

September 20, 2023

Mr. Chace Pedersen

Kittitas County Community Development Services

411 N Ruby St, Suite 2
Ellensburg, WA 98926

RE: Preliminary Subdivision Application McAllister Summit Subdivision - LP-23-00003

Dear Mr. Pedersen:

Thank you for the comments regarding our submittal for the proposed subdivision of Kittitas County Parcels 707835 and 747835. In consultation with ESM, our engineering firm, our responses are outlined below. If you have any questions, please don't hesitate to contact Rick Harris or Laura King for clarification.

Kittitas County Comments

1. Please provide estimated peak hour traffic for the 8-lot plat for courtesy transportation concurrency review.

Response: Per the 11th edition of the ITE manual, the peak p.m. hour rate is .97 trips per dwelling unit. As one of the parcels is already developed with a residence, the number of new peak p.m. trips is 6.79 trips. While this is not noted in the ITE manual, it should be noted that many of these homes will not likely be full-time residences.

Department of Natural Resources

1. If merchantable timber is removed/harvested as part of this proposal or future development, a Forest Practices Application may be required.

Response: Acknowledged. No merchantable timber removal or harvest is anticipated under the preliminary plat process. If merchantable timber is to be removed or harvested as part of plat infrastructure or home construction, a Forest Practices Application will be acquired prior to the beginning of any work on site, if said application is required.

Department of Transportation - Aviation Division

1. WSDOT has no comments. Response: Acknowledged.

Department of Fish and Wildlife

1. The Department of Fish and Wildlife assessed the stream in the NW corner to be fish bearing earlier in 2023. Before plat approval, WDFW requests the ability to review the stream with the applicant or their consultant to review and discuss the stream typing of this stream.

Response: Per WDFW's request, we met with Scott Downes of the WDFW and our environmental consultant Ed Sewall on September 15, 2023.

The stream in question was deemed Type Ns (seasonal non-fish bearing) by Scott Downes. Here are his comments:

“The stream typing reflected in your critical areas report is correct; you have a Type F (fish-bearing)-Coal Creek on your eastern boundary and then a Type Ns (seasonal non-fish bearing) in your NW corner.”

2. The Department of Fish and Wildlife requests that the county and applicant factor in any fire-wising requirements from the county to ensure lots are large enough to perform those actions without encroachment into the critical areas.

Response: The majority of the lots are generously sized. Even the smallest of the parcels, Lot 8, provides sufficient space for fire-fighting activities and will not require fire fighters to enter the buffer to protect the structure. The property owners are aware of fire-wising techniques such as vegetation management and appropriate building material selection to reduce fire risk. Additionally, we acknowledge receipt of the following comments from Scott Downes:

“For the firewire discussion, keeping the overstory trees is a priority, so trees could be limbed up some, but other elements along the fish stream such as shrubs and logs are important.”

Confederated Tribes of the Colville Reservation

1. The Confederate Tribes of the Colville Reservation requests that a Cultural Resource Survey be performed, and an Inadvertent Discovery Plan (IDP) be in place prior to any ground disturbing activities on site.

Response: The property owners will complete a Cultural Resource Survey as requested and have an IDP in place prior to ground-disturbing activity. We have identified three qualified firms to perform the archaeological sampling and are in the process of reviewing bids.

Department of Archaeology and Historic Preservation

1. The Department of Archaeology and Historic Preservation requests that a new Cultural Resource Survey be performed on site prior to any ground disturbing activities

Response: The property owners will complete a Cultural Resource Survey as requested and have an IDP in place prior to ground-disturbing activity. We have identified three qualified firms to perform the archaeological sampling and are in the process of reviewing bids. The property owner welcomes the application of conditions of approval to the project that may provide a smoother route to approval of the subdivision.

Kittitas County Public Health Department

1. The Kittitas County Public Health Department provided information regarding the requirements of water and septic systems.

Response: Acknowledged, the proposed subdivision will be utilizing existing water and sewer mains.

Mattie and Bryan Campbell

1. A neighboring property owner comments on concerns about neighborhood character, light pollution, increased traffic, stormwater, stream typing, and concerns about downstream impacts to nearby bodies of water and wildlife therein.

Response: The property owners have owned the site for decades, and do not propose a dense redevelopment of the site. The project proposes to create eight (8) generously sized parcels from two existing ones on a combined total of 11 acres in a manner that maintains vegetated

buffers from all adjacent environmental critical areas. The project does not propose to fully clear the site, rather to remove trees where necessary for fire-wising requirements and necessary infrastructure improvements. All development will be done in compliance with Kittitas County and Washington State requirements for clearing, grading, stormwater and preservation of natural resources.

Kittitas County Department of Public Works

1. The Kittitas County Department of Public Works comments provide information about code requirements that will need to be adhered to during the construction of the project.

Response: Acknowledged. The project proposes to comply with the standards and codes noted in your comments.

In closing, the property owner requests the option to apply for the clearing and grading permit for the construction of the plat infrastructure prior to the approval of the plat application. We understand that modifications requested to the preliminary plat permit may result in corrections to the plans submitted for the clearing and grading permit.

Please do not hesitate to call or email if you have questions about the information provided in this letter. Thank you for your attention to this project, and we look forward to continuing our work with Kittitas County.

Sincerely,

Rick G. Harris, 206-850-6356

Laura L.H. King, 541-760-2193

Louise H. McAllister, 206-551-7598