



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

March 17, 2010

Jeff Watson
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: VA-09-00016/PF-09-00001

Dear Mr. Watson:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the construction of a Public Facility and zoning variance on approximately 1.5 acres, proposed by Snoqualmie Pass Fire & Rescue. We have reviewed the documents and have the following comments.

Waste 2 Resources

Ecology encourages the applicant to consider the use of low-toxic building products and finishes, and incorporating building materials that have been salvaged, or are made from recycled and/or sustainable materials. There are many opportunities to incorporate money-saving, environmentally sound principles, such as on-site recycling or scrap building materials, in this project.

The applicant should also consider designing and constructing the facility so opportunities to recycle are at least as convenient as waste disposal. Space should be provided inside and outside the facility to accommodate equipment and containers for processing and storage of recyclables. Materials such as paper, glass, aluminum and other metals, corrugated containers, and plastics should be recycled.

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For more information or if you have any questions concerning the Waste 2 Resources comments, please contact Chris Piercy at (509) 454-7863 or chrp461@ecy.wa.gov .

Water Resources

Information for the applicant:

If you plan to use water for dust suppression at your site, be sure that you have a legal right. A water right permit is required for *all* surface water diversions and for any water from a well that will exceed 5,000 gallons per day. (Chapter 90.03 RCW Surface Water Code and Chapter 90.44 RCW Regulation of Public Ground Waters) If in doubt, check with the Department of Ecology, Water Resources Program. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

If you have any questions concerning the Water Resources comments, please contact Breacan Zimmerman at (509) 454-7647.

Water Quality

Project Greater-Than 1 Acre with Potential to Discharge Off-Site

An NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with more than one acre of disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

The permit requires that Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading or construction.

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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 Lynda Jamison at the Dept. of Ecology, (509) 575-2434, with questions about this permit.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012

Jeff Watson
ATTENTION
Kittitas County Community Dev Services
COMPANY
(509) 962-7682
FAX
(509) 962-7506
PHONE

Blair Cossey
FROM
3/18/10
DATE
Zoning Variance
SUBJECT
2
OF PAGES (including cover)

- Urgent For Review Please Comment Please Reply Please Recycle

Please review the following letter.

If you have any questions, please contact me.

Thank you.

Blair Cossey
Controller
(206) 521-6007

Jeff Watson, Staff Planner
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98026 Office (509-962-7506) FAX (509-962-7682)

Subject: Snoqualmie Pass Fire & Rescue Zoning Variance, VA-09-00016
Snoqualmie Pass Fire & Rescue Public Facility Permit PF-09-00001 and
SEPA Review

Dear Mr. Watson,

Thank you for the NOTICE OF APPLICATION sent to The Mountaineers, an adjacent property owner to the site that the Snoqualmie Pass Fire & Rescue is applying for a zoning variance.

The Mountaineers, founded in 1906 and with currently over nine thousand members, has owned the property across the highway from the proposed Fire Station site since 1945. After purchasing the 77 acres, located at 1390 State Highway 906 from the United States Forest Service (USFS) they constructed a mountain lodge in 1948. The Mountaineers had operated the Snoqualmie Lodge as a retreat for members and their guests until loss by fire in May, 2006. Although this popular activity center for Mountaineers and their guests was lost, the property still offered multiple recreational opportunities. Located on a beautiful mountainside and without the lodge it took on new purposes, became the Snoqualmie Campus providing areas for multiple winter day and weekend snow activities during the snow season and outdoor recreational opportunities amidst native flowers, shrubs and trees during the rest of the year.

Our many winter activities have relied on an agreement with the USFS allowing overnight parking in the area which is the object of this Zoning Variance. Overnight parking along SR 906 is prohibited in winter because of nightly snowplow operations. The availability of that site, known as "the Parking Lot" for safe off-highway overnight parking is important for The Mountaineers, Boy Scouts, Girl Scouts and other users who participate in weekend Campus sponsored winter activities such as building snow caves for overnight snow camping.

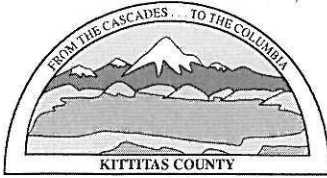
It is the concern of The Mountaineers and the Snoqualmie Campus Committee that this loss of a safe, off-highway public parking area not only during the winter but all seasons will adversely affect the operations of the Campus. This loss also denies safe parking for the public that drive up to the Pass for snow play in winter or for hiking and bicycling in other seasons.

We would like the opportunity to work with all the involved agencies; Washington Department of Transportation (WSDOT), the USFS, the Snoqualmie Pass Fire and Rescue Fire District and the Kittitas County Community Development Services to seek mitigation for the loss of public access to a safe parking area.

Thank you for accepting comments. Please continue to send notices and updates to The Mountaineers.

Sincerely,

Thomas O'Keefe, Chair, Recreation Resource Division, The Mountaineers.
Mary Lynch, Chair, Snoqualmie Campus Committee, The Mountaineers
Frances F. Troje, Chair, Foothills Branch, The Mountaineers,



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, CDS
FROM: Christina Wollman, Planner II *CW*
DATE: March 12, 2010
SUBJECT: Snoqualmie Pass Fire & Rescue Variance VA-09-00016 and
Public Facility Permit PF-09-00001

The proposal does not appear to impact the existing or future transportation needs of Kittitas County. However, any requirements of WSDOT shall be completed within a timeline specified by WSDOT. WSDOT will be contacted for their approval prior to issuance of a building and occupancy permit.