

**From:** [Ken Edwards](#)  
**To:** [Chace Pedersen](#)  
**Subject:** ACU-23-00004 ACX - Notice of Application  
**Date:** Tuesday, September 19, 2023 10:34:36 AM  
**Attachments:** [image001.png](#)  
[Screenshot 2023-09-19 103024.pdf](#)

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Chace,

The proposed plan would require a relocation of existing underground primary power facilities. Developer should contact the Kittitas PUD for costs and requirements.

Thanks,

**Ken Edwards**  
**Engineering Manager**  
**PUD #1 of Kittitas County**  
1400 Vantage Highway  
Ellensburg, WA 98926  
Phone: 509-933-7200 Ext 818  
[Ken.Edwards@KittitasPUD.com](mailto:Ken.Edwards@KittitasPUD.com)





ACX3-1500 ACX3-1500 ACX3-1500

150080-1500 150080-1500 150080-1500

75001-750 75001-750 75001-750

150082-1500 150082-1500 150082-1500

5691 VANTAGE HWY ELLENSBURG

10096-100

5981 & 05983 VANTAGE HWY ELLENSBURG

M:18139

3011-25 7545-75

M:17519

9061 VANTAGE HWY ELLENSBURG

2470-75 12470-75 12470-75

M:30021

300002-3000 300002-3000 300002-3000

M:17436

**From:** [Connor Armi](#)  
**To:** [Chace Pedersen](#)  
**Cc:** [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)  
**Subject:** Re: ACU-23-00004 ACX - Notice of Application  
**Date:** Tuesday, September 19, 2023 10:59:23 AM

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Hello Chace,

This consult is in reference to Conditional Use Permits ACU-23-00004 ACX. Ground disturbing activities include the construction of a large building (12000 FT<sup>2</sup>) with additional buildings planned for construction. There are other buildings on the property and the limited "narrative" did not provide a detailed work plan for the scope of the project.

This undertaking is located within the CCT Traditional 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 traditional territory of the Moses-Columbia 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.

If ground disturbing activities are to be conducted, such as the building construction, installation of a septic system, or the scraping of a driveway, a cultural resource surface survey and sub-surface testing of the area in and directly around the proposed ground disturbance are recommended as a surface observation will not be an accurate assessment of the existent potential for subsurface cultural deposits. This test should be to the terminal depth of the septic installation to ensure the totality of the presence or absence of cultural material.

There are known cultural resources of historic significance nearby and this particular parcel is considered. High Risk for an inadvertent discovery according to the DAHP predictive model. This parcel and section has not been previously surveyed and a preliminary archaeological investigation would be prudent.

Due to the previous development and the clearly impermeable surfaces nearby CCT requests a cultural resource survey prior to implementation and then a cultural resource monitor during to the implementation of ground disturbing activities 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](#)

**From:** [Adam Osbekoff](#)  
**To:** [Chace Pedersen](#)  
**Subject:** RE: ACU-23-00004 ACX - Notice of Application  
**Date:** Tuesday, September 19, 2023 12:17:47 PM

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Hello Chase

The Snoqualmie Indian Tribes Department of Archaeology and Historic Preservation defer to more proximate tribes related to the above-mentioned project.

Thank you.

Adam Osbekoff  
Cultural Resource Compliance Manager  
[adam@snoqualmietribe.us](mailto:adam@snoqualmietribe.us)  
C: 425.753.0388  
9416 384th Ave SE  
PO BOX 969  
Snoqualmie Washington 98065

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**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Tuesday, September 19, 2023 8:27 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier (SH) <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; storch@kittcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Tate Mahre <[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)>; [enviroreview@yakama.com](mailto:enviroreview@yakama.com); [corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com); [jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com); [noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com); [casey\\_barney@yakama.com](mailto:casey_barney@yakama.com); [kozj@yakamafish-nsn.gov](mailto:kozj@yakamafish-nsn.gov); [matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov); Holly Barrick <[barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov)>; [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov); [tebu461@ecy.wa.gov](mailto:tebu461@ecy.wa.gov); [lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV); [FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov); [wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov); ECY RE CRO SEPA Coordinator <[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)>; [rand461@ecy.wa.gov](mailto:rand461@ecy.wa.gov); Downes, Scott G (DFW) <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; Nelson, Jennifer L (DFW) <[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)>; Torrey, Elizabeth M (DFW) <[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)>; DAHP SEPA (DAHP) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; [jorgenja@cwu.edu](mailto:jorgenja@cwu.edu); [nelmsk@cwu.edu](mailto:nelmsk@cwu.edu); Jeremy Larson

**From:** [WSDOT Aviation Land Use Inquiries and Application Submittals](#)  
**To:** [Chace Pedersen](#)  
**Subject:** RE: [EXTERNAL] ACU-23-00004 ACX - Notice of Application  
**Date:** Wednesday, September 20, 2023 10:15:25 AM

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M Pedersen,

WSDOT Aviation Division reviewed the provided documentation on 09/20/2023. We have no comments.

David Ison, PhD | Aviation Planner  
Emerging Aviation Technologies & Land Use Compatibility  
Washington State Department of Transportation  
[isond@wsdot.wa.gov](mailto:isond@wsdot.wa.gov) C: 360-890-5258

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**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Tuesday, September 19, 2023 8:27 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier (SH) <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; storch@kittcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Tate Mahre <[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)>; [enviroreview@yakama.com](mailto:enviroreview@yakama.com); [corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com); [jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com); [noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com); [casey\\_barney@yakama.com](mailto:casey_barney@yakama.com); [kozj@yakamafish-nsn.gov](mailto:kozj@yakamafish-nsn.gov); Matthews, Jim <[matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov)>; Holly Barrick <[barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov)>; [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov); Petropoulos, Terra (ECY) <[tebu461@ECY.WA.GOV](mailto:tebu461@ECY.WA.GOV)>; White, Lori (ECY) <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>; [FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov); [wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov); ECY RE CRO SEPA Coordinator <[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)>; Anderson, Ryan (ECY) <[rand461@ecy.wa.gov](mailto:rand461@ecy.wa.gov)>; Downes, Scott G (DFW) <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; Nelson, Jennifer L (DFW) <[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)>; Torrey, Elizabeth M (DFW) <[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)>; DAHP SEPA (DAHP) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; [jorgenja@cwu.edu](mailto:jorgenja@cwu.edu); [nelmsk@cwu.edu](mailto:nelmsk@cwu.edu); Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[stephanie.mifflin@co.kittitas.wa.us](mailto:stephanie.mifflin@co.kittitas.wa.us)>; Mau, Russell E (DOH) <[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)>; [rivers@dnr.wa.gov](mailto:rivers@dnr.wa.gov); YOUNG, BRENDA (DNR) <[brenda.young@dnr.wa.gov](mailto:brenda.young@dnr.wa.gov)>; Warthen, Luke (DNR) <[luke.warthen@dnr.wa.gov](mailto:luke.warthen@dnr.wa.gov)>; [SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov); MAUNEY, MARTY (DNR) <[martin.mauney@dnr.wa.gov](mailto:martin.mauney@dnr.wa.gov)>; Chambers, Scott (DNR) <[Scott.Chambers@dnr.wa.gov](mailto:Scott.Chambers@dnr.wa.gov)>; [brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com); [tribune@nkctribune.com](mailto:tribune@nkctribune.com); [terry@nkctribune.com](mailto:terry@nkctribune.com); Teneal Norrbom



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

September 28, 2023

Chace Pederson  
Kittitas County Community Development Services  
411 N. Ruby Street  
Ellensburg, Wa. 98926

Dear Chace,

So long as everything that was submitted in the application is true. Public Health requirements for ACU-23-00004 ACX are as follows:

The parcel has a current on-site septic system permitted with Public Health for a bathroom only inside a shop. If no additions or alterations to this system are planned, then no on-site septic permit would be required through Public Health. If any additions or alterations are planned the system would need to be brought to current state and local standards. We would recommend the septic tank be pumped and the system inspected by a qualified individual prior to use.

The parcel is currently serviced by a well. Public Health has no requirements for water however would recommend a nitrate and bacteriological test.

If you have any questions, please don't hesitate to give me a call.

Sincerely,

A handwritten signature in black ink that reads "Dan Suggs".

Dan Suggs, B.S





STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**  
Central Region Office

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

October 2, 2023

Chace Pedersen  
Kittitas County  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

**RE: 202304467; ACU-23-00004**

Dear Chace Pedersen:

Thank you for the opportunity to comment on the Notice of Application for the ACX. We have reviewed the application and have the following comments.

**Water Quality**

**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 509-571-6733, with questions about this permit.

October 2, 2023

Page 2 of 2

### **Water Resources**

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

If you have any questions or would like to respond to these Water Resources comments, please contact Christopher Kossik at 509-379-1826 or email at [christopher.kossik@ecy.wa.gov](mailto:christopher.kossik@ecy.wa.gov).

Sincerely,

Joy Espinoza  
SEPA Coordinator  
Central Regional Office  
509-379-3967  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** October 4, 2023  
**SUBJECT:** Public Works Comments: ACU-23-00004 ACX

<b>ACCESS</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.</li> <li>3. Driveways over 150' in length shall provide a fire apparatus turnaround that is compliant with Appendix D of the International Fire Code.</li> <li>4. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</li> <li>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.</li> </ol>
<b>ENGINEERING</b>	<p>Except as exempted in Section 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). (CC)</p>
<b>SURVEY</b>	<p>No survey comments. (JT)</p>
<b>TRANSPORTATION CONCURRENCY</b>	<p>A Traffic Concurrency Management Application is required for all land use actions. A transportation impact analysis (TIA) is required for all developments that will generate more than nine (9) peak hour vehicle trips. (KAH)</p>
<b>FLOOD</b>	<p>Parcel #524934 is not located in the FEMA identified special flood hazard area (100-year floodplain). (SC)</p>
<b>WATER MITIGATION/ METERING</b>	<p>No comments. (SC)</p>

**From:** [Joe Delvo](#)  
**To:** [Chace Pedersen](#)  
**Cc:** [Dan Johnson](#); [Rich Elliott](#)  
**Subject:** RE: [Ext] ACU-23-00004 ACX - Notice of Application  
**Date:** Tuesday, October 3, 2023 3:45:38 PM

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Chace,

I have no issues with the Conditional Use Permit, but the building will have significant requirements to meet the 2018 IFC requirements. These will include water supply, fire sprinklers, access, etc.

Thank you,

Joe Delvo  
Fire Prevention Captain  
City of Ellensburg Fire Marshal  
Fire Investigator, IAAI-FIT  
Kittitas Valley Fire & Rescue  
400 East Mountain View Ave.  
Ellensburg, WA  
Phone: 509-933-7241  
Cell: 509-856-4455  
Fax: 509-933-7245  
[prevention@kvfr.org](mailto:prevention@kvfr.org)

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**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Tuesday, September 19, 2023 8:27 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier (SH) <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long External <[long@kittcom.org](mailto:long@kittcom.org)>; John Storch <[storch@kittcom.org](mailto:storch@kittcom.org)>; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Tate Mahre <[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)>; [enviroreview@yakama.com](mailto:enviroreview@yakama.com); Corrine Camuso <[corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com)>; Jessica Lally <[jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com)>; Noah Oliver-External <[noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com)>; Casey Barney <[casey\\_barney@yakama.com](mailto:casey_barney@yakama.com)>; [kozj@yakamafish-nsn.gov](mailto:kozj@yakamafish-nsn.gov); [matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov); Holly Barrick <[barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov)>; SEPA Register <[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)>; [tebu461@ecy.wa.gov](mailto:tebu461@ecy.wa.gov); [lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV); [FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov); [wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov); ECY RE CRO SEPA Coordinator <[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)>; Ryan Anderson - External <[rand461@ECY.WA.GOV](mailto:rand461@ECY.WA.GOV)>; Downes, Scott G