

Bradley Gasawski

From: Erik Perka <eperka@lmnarchitects.com>
Sent: Thursday, September 17, 2026 10:33 AM
To: Bradley Gasawski; david.kopczynski@cwu.edu
Cc: Jamey Ayling; Ellie Myers; Corey Johnson
Subject: [ENCRYPTED]RE: PF-26-00001 CWU Aviation - Transmittal of Comments - ActionItem:00006:Tw5IZ
Attachments: CPL_Response_Public Facilities Permit Review Letter CWU Aviation.pdf

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Bradley,

Thank you for sending the public comments and for keeping this moving forward in a timely manner. This is quicker than anticipated which is good news for us. After reviewing the comments it doesn't look like there is anything too substantial for us to respond to. We do have a couple responses that we would like to get back to you to make sure a few of the noted items are covered.

Response to the comments are listed below along with the attached file:

1. Kittitas County Fire Marshal's Office:
 - a. To address the Fire Flow Rates, Quantity of Fire Hydrants, and Fire Apparatus Access please see the attached letter. If additional confirmation is needed please let me know.
 - b. The building will have an automatic sprinkler system and fire alarm system.
 - c. There will not be any gate impeding fire department access to the building site. The only gate is at the AOA fence separating the air side from the land side of the airfield.
2. Kittitas County DPW:
 - a. Access Permit required – noted.
 - b. ROW permit requirements – noted.
 - c. Survey
 - i. Setbacks will be shown to meet the requirements
 - ii. Transformer has been relocated to sit within property line and will not require an easement.
 - d. Transportation concurrency has been requested and we are awaiting a response.
 - e. Airport –
 - i. Requested materials have been submitted to the public works office for review and use in determining approval from the FAA and the Seattle Airports District Office. We are awaiting a response.

Please advise if any additional action is required from the design team to continue with approval of the Public Facilities Permit.

Thank you,

Erik Perka
Associate

LMN
lmnarchitects.com

M 206 812 6553
O 206 682 3460
S [Linkedin](#) | [X](#) | [Instagram](#)

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Wednesday, September 9, 2026 8:59 AM
To: Erik Perka <eperka@lmnarchitects.com>; david.kopczynski@cwu.edu
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: PF-26-00001 CWU Aviation - Transmittal of Comments - ActionItem:00006:Tw5IZ

Good Morning,

Please see the attached correspondence regarding your public facilities application (PF-26-00001 CWU Aviation).

Please let me know if you have any questions.

Thanks,
Bradley

Bradley Gasawski | Planner I

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926
Office: 509.962.7539
Email: bradley.gasawski@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

September 11, 2026

RE PF-26-00001 CWU Aviation

Dear : Kittitas County

Please find this comment response letter to the received Public Facilities corrections letter.

Kittitas County Fire Marshal

1. Available Fire Flow
 - a. Per coordination with the City of Ellensburg, there is sufficient fire flow available for the project. See response letter and fire flow data provided by the City attached.
2. Number of Fire Hydrants
 - a. Per Washington State Fire Code Appendix C Fire Hydrant Locations and Distribution Section C102, one fire hydrant is required for projects with a required fire flow of 1,750 gpm or less. The existing fire hydrant adjacent to the project site will be protected to remain, which meets the hydrant number and spacing requirements.
3. Fire Apparatus Access
 - a. A drive aisle width of 26' is provided in the proposed parking lot which exceeds the minimum 20' width for fire apparatus. Additionally, all sides of the building are located within 150' of a fire access road.

Sincerely,

COUGHLIN PORTER LUNDEEN, INC.

Corey Johnson
Civil Project Engineer



CITY OF ELLENSBURG

Public Works Department
501 N. Anderson St.; Ellensburg, WA 98926
Ph: (509) 962-7230 Fax: (509) 962-7127

Memorandum

Date: August 14, 2026
To: Erik Perka – LMN Architects
From: Craig Jones, Development Coordinator *Craig Jones*
Re: CWU Aviation Project – water and sewer availability

The City of Ellensburg will be providing domestic water and sewer to serve the CWU Aviation Project at 1101 E Bowers Rd – Parcel 955337. The development will be required to build any required infrastructure to get said utilities to the building and through the site for domestic use and any fire requirements. The City's water and sewer systems have adequate capacity to serve this development.

Corey Johnson

From: Craig Jones <jonesc@ellensburgwa.gov>
Sent: Wednesday, September 9, 2026 1:32 PM
To: Corey Johnson; Derek Mayo
Cc: Erik Perka; Sunmin Whang; Tad Neeser; Keith Kruger
Subject: RE: [Ext] CWU Aviation Expansion - 1101 E Bowers Rd (PM 26-00008)

Categories: Filed by Newforma

Please find below a section from our water flow spreadsheet. This should give you the requested information. Let us know if you need more.

ID	LOCATION	Most Current			
		DATE	Flow Pitot Pressure	STATIC	RES
C-106	Bowers Rd and Cessna Rd	5/8/25	18	42	40
C-107	Bowers Rd - E of Piper Rd	5/8/25	15	38	36

Thanks

CRAIG JONES
DEVELOPMENT COORDINATOR

City of Ellensburg
501 N Anderson St
Ellensburg, WA 98926
509.962.7233 office

From: Corey Johnson <coreyj@cplinc.com>
Sent: Wednesday, September 9, 2026 12:41 PM
To: Craig Jones <jonesc@ellensburgwa.gov>; Derek Mayo <mayod@ellensburgwa.gov>
Cc: Erik Perka <eperka@LMNArchitects.com>; Sunmin Whang <swhang@lmnarchitects.com>; Tad Neeser <tneeser@lmnarchitects.com>; Keith Kruger <KeithK@cplinc.com>
Subject: [Ext] CWU Aviation Expansion - 1101 E Bowers Rd (PM 26-00008)

Some people who received this message don't often get email from coreyj@cplinc.com. [Learn why this is important](#)

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Hi Craig and Derek,

I have in my notes from the Pre-App meeting that the City believed there is adequate water flow for the proposed fire service, but doesn't look like we received confirmation. Can you please verify that there is adequate flow available at the project site? The fire marshal indicated a fire flow of 1,000 gal per minute supplied for 120 minutes is required.

Thanks,



Corey Johnson

Civil Project Engineer

O: 509.606.8105 | D: 509.471.5083

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