



**DEPARTMENT OF
NATURAL RESOURCES**

SOUTHEAST REGION
713 BOWERS ROAD
ELLENSBURG, WA 98926

509-925-8510
SOUTHEAST.REGION@DNR.WA.GOV
WWW.DNR.WA.GOV

August 10, 2023

Mx. Pedersen, SEPA Responsible Official
Kittitas County
Community Development Department
411 N Ruby St Suite #2
Ellensburg, WA 98926

Re: SEPA SE-23-00016, LP-23-00003 TRS: T22, R11E, Section 9, Louise McAllister Trust

Dear Mx. Pedersen:

Thank you for the opportunity to comment on the SEPA Environmental Checklist for the McAllister Summit Plat (LP-23-00006) on tax parcels (707835 and 747835). Based on review using the Department of Natural Resources Forest Practices Risk Assessment Mapping tool, we have the following initial comment.

As stated in the Environmental Checklist, approximately 11.27 acres of land will be subdivided and timber harvest will occur to facilitate home-site construction. If merchantable timber is removed/harvested as part of this proposal or future development, a Forest Practices Application (FPA) may be required (RCW 76.09 and WAC 222). The FPA would need to meet the requirements of the Forest Practices Act and its rules. If the applicant would like to meet on-site with our local Forest Practices Forester, they can call our Southeast Region Office at (509)-925-8510.

If you have any questions regarding this letter, please contact us at our Ellensburg office.

Sincerely,

Luke Warthen

Luke Warthen
District Manager for Forest Practices
Southeast Region
Washington State Department of Natural Resources

c:

Martin Mauney, Forest Practices Forester
Scott Chambers, Forest Practices Coordinator
Liz Smith, Assistant Region Manager, Forest Practices and Forest Resilience

From: [WSDOT Aviation Land Use Inquiries and Application Submittals](#)
To: [Chace Pedersen](#)
Subject: RE: [EXTERNAL] LP-23-00003 McAllister Summit - Notice of Application
Date: Friday, August 11, 2023 1:34:15 PM

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M Pedersen,

WSDOT Aviation Division reviewed the provided documentation on 08/11/2023. We have no comments.

Cheers,

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

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Thursday, August 10, 2023 9:16 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@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>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; Matthews, Jim <matj@yakamafish-nsn.gov>; Holly Barrick <barh@yakamafish-nsn.gov>; separegister@ecy.wa.gov; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; Anderson, Ryan (ECY) <rand461@ecy.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; DAHP SEPA (DAHP) <sepa@dahp.wa.gov>; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@doh.wa.gov>;



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 • Fax: (509) 575-2474

August 15, 2023

Chace Pedersen
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON LP-23-00003 McAllister Summit

Dear Mr. Pederson,

Thank you for the opportunity to comment on the LP-23-00003 McAllister Summit application concerning the dividing of 2 parcels totaling 11.27 acres into 8 residential lots ranging in size from 0.31 to 8.8 acres. Washington Department of Fish and Wildlife (WDFW) has reviewed the application and supporting documents, including the critical areas report. Our comments are regarding the project's impact on priority fish and wildlife habitats, particularly wetlands and riparian habitats. Specifically, to ensure that if the application is approved that the lots are buildable without incursions into Fish and Wildlife Habitat Conservation Areas (FWHCA).

While we appreciate that the critical areas report has outlined Coal Creek correctly as a fish-bearing stream and applied appropriate setbacks, the description of the other mapped Type F stream, in the NW corner, as seasonally dry does not necessarily preclude it being habitat to fish. The stream is shown on the map as being connected to the same stream where nearby WDFW did assess the stream to be fish bearing earlier in 2023. Before the plat is approved, WDFW requests the ability to review the stream with the applicant or their consultant and review and discuss the stream typing of this stream.

Ensuring that the lots are of sufficient size to be buildable while still adhering to the county Critical Areas Ordinance regarding streams and wetlands is critical. In regard to that subject, WDFW requests that the county and the applicant also factor in any firewising requirements from the County and ensure that the lot sizes are large enough to perform those actions without encroachment into the critical areas. We should be avoiding situations where a Reasonable Use application for intrusion into critical areas is needed to build a home or structure.

Thank you again for the opportunity to comment and look forward to discussing this further with the county and the applicant, particularly regarding the stream typing. Please contact me at 509-607-3578 or Scott.Downes@dfw.wa.gov to discuss these concerns.

Sincerely,

A handwritten signature in cursive script that reads "Scott Downes". The signature is written in black ink on a light-colored background.

Scott Downes
Area Habitat Biologist

Cc:

Elizabeth Torrey, WDFW
Jamey Ayling, Kittitas County CDS

From: [Connor Armi](#)
To: [Chace Pedersen](#)
Cc: [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)
Subject: Re: LP-23-00003 McAllister Summit - Notice of Application
Date: Monday, August 21, 2023 11:30:09 AM

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.

Hello Chace,

This consult is in reference to Long Plats LP-23-00003 McAllister Summit. This undertaking does not have any recent planned ground disturbing activities, but the project narrative indicates plans for future developments of up to 8 parcels for residential structures and the construction of a private road, and all associated supporting infrastructure.

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 Wenatchi 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 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 precontact and historic significance nearby and this particular parcel is considered Very 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.

Please be advised that a documented Traditional Cultural Property (TCP) is located less than a mile from the proposed project. TCPs are places important to the CTCR for the preservation and continuation of the community's traditional lifestyle. TCPs can be, but are not limited to, religious areas, sacred areas, resource gathering areas (plant, animal, fish, and mineral), places associated with stories and legends, archaeological and ethnographic sites, habitation sites, camp sites, pictograph and petroglyph locations, special use sites, trails, and places with Indian names. For native people, natural resources are cultural resources. Traditional cultural plant resources are not only cherished for fiber, food, medicine, and building material, but are an intrinsic aspect of indigenous sovereignty; these plants link the people of the present to the people of the past.

A previous cultural resource survey was conducted in 1995 and the scope of which was inadequate for the currently proposed project.

CCT requests a new cultural resource survey prior 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.

Sincerely,

Connor Armi | Archaeologist Senior MA, RPA

History/Archaeology Program

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespelem, WA 99155

d: 509-634-2690 | c: 509-631-1131

connor.armi.hsy@colvilletribes.com

On Thu, Aug 10, 2023 at 9:16 AM Chace Pedersen <chace.pedersen@co.kittitas.wa.us> wrote:

Good morning,

CDS is requesting comment on the following 8-lot long plat application: LP-23-00003 McAllister Summit. Links to the file materials can be found below. The comment period will end **Friday, August 25, 2023, 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: LP-23-00003 McAllister Summit

External Link: [LP-23-00003 McAllister Summit](#)

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 “Long Plats” and then the project file number “LP-23-00003 McAllister Summit”.

Thank you,

From: [Connor Armi](#)
To: [Chace Pedersen](#)
Cc: [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)
Subject: Re: LP-23-00003 McAllister Summit - Notice of Application
Date: Monday, August 21, 2023 12:09:55 PM

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Hello Chace,

Quick edit to the previous email for LP-23-00003 McAllister Summit. Paragraph five as a typo which states "This parcel and section has not been previously surveyed and a preliminary archaeological investigation would be prudent." The first portion of the sentence was incorrect, but at the "and a preliminary..." maintains pertinence.

Sincerely,

Connor Armi | [Archaeologist Senior MA, RPA](#)

History/Archaeology Program

[Confederated Tribes of the Colville Reservation](#)

[PO Box 150 | Nespelem, WA 99155](#)

[d: 509-634-2690 | c: 509-631-1131](#)

connor.armi.hsy@colvilletribes.com

On Mon, Aug 21, 2023 at 11:29 AM Connor Armi <connor.armi.hsy@colvilletribes.com> wrote:

Hello Chace,

This consult is in reference to Long Plats LP-23-00003 McAllister Summit. This undertaking does not have any recent planned ground disturbing activities, but the project narrative indicates plans for future developments of up to 8 parcels for residential structures and the construction of a private road, and all associated supporting infrastructure.

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Thank you for consulting with the Colville Confederated Tribes History and Archaeology Program.

Sincerely,

Connor Armi | Archaeologist Senior MA, RPA

History/Archaeology Program

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespelem, WA 99155

d: 509-634-2690 | c: 509-631-1131

connor.armi.hsy@colvilletribes.com

On Thu, Aug 10, 2023 at 9:16 AM Chace Pedersen <chace.pedersen@co.kittitas.wa.us> wrote:

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From: [DAHP SEPA](#)
To: [Chace Pedersen](#)
Cc: "steve@snoqualmtribe.us"; guy.moura@colvilletribes.com; [Connor Armi](#); [Casey Barney](#); [Corrine Camuso](#); [Gregg Kiona](#); [Jessica Lally](#); [Noah Oliver](#); darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com
Subject: RE: LP-23-00003 McAllister Summit - Notice of Application (DAHP Project Tracking # 2023-08-05233)
Date: Thursday, August 24, 2023 3:34:03 PM
Attachments: [2023-08-05233_082423_Survey_Requested.pdf](#)

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Hi Chace,

Attached is our letter regarding the project referenced in the subject line. Please contact me with any questions.

All the best,

Sydney Hanson, MA (she/her) | **Local Government Archaeologist**
Eastern Washington & Columbia River Counties
360.280.7563 | sydney.hanson@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

Please consider the environment before printing this email

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Thursday, August 10, 2023 9:16 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@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.pw@co.kittitas.wa.us; kelee.hodges.pw@co.kittitas.wa.us; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; Jessica_Lally@Yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; Holly Barrick <barh@yakamafish-nsn.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Petropoulos,



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

August 24, 2023

Chace Pedersen
Planner I
Kittitas County
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926

In future correspondence please refer to:
Project Tracking Code: 2023-08-05233
Property: Kittitas County_McAllister Summit Subdivision (LP-23-00003)
Re: Survey Requested

Dear Chace Pedersen:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. While the proposed project area has been partially surveyed in the past, that survey is now over 20 years old, and methods have improved greatly in that time. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any



communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is written in a cursive style with a long horizontal line extending to the right.

Sydney Hanson
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov



Subdivision Comments

To: Chace Pedersen, CDS Planner I

From: Holly Erdman, Environmental Health Specialist

HE

Date: 08/25/23

RE: LP-23-00003 Mc Allister Summit- Notice of Application

Thank you for the opportunity to comment on the above-mentioned project regarding water and septic requirements to comply with Kittitas County Public Health Department's Environmental Health requirements.

Findings

On Site Sewage

Finding 1

Any on-site septic systems that are to be utilized for wastewater management must adhere to the standards set by both the Washington Administrative Code, and Kittitas County Code.

Water

Finding 1

The proposed long plat will be served by the Snoqualmie Pass Utility District water system.

A	Additional Information Required (Prior to Preliminary Plat Approval)
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B	Final Plat Review & Recording (Prior to Final Plat Approval)
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On Site Sewage

The project proposes to connect to the existing public sewer main located directly adjacent to the project site within the existing Yellowstone Rd right of way.

Water

The project proposes to connect to the existing public water main located directly adjacent to the project site within the existing Yellowstone Rd right of way. According to the Department of Health, the number of service connections to the system has become unspecified, therefore, the district has sufficient ability to serve this project.

C	Final Plat Notes
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No additional information required



From: [Mattie Campbell](#)
To: [Chace Pedersen](#)
Subject: Comment - McAllister Summit Plat LP-23-00003
Date: Friday, August 25, 2023 12:11:12 PM
Attachments: [McAllister Comment.pdf](#)

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Chace,

Please see attached comment regarding the proposed McAllister Summit Plat LP-23-00003.

Thanks,

Mattie and Bryan Campbell

Mattie and Bryan Campbell
491 Yellowstone Road
Snoqualmie Pass, WA 98068

August 25, 2023

Chace Pederson, Staff Planner
Kittitas County Community Development Services

RE: McAllister Summit Plat, LP-23-00003

Dear Mr. Pedersen,

We are landowners of property bordering the McAllister property on the Northwest side of Yellowstone Road. We are disappointed to learn that Kittitas County expects to issue a Determination of Nonsignificance for the proposed McAllister Summit Plat. We are writing these comments because we believe that there are significant impacts that will adversely affect both the ecological and human community. Based on the fact that the property is bordering designated protected national forest while the applicants are suggesting substantial changes to the buffer zones of a major creek, we would expect the County to do every due diligence in determining the significance of the impact of this project on this sensitive area.

Our neighborhood is unique to other neighborhoods at Snoqualmie Pass because of its more remote and rural character. Homes are spaced out on larger heavily treed lots, with vacant lots interspersed between cabins providing homes to many year-round and some seasonal residents. A high-density subdivision with a cul-de-sac and closely spaced homes does not fit with the character of the Yellowstone Road community. Here we enjoy the starlight and dirt trails over sidewalks and streetlights.

The proposed project will have a significant impact to the Yellowstone community, as estimated in the 80 additional trips per day indicated on the application. If the County has not already done so, I would recommend a traffic study to be done on Yellowstone Road prior to the approval of this application as these additional trips would dramatically increase the total traffic on the road. Especially considering adding the McCallister Summit traffic to the large amount of traffic that the ongoing Yellowstone Estates project will also add. In order to maintain a rural character and reduce financial impacts to the County, we suggest that the applicant reduce the density of this project so as to be consistent with the character already established at this location.

As we reside in an area that is downslope from the proposed project, it is of extra importance to us that the methods for mitigating stormwater, snowmelt and runoff be sufficient, both during and after construction. The applicant is proposing to mitigate storm water by adding

grass-lined swales. Snoqualmie Pass is not the same as other low-lying areas in terms of growing lawns and grass. I would recommend the applicant revise their runoff and stormwater plans with a better understanding of the property in question and fully considering the unique features of our micro-climate.

As mentioned in the application, the property slopes downwards towards Yellowstone Road. A very major concern for us is that the runoff and drainage not only onto our property but also to the habitat of fish-bearing creeks on adjacent properties. In addition to Coal Creek being a major waterway that feeds into Lake Keechelus. At Lake Keechelus and its surrounding area, there are currently active environmental restoration projects taking place, especially in consideration of the endangered Bull Trout population. There is a creek on the property with a culvert under Yellowstone Road that drains directly into an un-named fish bearing creek that ultimately meets Coal Creek downstream before it meets Lake Keechelus. The addition of this subdivision will increase the amount of snowmelt that is no longer draining naturally into the soil and forest floor. Snow from the new roads and driveways of these 8 homes will be plowed into the street and the drainage must have somewhere to go. The impact of the runoff on this sensitive environment would be significant and should be fully studied so that an adequate mitigation plan will be effective.

As a note, we are concerned that the writer of the critical area report provided claims that a creek with a county maintained culvert was dry because a neighbor informed him that “no water has been seen in the feature for approximately 10 years since the last big flooding event sent water down Yellowstone Road”. As someone who lives adjacent to this creek year-round, I do not believe this to be true. This channel carries snowmelt and runoff downstream to a fish-bearing creek. Also, Yellowstone Road does consistently have minor flooding during storm events with several inches to a foot of running water headed downslope. With large amounts of snow melt and the extreme weather events characteristic of the area I’m concerned that a visit to this site during the dry season, informed by one unnamed neighbor, does not give the County an adequate understanding of the property. The fact that the Kittitas County would issue a DNS based on a Critical Area Report that uses an individual neighbor’s recollection as a source seems deficient.

This is property in a sensitive critical environmental area that needs extra consideration before making such alterations rather than an assumption of nonsignificance based on the applicant’s proposal. We would like the County and the applicant to do every due diligence before allowing a subdivision of this density on these parcels—including the full scope of assessment of the environmental and community impact. The applicant is proposing a very dramatic change to the character of our neighborhood while also requesting to alter buffer zone requirements on Coal Creek which could have lasting environmental impacts.

Thank you for your consideration.

Mattie and Bryan Campbell



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: August 25, 2023
SUBJECT: LP-23-00003 McAllister Summit

ACCESS	<ol style="list-style-type: none">1. An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.2. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 2015 edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit.3. Roads longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of Appendix D in the International Fire Code.4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.5. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.6. 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.
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ENGINEERING	<p>1. 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).</p>
SURVEY	<p>1. See KCC 16.24 for survey requirements of preliminary plat.</p> <ol style="list-style-type: none"> a. Adjacent survey identification b. Bearing and distances c. Proposed permanent control d. Adjacent survey requirements e. Legend f. Identification of previous property line and new property lines g. Yellowstone Rd should also have ownership identified h. Private road dedication <p>2. All new joint use driveway easements shall be 30' wide per KCC 12.04.080</p>
TRANSPORTATION CONCURRENCY	<p>Please provide estimated peak hour traffic for the 8 lot plat for courtesy transportation concurrency review. (KAH)</p>
FLOOD	<p>Parcels #707835 and 747835 are not located in a FEMA mapped special flood hazard area (100-year floodplain). (SC)</p>
WATER MITIGATION/ METERING	<p>For the proposed plat the applicant must provide legal water availability for all new uses on the proposed lots of this project, which could be provided from the Snoqualmie Pass Utility District (SPUD). Prior to final plat approval and recording, the following conditions shall be met:</p> <p>In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:</p> <ol style="list-style-type: none"> 1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use; 2. An adequate water right for the proposed new use; or 3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.

All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.

Final Plat Notes

The following notes shall be placed on the face of the plat:

1. "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations."
2. "The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law."

(SC)