



July 23, 2024

Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926

Attn: Zach Torrance-Smith, Planner I

RE: CU-24-00007, Guild RV Park
SR 970 milepost 1.44 Lt.

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

- The subject property is adjacent to State Route 970 (SR 970), a Managed Access Class 1 highway with a posted speed limit of 55 miles per hour. Currently, access to the property is via the joint-use access at milepost 1.44 Lt. The proponent may continue to use this access; however, an updated access connection permit (ACP) must be obtained from WSDOT. The property owner is required to contact Mark Kaiser of the WSDOT South Central Region Office at (509) 577-1668 for specifics.
- Any proposed lighting must be direct down towards the site and away from SR 970.
- Stormwater or surface runoff generated by this proposal must be retained and treated on site. An approved utility permit is required for any discharge of water onto SR 970 right-of-way.
- Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. The applicant should contact Tanya Joblonski of the WSDOT Headquarters Traffic Office for specifics. She can be reached at (360) 705-7294.
- In this location, WSDOT right-of-way extends 75' from the highway centerline. The proponent should be aware, any encroachment, including but not limited to grading, fencing, or landscaping, will not be allowed within the highway right-of-way.

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 970, File #2024-001
Jason Pratt, Area 1 Maintenance Superintendent



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

July 19, 2024

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

RE: 202402916, CU-24-00007

Dear Zach Torrance-Smith:

Thank you for the opportunity to comment on the Notice of Application for the Guild RV Park. We have reviewed the application and have the following comment.

Water Quality Program

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Wendy Neet** at the Dept. of Ecology, (509) 571-6733. or wendy.neet@ecy.wa.gov with questions about this permit.

Water Resources Program

Thank you for allowing the Department of Ecology's Water Resources Program the opportunity to comment on this project. While reviewing the SEPA information it was found that the proposal will likely require a water right authorization for the intended uses. If this project requires a water right authorization, approval must be received prior to a well being drilled or any water being used for the intended project. If you have any questions or would like to respond to these Water Resources comments, please contact Nathan Longoria at (509) 907-1752 or email at nathan.longoria@ecy.wa.gov.

Sincerely,



Amber Johnson
SEPA Coordinator
Central Regional Office
509-723-5677
crosepacoordinator@ecy.wa.gov



From: [Chickaree Pine](#)
To: [Zach Torrance-Smith](#)
Subject: Comments on Guild RV Park Project Permit (CU-24-00007)
Date: Tuesday, July 23, 2024 10:11:49 AM

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.

I am writing in regards to the land proposal CU-24-00007 (The Guild RV Park, Cle Elum WA.)

As a neighbor I don't have any problems with the existing RV Park (as it is described in the typed "Proposal" and written on the "Land Action Use" signs). But I am writing to voice my concern about a number of tent sites and the potential fire risk they may pose, which are listed on the "site plan" (in three places, as "Tent Site.")

Fire, or the potential of fire along this often windy corridor of land adjacent to SR 970 and the Yakima River, poses a threat to not just my property but to many homes and several businesses nearby. Strong and sustained wind conditions are common in this area, often times blowing East-to-West and West-to-East, depending on the season.

Sparks from a campfire blown from winds could potentially land on woodlands nearby, some of which are inaccessible by road and would be difficult to access by fire crews, creating a potentially life threatening fire hazard to many surrounding residences.

A second matter of concern for me is that this RV Park has existed on a single plot of land for years, but this new land use proposal has the potential to expand the RV Park into 2 new additional parcels of land that may in time enlarge the footprint of the RV and camping area, creating a fire risk closer to neighbors and bordering woodlands. This concerns me and my family and our safety, as well as that of our neighbors.

For these reasons, as a concerned neighbor with bordering wooded areas, I feel the "tent sites" which are listed only on the site plan, not on the "Proposal" nor "Land Action Use" signs should not be approved.

Adjacent property owner

From: [Connor Armi](#)
To: [Zach Torrance-Smith](#)
Cc: [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)
Subject: Re: CU-24-00007 Guild RV Park - Notice of Application
Date: Thursday, July 11, 2024 3:20:39 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 Zach,

This consult is in reference to CU-24-00007 Guild RV Park. This undertaking involves no ground disturbance at this time but is likely in preparation for use activities in the future. These activities include the creation of campsites, RV campsites, and cabins.

This undertaking is located within the CCT Usual and Accustom 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 Usual and Accustom 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 plat is considered Very High Risk for an inadvertent discovery according to the DAHP predictive model.

CCT requests a new cultural resource survey for the full parcel in preparation for future recreational or other construction, which should include a sub-surface testing component as ground breaking for new construction and clearing of trees are expected and that during implementation 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 Mon, Jul 8, 2024 at 1:11 PM Zach Torrance-Smith

<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good afternoon,

CDS is requesting comments on the following Conditional Use application: CU-24-00007 Guild RV Park.

Links to the file materials can be found below. The comment period will end on **July 23, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

Please let me know if you have any issues accessing the materials.

Internal Links: CU-24-00007 Guild RV Park

External Links: [CU-24-00007 Guild RV Park](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Conditional Use” and then the project file number “CU-24-00007 Guild RV Park”.

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@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.

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message id: 38eb45916c6dcdbdac24bb8719d004a14



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

July 22, 2024

Zach Torrance-Smith
Planner I
Kittitas County
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

In future correspondence please refer to:
Project Tracking Code: 2024-07-05141
Property: Kittitas County_Guild RV Park (CU-24-00007)
Re: Survey Requested

Dear Zach Torrance-Smith:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. This is due, in part, to the proximity of the proposed project area to the Yakima River. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any



communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney" followed by a stylized "H" and a long horizontal flourish.

Sydney Hanson, M.A.
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov





July 16, 2024

**DEPARTMENT OF
NATURAL RESOURCES**

SOUTHEAST REGION
713 BOWERS ROAD
ELLENSBURG, WA 98926

509-925-8510
TRS 711
SOUTHEAST.REGION@DNR.WA.GOV
WWW.DNR.WA.GOV

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

RE: CU-24-00007 Guild RV Park

Dear Mx. Torrance-Smith:

Thank you for the opportunity to comment on the proposed project on parcel(s) 954734, 455135, and 954733 in Section 31, T. 20 N., Range 16 E., W.M.; Kittitas County.

Based on remote review of this parcel(s) it appears that some or all of the parcel(s) consist of forestland, and it will require a Forest Practices Application (FPA) from the DNR if merchantable timber is removed/harvested as part of the proposal and/or is being converted out of forest land (RCW 76.09 and WAC 222). The FPA would need to meet the requirements of the Forest Practices Act and its rules. It is our recommendation that the applicant meet with our local forest practices forester to discuss, they may call our Southeast Region office at (509) 925-8510 to schedule an appointment.

If there are questions regarding our comments, please contact our Region Forest Practices office at the number above.

Sincerely,

A handwritten signature in cursive script that reads "Amanda Moody".

Amanda Moody
Forest Practices Program Coordinator
Washington State Department of Natural Resources (DNR)
Southeast Region
Amanda.moody@dnr.wa.gov



To Protect and Promote the Health and the Environment of the People of Kittitas County

July 16, 2024

Zack Torrance-Smith
Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA. 98926

Subject: CU-24-00007 Guild RV Park

Dear Zach,

The applicant has adequate sewer and water connections for the existing facilities. If any expansion to existing connections are planned the applicant should contact Public Health at 509-962-7515, publichealth@co.kittitas.wa.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Suggs", written over a horizontal line.

Dan Suggs, Environmental Health Specialist



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926
T: 509.962.7515 · F: 509.962.7581
www.co.kittitas.wa.us/health/



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: July 23rd, 2024
SUBJECT: CU-24-00007 Guild RV Park

ACCESS	<ol style="list-style-type: none">1. Access is from SR970. An issued permit form WSDOT will be required before an access permit will be issued from Kittitas County Public Works.2. An approved access permit for commercial access shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.3. All commercial and industrial accesses shall be designed in accordance with Exhibits 1340-1 Driveway Design Templates of the WSDOT Design Manual and approved by the County Engineer prior to access permit issuance per KCC 12.04 Article IV.4. Paved approach is required.5. Any future change in use to the parcel may require an additional access permit.6. Driveways over 150' in length will be required to be a minimum of 16' wide with 2' of clear zone on each side and meet the standards of Appendix D of the International Fire Code for IFC Turnarounds/Kittitas County Road Standard 5 and 6.7. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. <p>In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.</p>
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	The proposed project may require a Transportation Impact Analysis. Please provide preliminary scoping letter documenting the trip generation, distribution, and assignment for the proposed development application per KCC 12.04.02.040 (KAH)
FLOOD	Most of parcels 455135 and 954734 are within the FEMA identified Special Flood Hazard Area (100-year floodplain). All development within the floodplain requires a floodplain development permit. All construction, including structures that are exempt from a building permit, must follow the guidelines within KCC 14.08. Structures may be subject to mandatory flood insurance purchase requirements. (SC)
WATER MITIGATION/ METERING	Water mitigation and metering requirements are not applicable to the project since this is an existing water system that is not being expanded. Future expansion may require mitigation and metering. (SC)
AIRPORT	N/A

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

From: [Longoria, Nathan \(ECY\)](#)
To: [Zach Torrance-Smith](#)
Subject: SEPA CU-24-00007 Guild RV Park Water Use
Date: Tuesday, July 9, 2024 9:26:13 AM

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Hello Zach,

I received SEPA project 202402916 or CU-24-00007 Guild RV Park, I was curious what the estimated water use will be for the RV park? Both domestic uses and Irrigation are included in this estimate? Will all of this water be coming out of the well on site?

Nathan Longoria

WA Department of Ecology - Central Region Office

Water Resources Program – Customer Service Lead, Permit Writer, SEPA, CRO WR

Safety Rep.

509-907-1752

Nathan.Longoria@ecy.wa.gov

From: [Mau, Russell E \(DOH\)](#)
To: [Zach Torrance-Smith](#)
Cc: [Smits, Brenda M \(DOH\)](#); [Melissa Schumaier](#)
Subject: RE: CU-24-00007 Guild RV Park - Notice of Application
Date: Monday, July 8, 2024 4:23:28 PM

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Mr. Torrance-Smith:

The Department of Health (DOH) Office of Drinking Water (ODW) has reviewed the application, generating the following comments:

1. The proposed use of water meets the definition of a public water system.
2. The number of RV spots and connections meets the definition of a Group A public water system – as a Group A public water system, DOH ODW has 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: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Monday, July 8, 2024 1:11 PM
To: robertsb@cersd.org; communityrelations@cersd.org; vlconnell@bpa.gov; rightofway@pse.com; dylan.marcus@pse.com; brooksideconsulting@gmail.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; Rich Elliott <elliotttr@kvfr.org>; office@kcfd7.com; alowe@kcfd7.com; kcarlson@kcfd7.com; 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>; Cox,

Samantha (DOHi) <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@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; Jeff Kozma <kozj@yakamafish-nsn.gov>; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; 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@snoqualmietribe.us; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Carter, Brietta J (DOH) <brietta.carter@doh.wa.gov>; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; Neet, Wendy (ECY) <wnee461@ECY.WA.GOV>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; Anderson, Ryan (ECY) <rand461@ECY.WA.GOV>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Weekes, Cassandra L (DFW) <Cassandra.Weekes@dfw.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; Warthen, Luke (DNR) <Luke.Warthen@dnr.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; MAUNEY, MARTY (DNR) <MARTIN.MAUNEY@dnr.wa.gov>; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; Graham, Ken (PARKS) <Ken.Graham@PARKS.WA.GOV>; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Prilucik, Jacob <jacob.prilucik@wsdot.wa.gov>; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: CU-24-00007 Guild RV Park - Notice of Application

External Email

Good afternoon,

CDS is requesting comments on the following Conditional Use application: CU-24-00007 Guild RV Park.

Links to the file materials can be found below. The comment period will end on July 23, 2024, at 5pm. CDS will assume your agency does not wish to provide comment if not received by this date.

Please let me know if you have any issues accessing the materials.

Internal Links: [CU-24-00007 Guild RV Park](#)

External Links: [CU-24-00007 Guild RV Park](#)

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Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@co.kittitas.wa.us

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