



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

April 9, 2024

Vantage Valley Properties  
c/o Pete & Amanda Ross  
2800 N. Pioneer Road  
Ellensburg, WA 98926

### **RE: CU-24-00001 Vantage Valley Properties - Transmittal of Comments and Request for Additional Information**

Dear applicants,

The comment period for CU-24-00001 Vantage Valley Properties ended on April 5, 2024, at 5:00 pm. Community Development Services received the following comments:

- March 21, 2024 Kittitas PUD
- March 21, 2024 Kittitas Valley Fire & Rescue
- March 21, 2024 Snoqualmie Tribe
- March 21, 2024 Washington State Department of Health - Office of Drinking Water
- March 22, 2024 Washington State Department of Archaeology & Historic Preservation
- March 25, 2024 Washington State Department of Transportation - Aviation
- March 28, 2024 Confederated Tribes of the Colville Reservation
- April 3, 2024 Kittitas County Public Health
- April 4, 2024 Washington State Department of Ecology
- April 4, 2024 Washington State Department of Fish & Wildlife
- April 5, 2024 Kittitas County Public Works
- April 5, 2024 Christine McCroskey
- April 5, 2024 James & Jordan Shumate

If you wish to provide responses to any of the received comments, please do so **by 5:00 pm on April 30, 2024**, so that staff can incorporate and consider any of your responses into the staff report. For additional time to address any of the comments, please contact me directly to extend the response due date. If you have questions about any comments from an agency, please contact them directly.

### **Request for Additional Information**

Kittitas County CDS requests the following information to continue processing CU-24-00001 Vantage Valley Properties.

- SEPA Checklist Update
  - Update section 5 (Animals) to address threatened and endangered species, animal migration, etc.
  - Update section 7 (Environmental Health) to address risks via fire and explosion.
- Habitat Management Plan
  - Please provide a habitat management and mitigation plan, developed by a qualified professional, and approved by the Washington Department of Fish and Wildlife, to address impacts to the priority habitat located on site. The habitat management plan must meet the requirements of KCC 17A.01.080.

- Cultural Resources
  - Please provide a cultural resource survey of the proposed project area. The cultural resource survey shall be submitted to the Washington State Department of Archaeology & Historic Preservation and the Confederated Tribes of the Colville Reservation for review and approval. If a survey results in the need for significant modification to the project as submitted, the applicant shall modify the project accordingly and submit such modification plans to Kittitas County CDS for further review.
  
- Updated site plan to show the following:
  - Updated Main Access
    - Per the comments received from Kittitas County Public Works, the proposed main access is not permissible. Please contact Public Works for access requirements.
  - Kittitas PUD easement

The requested material will need to be submitted to Kittitas County CDS on or before **October 6, 2024, at 5:00 pm** (180 days), in order to keep this application active, pursuant to [KCC 15A.03.040 \(1\)\(b\)](#), which states:

*“an incomplete application shall expire after 180 calendar days unless the requested supplemental information is submitted in complete form.”*

CDS’s review will commence when all additional information is received. Please contact me directly with any questions you may have via email at [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us) or by phone at (509) 962-7637.

**Please be advised that the proposed land use activities have not yet received approval via the conditional use permitting process and commencement of these activities without a finalized conditional use permit is a violation of Kittitas County Code.**

Sincerely,



Chace Pedersen  
Staff Planner

*Enclosed:        Comments listed above*