

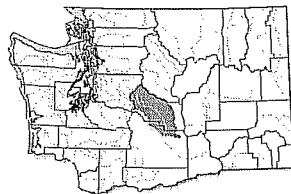


STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

RECEIVED
JUN 21 2006
KITITAS COUNTY
CDS

June 20, 2006



Your address
is in the
Upper
Yakima
watershed

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

Dear Ms. Valencia:

Thank you for the opportunity to comment on the pre-threshold determination for the rezone of approximately 13.3 acres from Ag-3 to PUD, proposed by Campus Crest Development [Z06-14]. We have reviewed the environmental checklist and have the following comment.

Water Resources

The water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.050 RCW.

If you have any questions concerning the Water Resources comments, please contact Virginia Stone at 509.454.7289.

Water Quality

Rezoning of a piece of property is often the first step in a proposed development. If a subsequent individual or common plan of development exceeds 1 ac. in size an NPDES Construction Stormwater Permit may be required. The process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application and a 30 day public notice process. This may take 45-60 days. A permit is required prior to beginning ground-breaking activities. A permit and stormwater plan is required prior to beginning ground-breaking activities. Please contact Ray Latham with the Department of Ecology, 509.575.2807, with questions about this permit.

Sincerely,

Gwen Clear
Environmental Review Coordinator
Central Regional Office
509.575.2012



PO Box 1046
Ellensburg, WA 98926
June 19, 2006

Kittitas County Commissioners
Courthouse
205 W. 5th, Suite 108
Ellensburg, WA 98926

ROUTED TO:
DPW _____
PROSECUTOR _____
CDS _____
DEPT. _____

RECEIVED
JUN 20 2006
1ST 2ND 3RD
BOARD OF KITTITAS COUNTY COMMISSIONERS

Dear Commissioners Huston, Bowen, and Crankovich:

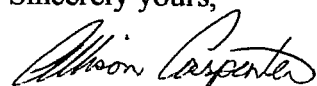
I have some serious concerns about the Determination of Non-Significance for the proposed development, "The Grove," on Airport Road. I am an adjacent property owner (2519 Airport Road), and see some red flags on this proposal.

- Flood control and stream management: I do not believe The Grove intends to keep Mercer Creek "in a natural state," as suggested by the document. Currently that section of Mercer Creek is extremely flood prone, as we saw last month. The creek needs major rehabilitation, with a wide, well-vegetated, native plant buffer zone. It does not need lawns, buildings, and a pool next to it.
- Security: The Grove intends to provide "free accommodations to a member of the law-enforcement community." That is hardly adequate for an apartment complex containing 504 college students and 4 staff members. Given that Ellensburg school district hopes to place an elementary school and a middle school directly south of that property, I don't see how children's safety can be ensured. Speeding cars and partying (alcohol, drugs, noise) are the obvious risks.
- Traffic: The Grove is just far enough from campus and town that unless preventative measures are taken, thousands of vehicle trips will occur, further clogging our already-burgeoning streets. Two ideas:
 - 1) Require a separate bike/pedestrian path to campus. Look at any number of carefully planned communities where separate bike paths are built, and you will find them heavily used, reducing traffic significantly.
 - 2) Require a significant fee for parking permits at The Grove (let's say \$5,000 per year). This would add incentives for residents to use public and non-motorized transportation.

I am not entirely opposed to The Grove. A confession: a little of my resistance is certainly rooted in the "Not in my Backyard" syndrome. As a rule, I believe it is appropriate to cluster housing in an area like this, close to town. And if my own children were going off to college, I might want them to live in a residential complex like this—if there were more security measures in place. I just think the PUD proposal is inadequate in regards to the issues I've mentioned.

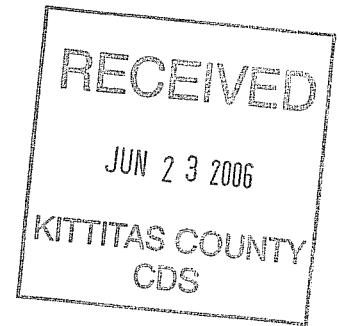
Thank you for taking my comments into consideration.

Sincerely yours,


Allison Carpenter

RECEIVED
JUN 23 2006
KITTITAS COUNTY
CDS

**Don and Sandra Carollo
812 Sanders Road
Ellensburg, WA 98926**



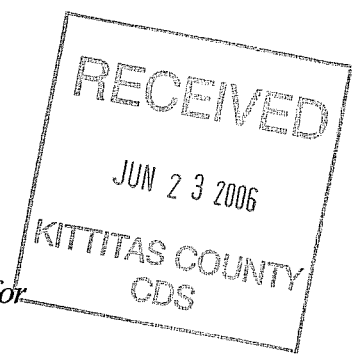
June 20, 2006

Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

**RE: The Grove Rezone (Z-06-14)
Rezone from Agriculture-3 to Planned Unit Development**

After reviewing the Notice of Application, Rezone Application, SEPA Environmental Checklist, and related documents for the above Planned Unit Development, a number of concerns have been raised. Below is an outline summarizing some of (but not limited to all) our concerns.

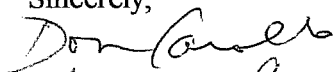

1. In the rezone application response to item 11G, *The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.*
 - The applicant refers only to irrigation water from Mercer creek. The property also receives irrigation water via a tile line that runs through our property, and through CWU's pasture to the North and East of the rezone property.
2. In the SEPA checklist response to item B1f, *Could erosion occur as a result of clearing, construction, or use? If so, generally describe.*
 - The applicant responds that long-term erosion is unlikely because of landscaping and site improvements. Decreasing channel capacity of Mercer Creek via redirection and restriction of flow (filling in the pond and creek), will undoubtedly lead to increased erosion both up and down stream from the major site.
3. In the SEPA checklist response to item B3d, *Proposed measures to reduce or control surface, ground, or runoff water impacts, if any.*
 - The applicant responds with proposed use of on site storm drain retention and disposal facilities. No mention is made of snowmelt runoff and how it will be handled. The May/June 2006 runoff resulted in flooding on Sanders and Airport Road properties. To reemphasize that noted above, the proposal to fill in the creek and pond (replace with volleyball courts and clubhouse) will further compromise the above noted properties to flooding and lead to downcutting and erosion.



4. In the SEPA checklist response to item B8b, *Has the site been used for agriculture? If so, describe.*
- a. The applicant responds "No". It is understood that the Childress family for grazing cattle and horses is currently using the property.

5. In the SEPA checklist response to items B10b, *What views in the immediate Vicinity would be altered or obstructed?* And B10c, *Proposed measures to control aesthetic impacts, if any*
- The applicant responds that the views will not be altered, and the buildings will be designed to reflect the residential nature of the surrounding neighborhood. The applicant proposes 6-24 unit buildings, 4-12 unit buildings each 3 stories, clubhouse, and recreation center with swimming pool, basketball and volleyball courts, and a firepit, and 533 parking spaces on 13.32 acres. Surrounding residences are 1 and 2 story, generally single-family homes on 1+ acres, many with animals. These properties are enhanced by views of Manastash Ridge and the surrounding countryside. It is unlikely the proposed development will not alter or obstruct views, and it is unlikely it will not impact aesthetics.

Following review of The Grove PUD Rezone documents, we think that the anticipated Determination of Non-Significance is not appropriate. We are requesting consideration that an environmental impact statement be prepared.

Sincerely,


Don & Sandra Carollo