



The DOH Associates
ARCHITECTS & PLANNERS

A PROFESSIONAL SERVICES CORPORATION

January 2, 2014

**Kittitas County Public Works/
Community Development Services**

411 North Ruby

Ellensburg, WA 98926

Attention: Mr. Robert "Doc" Hansen

Planning Official

Subject: Kittitas County Fire District #7

Fire Station #73 (phased construction)

Gentlemen:

I am the Architect working with Ray Risdon, Assistant Chief/Project Manager for Kittitas County Fire District #7 Fire Station #73 phase II addition. The Project is located at 21 Chepoda Road which is the improved extension of Hundley Road at Golf Course Road adjacent I-90 at exit #83.

Phase I of approximately 2,385 sf is completed which includes 2-single bays and support spaces. The current phase II is approximately 8,350 sf. Subsequent phase III and IV may add approximately 10,000 sf which totals well over the 4,000 sf threshold so an SEPA checklist is required as noted by your planner, Mr. Jeff Watson. The project has gone through the Public Facilities process and is an addition to the same use, therefore, according to Mr. Watson, will not require an additional Conditional Use Permit. We have submitted and paid for the SEPA Checklist. Mr. Watson has noted it may take approximately 40 days for that review process to formulate if any mitigating measures are required to offset any potential adverse impacts. Our current schedule can handle that time line, however, the District needs to know those requirements as soon as possible so they may be included in our Construction Bid Documents. We cannot have Change Orders that can give Contractors an open-checkbook! So anything that can be done to expedite the process will be greatly appreciated. We will certainly provide any additional information that may be required.

The District's intent is to move as fast as funding is obtained for Phase III and Phase IV. The current project is funded with remaining CTED funds and District's borrowing the required excess funds through State Bonds. That all being said we cannot guarantee when the actual construction will take place for future phases III and IV.

Given that history of the Project, I now get to my concern. Only just before Christmas Mr. Watson gave Ray Risdon a "Heads Up" regarding your current draft of the County and City's revised Shoreline Master Plan which may have requirements that limit the future construction of this facility. I have attempted to read parts of the draft from your website and cannot find whether this will affect our project which is approximately 400 linear feet from the Yakima River at the address noted above. Many references are made to plans which when researched indicate they will be "forthcoming", so I cannot find the plans to locate our site and potential requirements that may be added since you also speak to flood plains of which we are apparently within.

January 3, 2014

Kittitas County Community Services/ "Doc" Hansen

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First, can you please provide me directions as to where to find the plans of the areas for the Shorelines Master Plan, their specific requirements and could you also define what this existing site may be classified under? Most importantly, if the site is restricted by the revised current draft of the Shorelines Master Plan, what recourse does the Fire District have to apply for an exemption or what process may they have to follow to receive an amended Conditional Use Permit for expansion.

This letter is to head off any "future problems" with this much need EMS and fire fighting facility expansions for the busy I-90 corridor from Easton to Ellensburg and for local residential and private developments and state and federal forests. We request this information because the SMP may be adopted before this project is totally complete and the County Fire District can not start the current development if future expansion is not possible.

Any assistance you can provide is greatly appreciated. If you require a face to face meeting we can make those arrangements. If a meeting with the local County Commissioner may be useful we can schedule that also.

Sincerely,

THE DOH ASSOCIATES, PS

David R. Schott

David R. Schott, Architect

Principal

cc: Ray Risdon, Gale Britt

PS: I can also be contacted at 509-264-7440 (my cell phone) at any time for your convenience.