



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



March 13, 2025

Fire Marshal comments
Prophet Elijah Church
CU-24-00008

Bradley Gasawski, Project Planner

This application was reviewed by Dan Young in the Fire Marshal's Office. Dan can be reached at (509) 962-7000 or e-mail at Dan.Young@co.Kittitas.wa.us. Where there are difficulties in meeting these conditions or if additional information is required, contact Dan in the Fire Marshal's office immediately.

Fire flow in the amount of 1500 gallons per minute supplied for 120 minutes duration is required for this application. Prior to obtaining building permits, submit proof from the water purveyor indicating that the required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to the commencement of combustible building construction. Fire flow is based on a 3000 sq. ft. building of Type V construction.

Fire hydrants are required for this application. The maximum distance from any point on street or road frontage to a hydrant is 250 feet.

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application 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.

Approved fire apparatus turnarounds are required for this project. The indicated provisions for turning around fire apparatus are adequate.

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.

Dan Young
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.

Bradley Gasawski

From: Timothy Batin <batt@yakamafish-nsn.gov>
Sent: Monday, March 17, 2025 10:08 AM
To: Bradley Gasawski
Subject: CU-24-00008 Prophet Elijah Church
Attachments: YN IDP - CU-24-00008 Prophet Elijah Church.docx

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.

The project, CU-24-00008 Prophet Elijah Church, Lies within the Ceded lands/ Usual & Accustomed area of the Confederated Tribes and Bands of the Yakama Nation. The project review didn't yield any new information that would require further investigation of the potential impacts on Archaeological/ Cultural Resources. I am also attaching an Inadvertent Discovery Plan which you can share with the contractor.

Thank you,

Timothy Batin, TFW Archaeologist, Yakama Nation Fisheries

Yakama Nation Timber Fish and Wildlife
Monitoring and Inadvertent Discovery Protocol
CU-24-00008 Prophet Elijah Church

1. If the Monitor or any member of the construction work force believes that **they have encountered archaeological materials, the Monitor will direct the onsite foreman or designee to stop excavation work.** If necessary, the Monitor, archeologist, foreman or designee will take appropriate steps to protect the discovery site by installing a physical barrier (i.e., exclusionary fencing) and prohibiting all machinery, other vehicles, and unauthorized individuals from crossing the barrier. The Monitor will inform the Lead Archaeologist, who will then notify the THPO.
2. If it is not possible to reach an Archaeologist (no cell phone coverage etc.) mark the location of the cultural materials on a map and, if possible, take a GPS point and photos (cell phone cameras work if necessary) of the materials and the surrounding areas (including any possible damage). **ALL CULTURAL MATERIALS ARE TO BE LEFT AS THEY LAY.**
3. The discovery of cultural materials should be brought to the attention of the lead Archaeologist as soon as possible along with the location information and photos. **Work within the immediate vicinity of the cultural materials should be halted until an archaeologist can assess the extent of the cultural materials and determine the proper protection measures.**
4. Cultural features and artifacts (**See examples below**) detected at the very minimum will be documented, by the lead archeologist for the project. Depending on the finding, a site treatment plan will be determined in coordination with the THPO, CRP, and Project Archaeologist. The Culture Committee will have the final determination on all decisions regarding the disposition of the finding. Work cannot commence without Yakama Nation Culture Committee Clearance. Questions and concerns can be directed towards the Yakama Nation THPO and the YNCRP Manager. Archaeologists and Cultural Specialists do not have the authority to provide a Cultural Clearance.

Procedures for the Inadvertent Discovery of Human Skeletal Materials

Any human remains, burial sites, or burial related materials that are discovered during construction will at all times be treated with dignity and respect.

5. **If ground disturbing activities reveal human skeletal remains, funerary objects, scared objects or objects of cultural patrimony during the course of construction, then immediately halt construction activity that resulted in the exposure of the discovery** and all other ground-disturbing activity within a buffer deemed appropriate by the Monitor, but no less than 500 ft. of the discovery. The Monitor or foreman (or designee) will immediately call the THPO and Lead Archaeologist (if not on site). The Yakama Nation Tribal Police will be contacted by the THPO to begin the process of determining if the finding is part of a crime scene or Native American.

6. After all construction activity has stopped, the following steps shall be taken to ensure that no further disturbance occurs to the discovery, while Yakama Nation Tribal Police are in route:
 - 1) Secure an area at least 500 ft. in each direction.
 - 2) Prevent vehicle traffic through the area immediately surrounding the discovery beyond that necessary to remove vehicles and equipment already present in the area.

7. The remains will not be touched, moved, or further disturbed or photographed beyond what is needed for identification purposes. Tribal Police will determine if the remains are forensic or archeological in nature. Should the remains be determined archeological, a site treatment plan will be determined in coordination with the THPO, CRP and Tribal Government. The Culture Committee will have the final determination on all decisions regarding the disposition of the human remains. **Work cannot commence without Yakama Nation Clearance.** Questions and concerns can be directed towards the Yakama Nation Timber Fish and Wildlife Archaeologist and the YN THPO (if project is on reservation lands).

Contact Information:

Timothy Batin, TWF Archaeologist 509-305-9887

Serafina Ferri, Yakama Nation Fisheries Lead Archaeologist: 509-831-1661

Rose Ferri, THPO 509-307-2009



Old Corrals



Rock flakes (material- chalcedony, jasper, basalt, obsidian, petrified wood)



Projectile points (arrowheads) and tools (knives and scrapers)



Rock Stack Feature (Cairns, fence lines, fire rings etc)



CITY OF ELLENSBURG

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

Memorandum

Date: March 18, 2025
To: Bradley Gasawski, County Planner
From: Craig Jones, City Development Coordinator *CJ*
Through: Derek Mayo, City Engineer *DKM*
Re: Conditional Use & SEPA for 107 S Dennis St –
County CU24-00008 & SE25-00004 or City EX25-003

The following are the City Public Works Conditional Use and SEPA comments for the proposed expansion of the existing Prophet Elijah Church at 107 S Dennis St.

The applicant can view the City of Ellensburg's Development Standards on the City's website for more information. <http://www.ci.ellensburg.wa.us/index.aspx?NID=339>

At time of civil plan review, Staff will work with the developer's engineer regarding the specific issues related to roadway, parking lot and utility improvements.

Water:

The water main available to serve this development is an 8" Asbestos Concrete main that runs east/west in 1st Ave. The existing building has a 5/8" water meter and can be reused if adequate or upsized to serve the new expansion. See attached utility map.

A backflow device will be required for the new building. Specific issues related to water service and meter location will be addressed at project civil submittal.

Any Fire Service and Fire Hydrant placement shall be per Fire Dept. requirements, and shall be constructed per City Development standards.

Sewer:

The sewer main available to serve this development is an 8" Asbestos Concrete main that ends at the property line in Dennis St. Our maps indicate that the existing building is on a private 4" side sewer service line. Applicant's engineer will need to verify if this existing line is adequate to serve the proposed building expansion. See attached utility map.

Specific issues related to sewer main and side sewer stub construction will be addressed at project civil submittal.

Roadway and access:

The frontage of this site has existing concrete curb and sidewalk. The existing driveway may not meet current ADA standards and will need to be evaluated by applicant's engineer. An asphalt driveway shall be installed for the additional trips generated. Any existing sidewalk/curb and gutter to remain that is in good condition will need to be protected during construction and replaced if damaged.

Specific issues related to roadway and access construction will be addressed at project civil submittal.

Storm water:

There is a storm system available for a direct connection.

The applicant shall use the current Stormwater Management Manual for Eastern Washington, or approved equivalent for reference in design of stormwater treatment and flow control for post construction requirements for new development and redevelopment. The design shall at a minimum use the following design storms, or as recommended for the proposed BMP, whichever is greater. Treatment shall be designed for the first ½" of rainfall on the property, and storm drainage detention on a 10 year storm event (1.2" of precipitation/24 hours) and retention facilities based on a 25 year storm event (1.6" of precipitation/24 hours). Specific issues related to storm water will be reviewed at time of civil plan submittal.

The applicant's design engineer should determine groundwater elevations in the vicinity of proposed storm water treatment and flow control facilities. The water surface elevation needs to be utilized in the facility designs and should be verified when groundwater is at its highest. Typically the groundwater in the Ellensburg area is elevated from April 15th through October 15th. However, groundwater on the subject site may not be associated with seasonal irrigation and could crest at another time during the year.

The following comments are from the City Stormwater Department;

1. If the site is an acre or greater the developer will need to make Notice of Intent (NOI) with Ecology and apply for a Stormwater General Construction Permit months in advance of construction. <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>
2. The Ecology permit requires a Stormwater Pollution Prevention Plan (SWPPP) be submitted with the plan set and be reviewed by the City of Ellensburg Stormwater Utility along with a set of temporary sediment erosion control plans (TESC).
3. In addition, Ecology now requires an Operation and Maintenance (O&M) Plan be submitted to the City for review and retainage. The O&M Plan must address the long term maintenance of the stormwater facilities (swales) that will be constructed onsite to deal with the flow control and treatment requirements of Core Element 5&6 in the Eastern Washington Stormwater Management Manual.

Here is a link for additional information from Ecology;
<https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit/eCoverage-packet>

Other items:

Additional utility easements may be required for any proposed utility outside of the right of way. Specific issues will be addressed at civil plan submittal.

Any water main extension, fire line or sewer main will need to be designed by a Professional Engineer in the State of Washington.

Any work being done in the right of way will require permits and the contractor to have proper insurance and bonding on file with the City.

The city has established transportation impact fees. This project may be required to pay impact fees. You can view the traffic impact fees online at <https://library.municode.com/wa/ellensburg/>

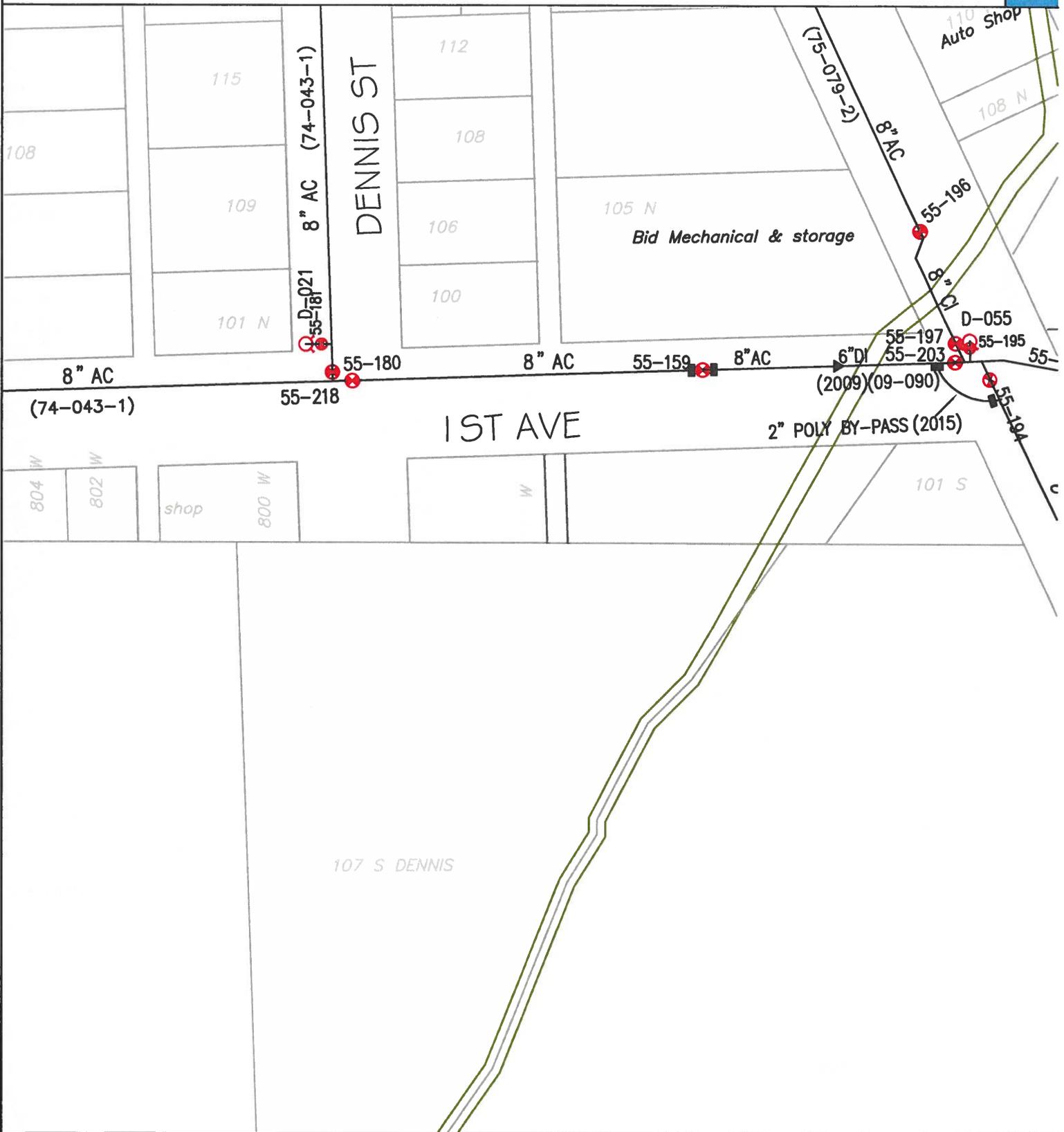
Cc: File 19-084





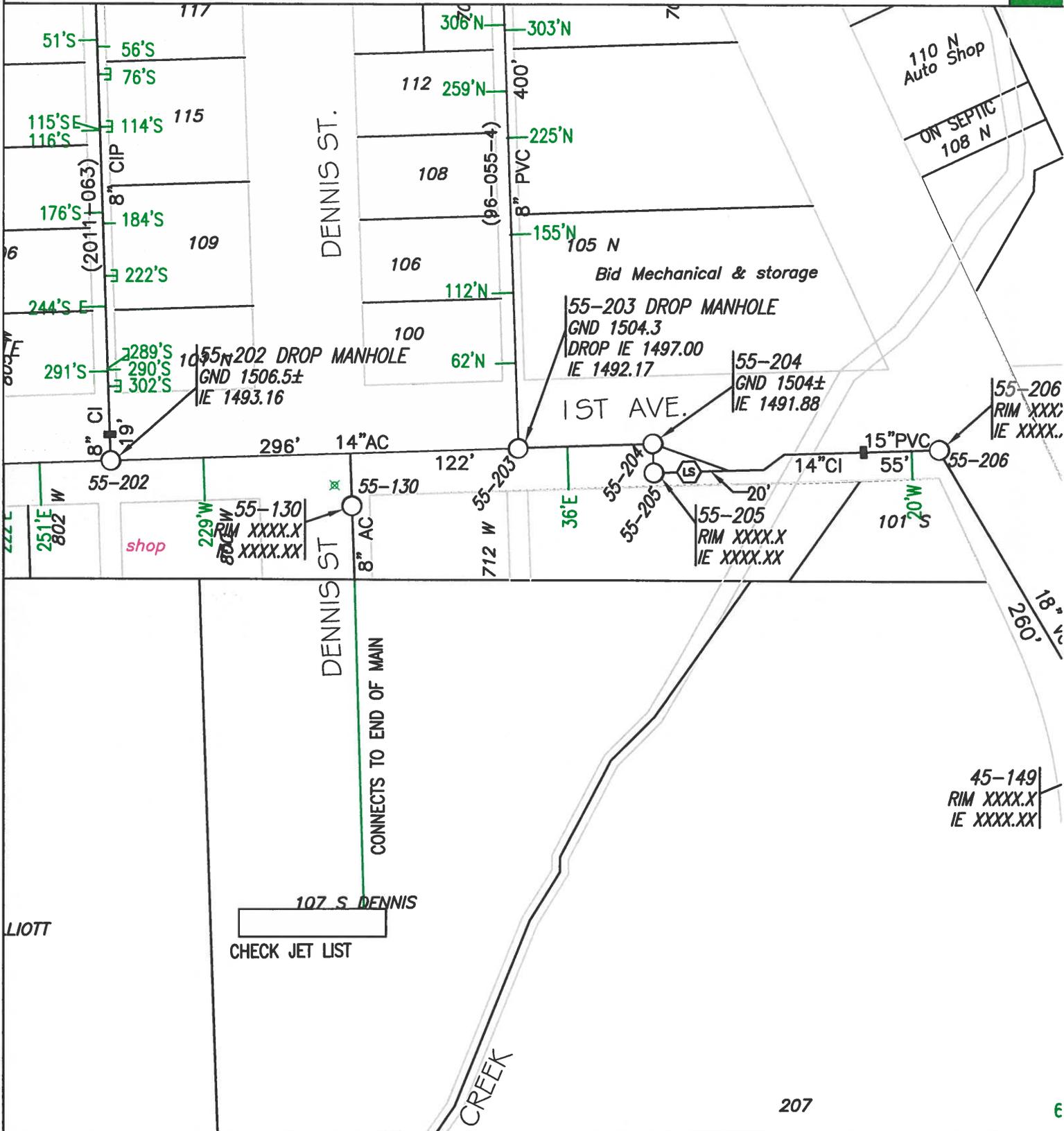
CITY OF ELLENSBURG
PUBLIC WORKS DEPARTMENT
UTILITY MAP REQUEST INFORMATION

W
A
T
E
R



DISCLAIMER:
THE CITY OF ELLENSBURG PUBLIC WORKS DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON THE BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLANS FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.





DISCLAIMER:
THE CITY OF ELLENSBURG PUBLIC WORKS DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON THE BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLANS FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.



Know what's below.
Call before you dig.

Bradley Gasawski

From: Shane Johnson
Sent: Wednesday, March 19, 2025 10:34 AM
To: Bradley Gasawski
Subject: RE: CU-24-00008 Prophet Elijah Church - Notice of Application

Hi Bradely,

No comment from KCPHD. I went ahead and changed it on smartgov.

Thanks

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Thursday, March 13, 2025 9:02 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>; Rebecca Cruse (PW) <rebecca.cruse.pw@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; THastings@snopass.org; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@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; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; Emily.Grabowsky@dfw.wa.gov; Michael.Ritter@dfw.wa.gov; Michelle.Huppert@dfw.wa.gov; solarandwind@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; lhendrix@usbr.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; Real.Estate@parks.wa.gov; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; vlconnell@bpa.gov; dxroddgers@bpa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; snutt@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; johnsond@kvfr.org; habermanj@kvfr.org; prevention@kvfr.org; goldsmithd@kvfr.org; moenc@kvfr.org; kim.snider@esd401.org; leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org; traci.russell@esd401.org; yusid@ci.ellensburg.wa.us; pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us; jonesc@ci.ellensburg.wa.us
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: CU-24-00008 Prophet Elijah Church - Notice of Application

Good Morning,

CDS is requesting comment on the following Prophet Elijah Church Conditional Use permit application (CU-24-00008) & Prophet Elijah Church SEPA checklist (SE-25-00004). Links to the file materials can be found below. The comment period will end **March 27, 2025, 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 Link: [CU-24-00008 Prophet Elijah Church](#)

External Link: [CU-24-00008 Prophet Elijah Church](#)

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-24-00008 Prophet Elijah Church”.

Best,
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.

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.
message id: 38eb45916c6dcbdac24bb8719d004a14



COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St., Ellensburg WA 98926

Land Use Permitting (509) 962-7231
comdev@ci.ellensburg.wa.us

Construction Permitting (509) 962-7239
permits@ci.ellensburg.wa.us

March 27, 2025

Bradley Gasawksi
Kittitas County Planning Department
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

RE: CU-24-00008 & SE-25-00004 – City of Ellensburg Comments (File # EX25-003)

Dear Mr. Gasawski,

Thank you for the opportunity to comment on the proposed Prophet Elijah Antiochian Orthodox Church Conditional Use Permit and SEPA at 107 South Dennis Street, in the unincorporated Ellensburg Urban Growth Area. The City of Ellensburg has reviewed the Conditional Use Permit site plan and narrative, and provides comments from

- Mark Rud, Associate Planner
- Craig Jones, Development Coordinator
- Dan Johnson, Kittitas Valley Fire & Rescue

Luis Perez, Engineering Technician with the Light Department additionally provides the following:

“There is an existing overhead electric high voltage line (12.4kv) as shown on the site plan submitted. This needs to be protected and minimum approach distances maintained by equipment, workers, and materials at all times. The minimum approach distance is 10-feet. The new addition should also meet NESC rule 234, Clearance to buildings.

The proposed addition would enclose the existing power meter. This will need to be relocated before construction. If there is a conflict with the required clearances and the project, the pole line will need to be altered. The applicant will be responsible for all costs.

Submit an "Altered service application" to the City of Ellensburg Light Department.

For questions call the City Light Department. 509-962-7124.”

If you have any questions, or would like to respond to these comments, please contact Planning Manager Stacey Henderson, at (509) 925-8608 or hendersons@ci.ellensburg.wa.us.

Thanks,

Mark Rud, Associate Planner



COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St., Ellensburg WA 98926

Land Use Permitting (509) 962-7231
comdev@ci.ellensburg.wa.us

Construction Permitting (509) 962-7239
permits@ci.ellensburg.wa.us

DATE: March 27, 2025

FROM: Mark Rud, Associate Planner

THRU: Stacey Henderson, Planning Manager

FILE #: EX25-003 – County File #'s CU-24-00008 & SE-25-00004

RE: Conditional Use Permit – Prophet Elijah Antiochian Orthodox Church

LOCATION: 107 South Dennis Street – Parcel ID # 26833

The “Interlocal Agreement Between The City of Ellensburg and Kittitas County Concerning Annexation and Development Within the Ellensburg Urban Growth Area” (ILA) was executed December 20, 2021, adopted by Kittitas County Resolution No. 2022-013 January 18, 2022. The Agreement states unincorporated development within the Ellensburg UGA must meet certain City standards, as modified and codified in Kittitas County Code (KCC) Chapter 17.11.

City of Ellensburg Planning has the following comments for this proposal:

The subject parcel is in the Urban Residential County Zone in the UGA. R-S standards apply per KCC 17.11.035. The proposed use is defined in KCC 17.11.036(34) as a Place of Assembly, which is a Conditional use per KCC Table 17.11.037(4)(a).

Applicant’s site layout appears to show 51 off-street parking spaces. KCC Table 17.11.039(4)(a)(i) requires a minimum of 0.25 spaces per maximum occupancy established by the fire marshal for an Assembly use. Planning requests the County ensure minimum conformance with this adopted standard – but does not recommend conditions for this CUP, as minimum parking may more reasonably be calculated and enforced contingent to certification of building occupancy and fire safety.

Planning noted the ILA does not incorporate Ellensburg City Code (ECC) Critical Area standards of Title 15, Division VI for KCC 17.11 UGA review. We wish to express for the record that the Mercer Creek Critical Area buffer reduction indicated in the County’s Stream Buffer Modification Letter (December 2, 2024) was not requested by Ellensburg Planning.

The City appreciates continued consultation with the County at the time development applications are submitted to ensure coordination pursuant to the ILA.



CITY OF ELLENSBURG

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

Memorandum

Date: March 18, 2025
To: Bradley Gasawski, County Planner
From: Craig Jones, City Development Coordinator *CJ*
Through: Derek Mayo, City Engineer *DKM*
Re: Conditional Use & SEPA for 107 S Dennis St –
County CU24-00008 & SE25-00004 or City EX25-003

The following are the City Public Works Conditional Use and SEPA comments for the proposed expansion of the existing Prophet Elijah Church at 107 S Dennis St.

The applicant can view the City of Ellensburg's Development Standards on the City's website for more information. <http://www.ci.ellensburg.wa.us/index.aspx?NID=339>

At time of civil plan review, Staff will work with the developer's engineer regarding the specific issues related to roadway, parking lot and utility improvements.

Water:

The water main available to serve this development is an 8" Asbestos Concrete main that runs east/west in 1st Ave. The existing building has a 5/8" water meter and can be reused if adequate or upsized to serve the new expansion. See attached utility map.

A backflow device will be required for the new building. Specific issues related to water service and meter location will be addressed at project civil submittal.

Any Fire Service and Fire Hydrant placement shall be per Fire Dept. requirements, and shall be constructed per City Development standards.

Sewer:

The sewer main available to serve this development is an 8" Asbestos Concrete main that ends at the property line in Dennis St. Our maps indicate that the existing building is on a private 4" side sewer service line. Applicant's engineer will need to verify if this existing line is adequate to serve the proposed building expansion. See attached utility map.

Specific issues related to sewer main and side sewer stub construction will be addressed at project civil submittal.

Roadway and access:

The frontage of this site has existing concrete curb and sidewalk. The existing driveway may not meet current ADA standards and will need to be evaluated by applicant's engineer. An asphalt driveway shall be installed for the additional trips generated. Any existing sidewalk/curb and gutter to remain that is in good condition will need to be protected during construction and replaced if damaged.

Specific issues related to roadway and access construction will be addressed at project civil submittal.

Storm water:

There is a storm system available for a direct connection.

The applicant shall use the current Stormwater Management Manual for Eastern Washington, or approved equivalent for reference in design of stormwater treatment and flow control for post construction requirements for new development and redevelopment. The design shall at a minimum use the following design storms, or as recommended for the proposed BMP, whichever is greater. Treatment shall be designed for the first ½" of rainfall on the property, and storm drainage detention on a 10 year storm event (1.2" of precipitation/24 hours) and retention facilities based on a 25 year storm event (1.6" of precipitation/24 hours). Specific issues related to storm water will be reviewed at time of civil plan submittal.

The applicant's design engineer should determine groundwater elevations in the vicinity of proposed storm water treatment and flow control facilities. The water surface elevation needs to be utilized in the facility designs and should be verified when groundwater is at its highest. Typically the groundwater in the Ellensburg area is elevated from April 15th through October 15th. However, groundwater on the subject site may not be associated with seasonal irrigation and could crest at another time during the year.

The following comments are from the City Stormwater Department;

1. If the site is an acre or greater the developer will need to make Notice of Intent (NOI) with Ecology and apply for a Stormwater General Construction Permit months in advance of construction. <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>
2. The Ecology permit requires a Stormwater Pollution Prevention Plan (SWPPP) be submitted with the plan set and be reviewed by the City of Ellensburg Stormwater Utility along with a set of temporary sediment erosion control plans (TESC).
3. In addition, Ecology now requires an Operation and Maintenance (O&M) Plan be submitted to the City for review and retainage. The O&M Plan must address the long term maintenance of the stormwater facilities (swales) that will be constructed onsite to deal with the flow control and treatment requirements of Core Element 5&6 in the Eastern Washington Stormwater Management Manual.

Here is a link for additional information from Ecology;
<https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit/eCoverage-packet>

Other items:

Additional utility easements may be required for any proposed utility outside of the right of way. Specific issues will be addressed at civil plan submittal.

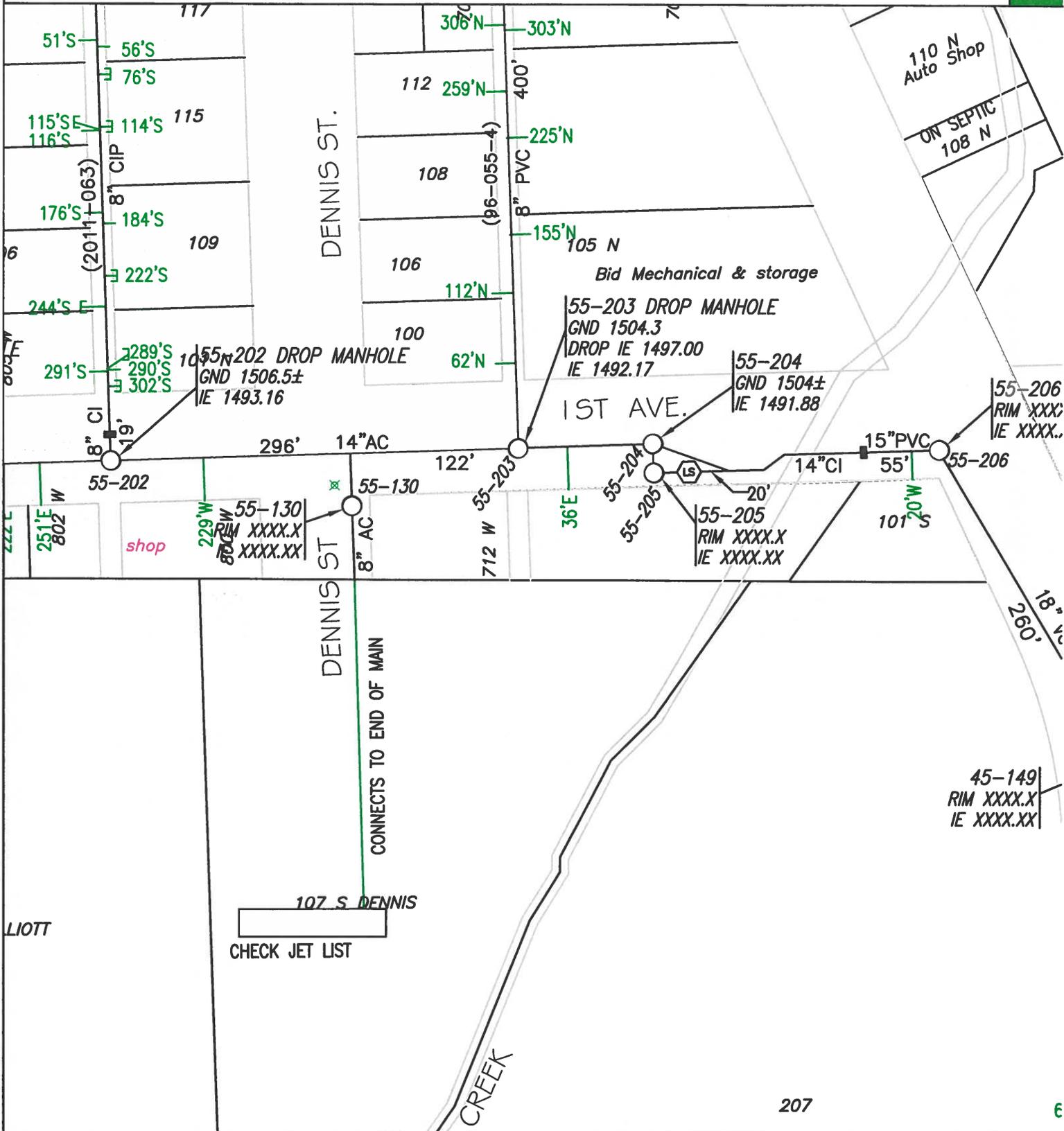
Any water main extension, fire line or sewer main will need to be designed by a Professional Engineer in the State of Washington.

Any work being done in the right of way will require permits and the contractor to have proper insurance and bonding on file with the City.

The city has established transportation impact fees. This project may be required to pay impact fees. You can view the traffic impact fees online at <https://library.municode.com/wa/ellensburg/>

Cc: File 19-084





DISCLAIMER:
THE CITY OF ELLENSBURG PUBLIC WORKS DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON THE BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLANS FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.



Know what's below.
Call before you dig.



Fire Marshal
509-856-4455 cell
509-933-7241 office
prevention@kvfr.org

Fire Marshal Comments

Project: Prophet Elijah Church CUP/SEPA
Site Address: 107 D Dennis
Permit#: EX25-003, CU 24-000008
Occupancy Type: A3
Date: 03/27/2025

Comments:

- 1) Must meet current 2021 IFC and City of Ellensburg Code requirements at the time of construction for the occupancy classification and construction type. Will be required to meet current IFC and City of Ellensburg Code anytime there is a change in occupancy classification.
- 2) Standard Addressing per City Code requirements for commercial occupancies.
- 3) Fire department access roads to meet IFC Section 503 and shall extend to within 150 feet of all exterior portions of buildings as measured by an approved route around the building. Fire dept. access and turnarounds per IFC and Appendix D. Fire department access roads shall be a minimum of 20' wide, access roads shall be a minimum of 26' wide in the vicinity of fire hydrants or meet the City Street Standard if greater. There will be no parking allowed 20' from center of hydrant. It may be required to post "No Parking Signs" on one or both sides of the fire access road, depending on width. If access road is greater than 26' but less than 32' wide parking is allowed on one side of site. Fire dept. access roads cannot exceed 150' in length without an approved turnaround per IFC Appendix D. Road surfaces must be rated for a minimum of 75,000 lbs. or City of Ellensburg Street standard if it requires a higher rating.

- 4) Any phasing of the project would be required to meet IFC requirements for Fire Dept. access, turnarounds, and water supply.
- 5) Hydrant quantity dependent upon any future occupancy type and size to be determined during building permitting phase.

Thank you,



Dan Johnson
Fire Prevention Captain
Fire Investigator, IAAI FIT
Kittitas Valley Fire & Rescue
400 E. Mountain View Ave, Ellensburg WA 98926
Office: 509.933.7241
Cell/Text: 509.856.4455
Fax: 509.933.7245
prevention@kvfr.org





KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: March 26, 2025
SUBJECT: CU-24-00008 Prophet Elijah Church

ACCESS	<ol style="list-style-type: none"> 1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. 2. The County cannot grant access to roads or easements it does not control. A copy of the City of Ellensburg access permit approval shall be submitted to the County prior to the issuance of the County's access permit or preliminary approval for any land use development application. 3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 4. Per off street parking requirements, driveway path is required to be constructed of a hard surface material. 5. 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. (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 the TIA and concurrency evaluation requirements. (KAH)

FLOOD	<p>A portion of parcel #026833 is within the FEMA identified special flood hazard area (100-year floodplain). Since the current structure and proposed expansion are outside of the 100-year floodplain, a floodplain development permit is not required.</p> <p>If possible, any future development should also 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)</p>
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

March 27, 2025

Bradley Gasawski
Planner
Kittitas County Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON CU-24-00008 PROPHET ELIJAH CHURCH

Dear Mr. Gasawski,

The Washington Department of Fish and Wildlife (WDFW) has reviewed the application materials associated with the proposed Conditional Use Permit application and site development work at 107 S Dennis Street, Ellensburg (Parcel 026833) for the Prophet Elijah Church. Mercer Creek flows generally north to south along the eastern boundary of this project site. Mercer Creek is a distributary stream of Wilson Creek and is an important fish bearing stream on this alluvial fan. Spawning and rearing salmon and steelhead along with other native resident fish are found throughout Mercer Creek and freshwater mussels are also present in Mercer Creek. The riparian habitat associated with Mercer Creek is important to protect fish habitat and water quality in the stream.

WDFW recognizes the differences in the critical areas riparian management zone buffers between the County (100') and City of Ellensburg (85') for fish bearing streams. It is not clear why there is a letter in the file allowing a 75' riparian management zone due to the existing lawn grass serving as an interrupted buffer. Kittitas County Code Table 17A.04.030.4 defines an interrupted buffer as a significant interruption of buffer function for riparian management zones and KCC 17A.07.030.7 defines an interrupted wetland buffer as an existing public or private road or other development that creates a significant interruption of the buffer function. WDFW does not believe the extent of mowed lawn creates an interrupted buffer according to KCC 17A because the landowner could simply begin mowing farther away from Mercer Creek, reducing the available lawn space and increasing the more functional riparian habitat.

WDFW recommends that buffer averaging be implemented rather than buffer reduction associated with an interrupted buffer. We understand existing site constraints for the property and request that a detailed riparian habitat management plan be a requirement for the project, prior to approval of the Conditional Use Permit or building expansion. WDFW recommends

using native, woody riparian plants within the riparian area and would be pleased to work with the County and applicants to review the riparian management plan prior to approval.

Please feel free to contact me at (509) 961-6639 or Jennifer.nelson@dfw.wa.gov if you have any questions about these comments.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson". The signature is written in black ink and is positioned below the word "Sincerely,".

Jennifer Nelson
Area Habitat Biologist