SUBJECT: SE-21-000011 Butler

#### **SEPA Application Comments**

- Any grading over 100 cubic yards of material requires a grading permit. Any grading over 500 cubic yards of material will require engineered grading and storm water plans. See Kittitas County Code chapter 14.05.
- Engineered stormwater plans are required if the project generates an impervious surface exceeding 5000 square feet. The stormwater system will comply with the Stormwater Management Manual for Eastern Washington (SWMMEW).
- An access permit has been issued.
- This project is located within a FEMA-identified floodplain and will need to comply with KCC 14.08. Kittitas County has received a floodplain development permit application.

Please contact Kittitas County Public Works (509) 962-7523 with any questions.