

From: [Ken Edwards](#)
To: [Chace Pedersen](#)
Subject: RE: CU-24-00006 Silver Ridge Ranch - Notice of Application
Date: Tuesday, July 23, 2024 2:25:26 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Chace,

Kittitas PUD does not have facilities in the area of this project.

Thanks,

Ken Edwards
Engineering Manager
PUD #1 of Kittitas County
1400 Vantage Highway
Ellensburg, WA 98926
Phone: 509-260-2300 Ext 818
Ken.Edwards@KittitasPUD.com



From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Sent: Tuesday, July 23, 2024 11:17 AM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; Ken Edwards <Ken.Edwards@kittitaspud.com>; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com; Corrine Camuso <Corrine_Camuso@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; noah_oliver@yakama.com; Casey Barney <Casey_Barney@Yakama.com>; kozj@yakamafish-nsn.gov; Guy Moura <guy.moura@colvilletribes.com>; sam.rushing@colvilletribes.com; Connor Armi

From: [Adam Osbekoff](#)
To: [Chace Pedersen](#)
Subject: RE: CU-24-00006 Silver Ridge Ranch - Notice of Application
Date: Tuesday, July 23, 2024 7:57:28 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hello Chase

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

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

Thank you.

Adam Osbekoff
Snoqualmie Indian Tribe
Department of Archaeology and Historic Preservation

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Tuesday, July 23, 2024 11:17 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp

From: [Mau, Russell E \(DOH\)](#)
To: [Chace Pedersen](#)
Subject: RE: CU-24-00006 Silver Ridge Ranch - Notice of Application
Date: Tuesday, July 23, 2024 2:27:11 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Mr. Pedersen:

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

1. The applicant has noted that an existing, on-site utility is “water” – how is water provided via a private well or from an existing public water system?
2. If this is a “private” well, then the water use for drinking water is for “public”, and the applicant would need to submit an application for a public water system.
3. Without more information regarding number of persons able to access the water, DOH ODW cannot assess if Group A or Group B.
4. If Group A, DOH ODW has exclusive authority; if Group B, Kittitas County Health has exclusive authority.

If anyone has any questions or concerns, please contact DOH, thanks,

Russell E. Mau, PhD, PE

Regional Engineer

Office of Drinking Water

Washington State Department of Health

Russell.Mau@doh.wa.gov

www.doh.wa.gov | 509-329-2116

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Sent: Tuesday, July 23, 2024 11:17 AM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH)

<marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>;

adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura

Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors

<PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti

Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie



July 29, 2024

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

Attention: Chace Pedersen, Planner I

Subject: CU-24-00006 Silver Ridge Ranch
I-90 Exit 70 Lt., Easton State Airport vicinity

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

- The subject property is adjacent to two WSDOT owned and operated facilities, the Interstate 90 (I-90) West Easton interchange (Exit 70) and the Easton State Airport. WSDOT has acquired all access rights to I-90, including the on- and off-ramps. Private direct access within the limits of our access control is prohibited.
- WSDOT has an existing access easement over Silver Ridge Ranch Road, which is the sole point of access to the Easton Airport. This road shall not be obstructed in anyway and must remain available to WSDOT.
- The Federal Aviation Administration (FAA) requires notification of any development of this property. The proponent must use forms 7460-1 and 7460-2, which can be accessed and completed electronically here: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- Any proposed buildings, landscaping, or other improvements will need to comply with certain height restrictions. The proponent is encouraged to contact David Ison of the WSDOT Aviation Division for specifics. He can be reached at (360) 709-8028.
- WSDOT has an active construction project (I-90 – Cabin Creek Interchange to W. Easton Interchange – Phase 3) that will affect this segment of I-90, including the Exit 70 interchange and Sparks Road. The proponent should anticipate construction related delays and other impacts for the duration of this project.
- Any outdoor advertising or motorist signing considered for this property will need to comply with state criteria. The proponent should contact Tanya Joblonski of the WSDOT Headquarters Traffic Office for specifics. She can be reached at (360) 705-7294.

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

Sincerely,

Stephen P. (Phil) Nugent
Region Planning Manager

SPN: jjp/mnk
cc: SR 90, File 2024_009
Jason Pratt, Area 1 Maintenance Superintendent
Scott Golbek, WSDOT Project Engineer

From: [Connor Armi](#)
To: [Chace Pedersen](#)
Cc: [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)
Subject: Re: CU-24-00006 Silver Ridge Ranch - Notice of Application
Date: Monday, July 29, 2024 6:14:46 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hello Chace,

This consult is in reference to CU-24-00006 Silver Ridge Ranch. This undertaking involves the use of existing structures and some rural land for event space and parking areas. There is no proposed ground disturbance at this time.

This undertaking is located within the CCT Traditional Territories. We request any undertakings, particularly those involving ground disturbing activities, to have an IDP in place prior to implementation.

The proposed project lies within the traditional territory of the Wenatchi Tribe, 1 of the 12 constituent tribes of the Confederated Tribes of the Colville Reservation (CTCR), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CTCR with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, the Palus territory in Idaho, and south-central British Columbia.

There are known cultural resources of precontact and historic significance nearby and this particular area is considered Very High Risk for an inadvertent discovery according to the DAHP predictive model. There have been no surveys of these parcels prior.

CCT requests that there be an inadvertent discovery plan or (IDP) in place to ensure compliance with all Section 106 and relevant cultural resource laws both federally and to the state of Washington.

Thank you for consulting with the Colville Confederated Tribes History and Archaeology Program.

On behalf of Guy Moura, Tribal Historic Preservation Officer.

Sincerely,

Connor Armi | Archaeologist Senior MA, RPA

History/Archaeology Program

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespelem, WA 99155

d: 509-634-2690 | c: 509-631-1131

connor.armi.hsy@colvilletribes.com

On Tue, Jul 23, 2024 at 11:16 AM Chace Pedersen <chace.pedersen@co.kittitas.wa.us> wrote:

|

From: [Shane Johnson](#)
To: [Chace Pedersen](#)
Subject: RE: CU-24-00006 Silver Ridge Ranch - Notice of Application
Date: Friday, August 2, 2024 2:43:49 PM

Hello,

The comment from Public Health requires that the applicant ensure there are adequate toilet facilities at festival site location per WAC 246-374-070. Additionally, if food vendors will be present, food vendors must secure the necessary food service licenses unless the food vendors already possess them. The festival site must be properly drained, situated, and maintained to avoid any health, safety hazards, or nuisances per WAC 246-374-040.

Thank you

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Sent: Tuesday, July 23, 2024 11:17 AM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com; Corrine Camuso <Corrine_Camuso@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; noah_oliver@yakama.com; Casey Barney <Casey_Barney@Yakama.com>; kozj@yakamafish-nsn.gov; Guy Moura <guy.moura@colvilletribes.com>; sam.rushing@colvilletribes.com; Connor Armi <connor.armi.hsy@colvilletribes.com>; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; Adam Osbekoff <adam@snoqualmietribe.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; rand461@ecy.wa.gov; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; cassandra.weekes@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; amanda.moody@dnr.wa.gov; Hendrix, Leah D <lhendrix@usbr.gov>; ken.graham@parks.wa.gov; Larned, Kimberly - FS, WA <kimberly.larned@usda.gov>; Deborah.j.knaub@usace.army.mil; jena.n.churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; Connell,Valorie L (BPA) - TERR-PASCO



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657



Date 08/02/2024

Fire Marshal comments

Project Name Silver Ridge Ranch

Case Number CU-24-00006

Chace Pedersen, Project Planner

This application was reviewed by Marvin Douvier in the Fire Marshal's Office. Marvin can be reached at (509) 962-7657 or e-mail at marvin.douvier.sh@co.kittitas.wa.us. Where there are difficulties in meeting these conditions or if additional information is required, contact Marvin in the Fire Marshal's office immediately.

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.

Fire flow in the amount of 1500 gallons per minute supplied for 120 minutes duration is required for this application. Prior to obtaining permits, submit proof from the water purveyor indicating that the required fire flow is available at the site.

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application do not adequately provide required fire apparatus access. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building. Roads constructed in grades steeper than fifteen percent (15%) shall be constructed with Portland cement concrete with grooved surfacing.

The following requirements pertain to the event venue. If any of the following criteria are met, fire sprinklers shall be required. Such systems require separate reviews, permits and approvals issued by the fire marshal's office.

Group A-3 Occupancy – 903.2.1.3

1. The fire area exceeds 12,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

As an A-3 occupancy, if occupant load is 300 or more, a fire alarm and detection system shall be required. Such systems require separate reviews, permits and approvals issued by the fire marshal's office.

This application is sited in the designated high fire hazard Wildland - Urban Interface zone. Additional setback, building construction, access, fire flow and addressing requirements will be applied at the time of building permit application. All structures are required to be at least 30 feet from all property lines.

No gate may be installed across a required fire department access road or driveway without first obtaining a permit from the fire marshal's office. Inspection and testing of the gate will be required.

New and existing buildings must have approved radio coverage for emergency responders as outlined by Section 510 of the fire code and may require the installation of an Emergency Responder Radio Coverage System (ERRCS). Proof of adequate radio coverage will be required. A separate permit is required to install or modify an ERRCS and related equipment. For more information, contact KITTCOM at (509)925-8537.

Marvin Douvier
Deputy Fire Marshal

These comments are based on the information provided with the pre-application materials. Any revision to the proposal may change the Fire Marshal comments.



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: August 7, 2024
SUBJECT: CU-24-00006 Silver Ridge Ranch

ACCESS	No comments. (JS)
ENGINEERING	Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). (CP)
SURVEY	There are no survey comments regarding this application. (JT)
TRANSPORTATION CONCURRENCY	A concurrency evaluation and determination shall be required for all development applications in which the proposed development is projected to have an impact upon the transportation corridor or intersection. Developments generating 41 or fewer daily trips are exempt from TIA and concurrency evaluation requirements. (KCC 12.04.02.020)
FLOOD	A portion of parcels 954043, 954044, 954333, and 954332 are within the FEMA identified 100-year floodplain and floodway. The floodway is highly restricted, and any development must demonstrate no rise in the level of the 100-year flood before being permitted. No new or substantially improved residences are allowed within the floodway. If possible, any future development should remain outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08. (SC)
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No comments. (JS)

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



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

August 7, 2024

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

SUBJECT: WDFW COMMENTS ON CU-24-00006 Silver Ridge Ranch

Dear Mr. Pedersen,

Thank you for the opportunity to comment on CU-24-00006, Silver Ridge Ranch's proposal to amend CU-2-07 to include use of an amphitheater and approval for conversion of a storage barn to be utilized as an event space. The Washington Department of Fish and Wildlife (WDFW) has reviewed the application and supporting documents on file. Upon review, we noted discrepancies between the project narrative, site plans and SEPA Checklist. We are submitting the following comments to be considered in review of the proposal prior to making a final determination.

The project narrative mentions using 7 vacant parcels – 954042, 954043, 954044, 954045, 954331, 954332, 954333 – for parking during special events. However, in the SEPA Checklist, the applicant's response to section 3b(2) states "New development of 7 eastern lots will propose individual OSS systems as needed with public health" and section 9a states "7 one per LOT..." in response to housing units. It is unclear whether this proposal includes housing development on these parcels and whether they are part of the conditional use proposal for the event space.

Parcels 954043, 954044, 954333 and 954332 all have portions mapped within the 100-year regulatory floodway of Silver Creek, a fish bearing tributary to the Yakima River and is a Shoreline stream for much of its length through the property. These parcels are mapped as Rural Conservancy and any proposed development should be reviewed for consistency with Kittitas County's Shoreline Master Plan and Critical Areas Ordinance.

The site plans on file show existing access roads that are not evident on recent aerial photography. For example, the site plans show an existing cul-de-sac style access road on the 7 eastern parcels, which is not apparent on aerial photography.

The project site is near the easternmost I-90 Connectivity Emphasis Area (CEA) identified to enhance ecological connectivity as part of the Washington State Department of Transportation's I-90 East Project and is located within the Domerie Flats Elk Winter Concentration Area. Understanding the proposed project as a whole will be important for evaluating how it may impact the ability for wildlife to migrate through the area.

To lessen the impact on nocturnal wildlife movement, we request that all outdoor lighting be facing the ground. Lighting geared towards the sky can have attractancy issues for nocturnal flying wildlife, including birds. We appreciate that quiet hours begin at 10pm and the lights will be turned off at this time, as stated in the SEPA.

While we appreciate the applicant has committed to not removing any trees or vegetation as part of the proposal, with the lack of clarity around the proposed project and site plan, and presence of known Shorelines and critical areas within the project area, WDFW recommends a full critical areas report be completed to identify all critical areas and ensure any impacts to them can be adequately mitigated for in the final project determination.

Thank you for your consideration and we look forward to working with the County and the applicant on this project. Please contact me at (509) 406-3206 or Cassandra.Weekes@dfw.wa.gov if you have any questions or concerns regarding these comments.

Sincerely,



Cassandra Weekes
Area Habitat Biologist