



Robert D. Johns (Retired)
Michael P. Monroe
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Vicki E. Orrico
Dean Williams

AUG 29 2018

In Person Delivery

Board of County Commissioners
Kittitas County
Kittitas County Courthouse, Room 110
Ellensburg, WA 98926

August 29, 2018

Re: Appeal of Determination of Non-Significance
Appeal of Findings of Fact, Decision, and Conditions of Approval
Kittitas County Public Works Maintenance Facility, File No. PF-18-00001
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.

Dear Honorable Commissioners:

These appeals are being filed on behalf of appellant Citizens Alliance for Property Rights (“CAPR”), and Western Elite Inc. Services and Doug Weiss (collectively “Western Elite”). Appellants are directly affected by the proposed maintenance facility and previously submitted public comments during the County’s open comment period.

Because the appeal deadlines for the Determination of Non-Significance (DNS) and the Public Facilities Permit (“PFP Decision”) fall on the same date, the Appellants respectfully file this consolidated appeal document regarding appeals of both decisions. Appeal fees for each appeal are provided herewith.

Appellants’ interest in this matter is to ensure that Kittitas County has substantively considered environmental impacts of the new facility at this location and the appropriate improvements to SR 903, and any other associated access roads as might otherwise be required for any development along this corridor. Because the issues raised herein are of regional concern, the Appellants feel it is critical for the public to understand and ensure that major considerations such as transportation impacts, siting at this particular location, and potential impacts to the adjacent Crystal Creek are carefully considered during the permitting process so as to limit any future environmental exposure that would come at potentially significant cost to property owners, taxpayers and adjacent property owners.

APPELLANT INFORMATION:

1. **Appellants:**
Citizens Alliance for Property Rights c/o Jerry Martens
Western Elite c/o Doug Weiss
Doug Weiss

2. **Legal Counsel:**

Name: Duana T. Koloušková, WSBA #275832
JOHNS MONROE MITSUNAGA KOLOUŠKOVÁ PLLC
Address: 11201 SE 8th St., Suite 120, Bellevue, WA 98004
Phone: 425-451-2812 / direct (425) 467-9966
Fax: 425-451-2818
Email: kolouskova@jmmlaw.com

DECISIONS BEING APPEALED:

1. **Applicant:** Kittitas County Public Works Department.

2. **Project:** Construction of new maintenance facility including office space, equipment repair facilities, equipment storage, sand and salt storage facilities, onsite fueling area.

2. **First decision appealed:** The Department of Community Development Services' Planning Official's August 15, 2018, Determination of Nonsignificance ("DNS") for the Kittitas County Public Works Maintenance Facility, File No. PF-18-00001.

Second decision appealed: The Department of Community Development Services' Responsible Official's August 15, 2018, Findings of Fact, Decision, and Conditions of Approval for the Kittitas County Public Works Maintenance Facility, File No. PF-18-00001 (the "PFP Decision").

3. **Property Address of Decisions:** No. 5 Mine Rd. Cle Elum, WA 98922, also known as Parcels 11813 & 13229 (the "Property").

APPELLANTS' INTEREST IN DNS AND PFP DECISION:

Appellants CAPR are a group of property owners residing in Kittitas County, both in incorporated and unincorporated areas of the County. CAPR as an association, and its members, are directly affected by this DNS because it has not ensured that environmental regulations have been appropriately and consistently applied to this project and the review has not ensured that likely significant adverse environmental impacts will be fully mitigated.

Appellant Western Elite owns property adjacent to and in the immediate vicinity of the Property and will be affected by the proposed development.

All Appellants commented during the public comment period. Those comments are respectfully incorporated herein as if set forth in full, and are attached to this Appeal.

APPELLANTS' OBJECTIONS TO THE DNS:

Appellants hereby appeal the DNS pursuant to KCC 15.04.210. Appellants' issues are listed as follows with a short description of Appellants' concern following each issue statement.

Transportation Issues.

Insufficient review of necessary improvements to State Route 903. Significant questions have been presented regarding transportation planning and the siting of this facility on the Property. To the immediate east of the site is the new development of Cle Elum Pines with 106 new homes, directly across the highway is the regional school district serving kindergarten thru High School. With the past UGA process bringing the industrial-zoned land owned by Western Elite and served by Alliance Road just to the west, improvement provisions were included requiring the widening and straightening of State Route 903 along with left turn lanes for traffic coming from the west and turning onto Alliance Road.

Insufficient transportation analysis of traffic impacts resulting from the Project. SR 903 is the primary transportation corridor for the Cle Elum River Valley and the connector for the Cities of Roslyn and Cle Elum. This route is expected to grow significantly into the future. At a minimum, expectations should be for increased traffic loads on SR 903 coupled with cars and truck parking along the highway waiting for access into the Transfer facility and then add the impact of increasing heavy truck traffic associated with the Public Works operations. Added to this would be winter operation with snow impacts on all traffic. The only avenue between the City of Cle Elum and Roslyn is via SR 903 unless traffic is routed west on Interstate 90 Via Bull Frog Road. Any police or emergency vehicle interaction between the two cities would be severely impacted with the closure of SR 903.

Siting of Facility Issue.

Insufficient consideration of siting for the facility. No long-term planning or coordination with impacted cities has been conducted regarding how and to what extent this corridor will change. In siting the public works facilities in this location, the County needs to address the expected impacts of Public Works and Solid Waste operations from this location and how this will factor into regional applications from this location. Part of those considerations are the costs of locating the facility on this Property, located a significant distance from roadways that will need servicing.

Impacts to Type 2 Stream and Floodway Issues.

Insufficient consideration of Project impacts on adjacent Type 2 stream. Crystal Creek, a Type 2 stream, runs adjacent to the Property. The SEPA Checklist acknowledges this critical area but no analysis is provided to support the conclusory statements made in the checklist that there will be no discharge to the Creek during construction and that all long-term discharge will drain 'away' from the Creek. The project includes such high-impact activities as storage and loading of sand and salt, and construction of an on-site fueling area. There has been no evaluation of the impacts of such activities on the adjacent critical area by any qualified environmental reviewer nor any mitigation provided to ensure that there will be no adverse environmental impacts to Crystal Creek as a result of these activities.

Insufficient analysis of floodway. The SEPA Checklist does not recognize the adjacent floodway and there is no analysis of the Project's potential impacts on this floodway.

Lack of Environmental Review or Piecemealing of Review Regarding Fueling Station.

Insufficient review or improper piecemealing of SEPA review regarding future development of fueling station. The Project includes future development of a fueling station however no environmental review appears to have been performed regarding such facility. Further, no future permits appear to be necessary wherein such review under SEPA would be conducted.

Issues Raised by City of Cle Elum.

Insufficient incorporation of mitigation measures for earth, air, water, plants, environmental health, land and shoreline use, light and glare, historic and cultural preservation, transportation and public services. The specific comments raised by City of Cle Elum are attached hereto and Appellants incorporate such comments as appeal issues herein as if set forth in full to reduce redundancy. The City of Cle Elum raised a series of considerations that it requested the County include as mitigation or project conditions, or to otherwise evaluate. The Appellants find no information in the record supporting the DNS that addresses these considerations.

Issues Raised by City of Roslyn.

Insufficient review of questions raised by Roslyn related to Project impacts on pedestrian traffic, local school, transportation analysis, air quality, Type 2 stream, existing recreational facilities, environmental impact on existing local residential communities, noise. The specific comments raised by City of Roslyn are attached hereto and Appellants incorporate such comments as appeal issues herein as if set forth in full to reduce redundancy. The City of Roslyn raised a series of considerations that it requested the County include as mitigation or project conditions, or to otherwise evaluate. The

Appellants find no information in the record supporting the DNS that addresses these considerations.

APPELLANTS' OBJECTIONS TO THE PFP DECISION:

Appellants hereby appeal the PFP Decision pursuant to KCC 17.62.060. Appellants raise the same substantive issues stated above under the criteria set forth in Chapter 17.62 Public Facilities Permits. More specifically, KCC 17.62.040 provides decision criteria which requires consideration of the specific concerns listed above. Under those criteria, Appellants believe there has not been sufficient consideration of the following criteria for purposes of transportation, facility siting and impacts to the stream and floodway. For these reasons detailed above, the PFP Decision appears to not be consistent with the following criteria in KCC 17.62.040: (1)(a), (b), (d)-(g).

Further, Appellants do not believe the Project has met the compatibility requirement of KCC 17.62.040 (1)(c) under the following policies:

Whether use of this specific Property for the maintenance facility was analyzed as required under GPO 5.3, 5.4 and 5.5.

GPO 5.30: there appears to have been no siting review addressing the criteria under this Policy, including but not limited to a lack of public involvement strategy, *see also GPO 5.32*.

GPO 5.31: there has been no approval of the impacted local municipalities, which to the contrary, have provided comments raising a series of concerns that have not been addressed to the best of Appellants' knowledge and information.

GPO 5.32: public involvement was far more limited than that routinely provided for any private development. Instead of enhanced public involvement as indicated by this Policy, the County provided on public information meetings or hearings and only a short window for written comment with no responses provided or addressing those comments.

GPO 5.34: it is unclear whether the facility, sited outside a UGA, will be self-supporting. For example, the materials state the project expects to connect to City of Cle Elum water system or if this is not available, use existing well on site. However, GPO 5.34 provides that public facilities sited outside a UGA must be self-supporting. This project is clearly outside of the UGA and zoned R-5 under Rural Residential Land Use Designations. The extension of City water would appear to be in conflict here. Additionally, if the existing well is use, water right transfers would be needed. The existing county water bank is dedicated to domestic uses and should not be allowed for industrial purposes.

REQUESTED RELIEF:

Appellants respectfully request the County reverse the DNS, reconsider environmental review and either prepare an Environmental Impact Statement, consistent with RCW 43.21C.030(2)(c) to address the probable significant adverse impacts on the environment, or provide mitigation measures that would address the probable significant adverse impacts on the environment.

Appellants respectfully request the County reverse the PFP Decision, reconsider the location and parameters of the maintenance facility working with the local community, property owners, service areas and affected municipalities.

Sincerely,



Duana T. Koloušková

JOHNS MONROE MITSUNAGA KOLOUŠKOVÁ PLLC
Attorneys for Citizens Alliance for Property Rights, Western Elite Inc. Services, and
Doug Weiss

Direct Tel: (425) 467-9966
Email: kolouskova@jmmlaw.com

Encls: Determination of Non-Significance, dated August 15, 2018.
Findings of Fact, Decision, and Conditions of Approval, dated August 15, 2018.
Comment letter by CAPR, dated June 28, 2018
Comment letter by Weiss, dated July 3, 2018
Comment letter by City of Cle Elum, dated July 2, 2018
Comment letter by City of Roslyn, dated June 29, 2018



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

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.



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.

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



Kittitas County CDS

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

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

RECEIVED
JUL 06 2018
Kittitas County CDS

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
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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



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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"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. Therefor 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 CONDITIONS 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 knox 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