

Kittitas County Hearing Examiner

October 9, 2014



**WSDOT I-90 Phase 2A
Shoreline Substantial Development Permit
(SD-14-00001)**

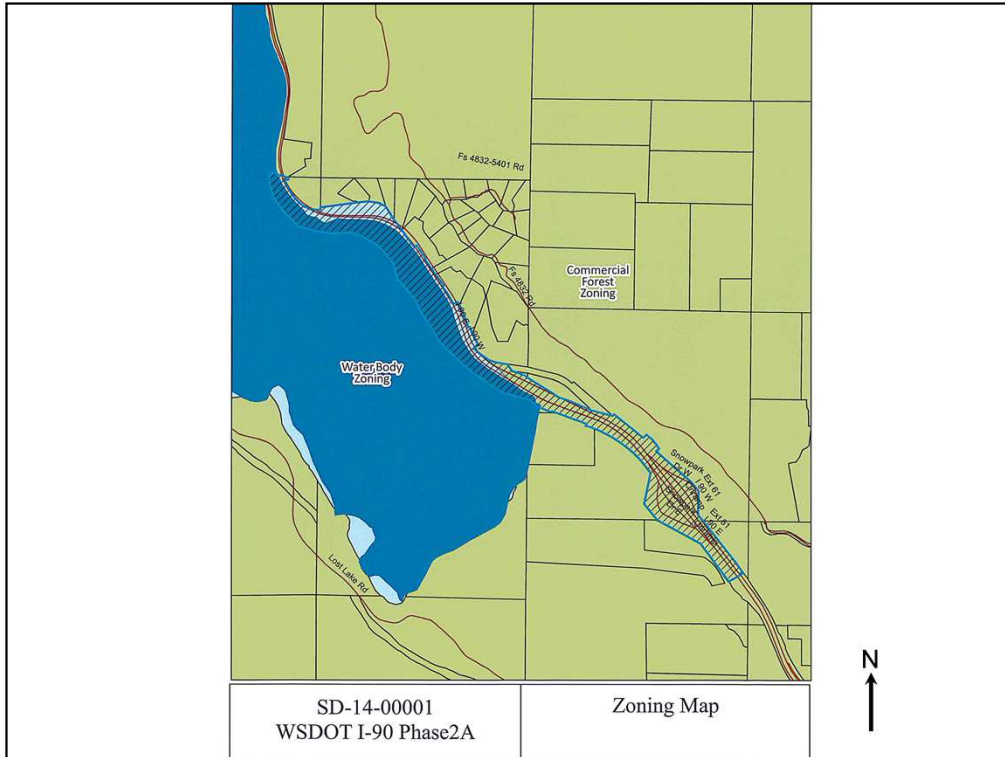
Good Evening Mr. Hearing Examiner

For the record

You have before you tonight for consideration the WSDOT I-90 Phase 2A Shoreline Substantial Development Permit



This proposal is from WSDOT and is a request for a Shoreline Substantial Development Permit for Phase 2A of the Interstate 90 Snoqualmie Pass East project. This project includes widening of the interstate from two lanes to three lanes in each direction, replacement of deteriorating pavement, rock slope stabilization/cuts, signage and upgrade illumination, installation and realignment of utilities, new chain up areas, new culverts, wildlife bridges/connectivity and restoration to critical areas. The extents of this project are from mile post 59.5 along the southeastern area of Lake Keechelus to mile post 62 (exit 62, Cabin Creek).

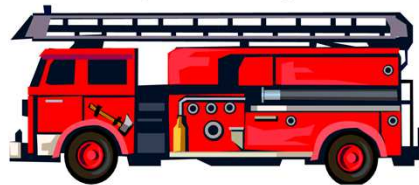


Zoning: Commercial Forest

Easton School District

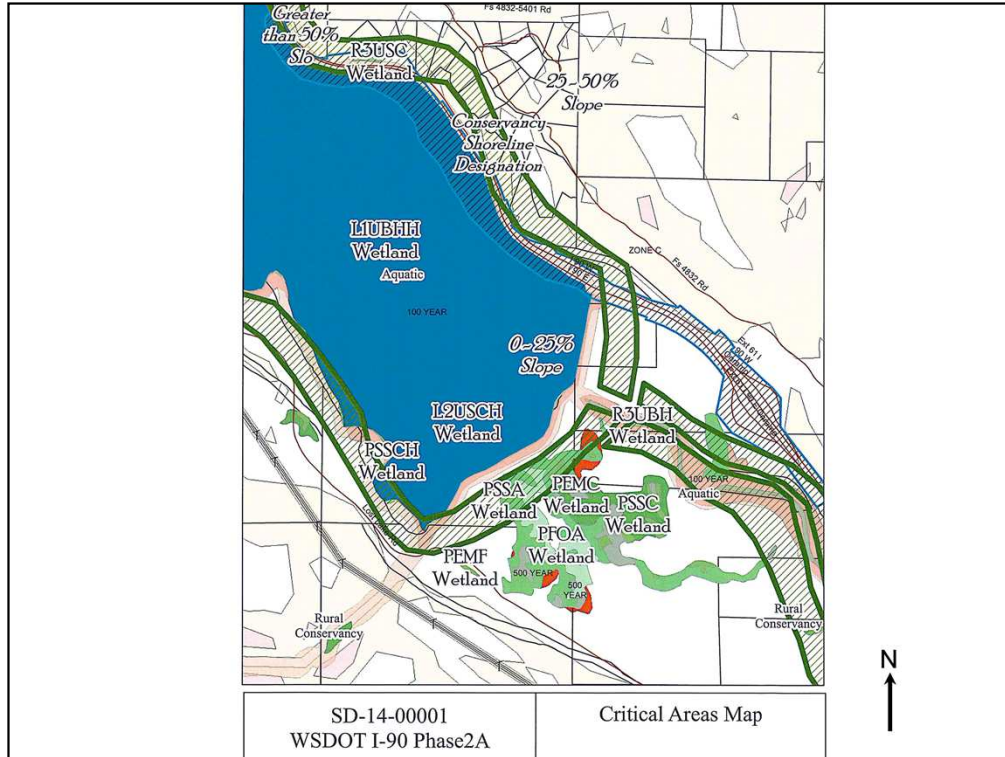


**Kittitas County Fire District 8
(Kachess)**



The property is located within the Easton School District and within Fire District 8.

Both were noticed. No comments were received.



An administrative critical areas review was done in compliance with KCC 17A. The subject property is located along the northern and eastern shoreline of Lake Keechelus which is a Shoreline of the State with a Conservation Shoreline Designation. The applicant provided a draft wetland & aquatic resource mitigation plan as attachment F to their shoreline substantial development permit application packet. Kittitas County agrees with the protective measures outlined in the document. The related environmental documents address the need for this project and efforts to conserve and/or restore the identified critical areas.

Notices

- SSDP was submitted: February 18, 2014
- Deemed complete: August 6, 2014
- Notice of Application: September 2, 2014
 - Comment Period ended: October 2, 2014
 - No agency or public comments were received.
- WSDOT was the lead SEPA/NEPA agency.
 - Issued FEIS in August 2008 (for entire project)

Project Analysis

- Consistent with Comprehensive Plan
 - GPO 2.75, 2.78, 4.5, 4.47, & 4.48

- Consistent with KCC 17.57 – Commercial Forest
 - Rock Crushing and Mining & Excavation are permitted in this zone.
 - Asphalt & concrete plants are not permitted in this zone regardless if they are temporary or permanent.
 - Application spoke to possibility of a staging area near Easton within Forest and Range zone (KCC 17.56).
 - Asphalt & concrete plants are allowed as a conditional use in this zoning classification. The CU permit would be required prior to operation.

Staff requests that the HE make a correction to the staff report on page 2. There is a scrivener error in regards to the second listed GPO. I states “GPO Utilities” however it should state “GPO 2.78 Utilities”.

Project Analysis cont.

- Consistent with 17A, Critical Areas as conditioned.
- Consistent with Shoreline Master Program as conditioned.
 - The proposed work is allowed within the Conservancy Shoreline Designation as long as there is not an alternative available, which is not an option for this proposal.

KCC 17.56.030 (uses) refers to KCC 17.15 which is the allowed uses matrix.

Recommended Conditions

- The project shall proceed in substantial conformance with the plans and application materials on file dated February 18, 2014 except as amended by the conditions herein.
- The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
- The buffers for wetlands shall comply with draft Wetland and Aquatic Resource Mitigation Plan included as attachment F of the shoreline substantial development permit application packet.

5 recommended conditions of approval.

Rec. Conditions Cont.

- All work shall take place outside of the OHWM except that work necessary below OHWM 2510 of Keechelus Lake. Work performed within the OHWM 2510 of Keechelus Lake shall be done in conformance with the Water Quality Monitoring and Protection Plan submitted as attachment G of the shoreline substantial development permit application packet.
- Prior to the operation of an asphalt & concrete plant (temporary or permanent), the applicant shall contact Kittitas County Community Development Services to determine if a zoning conditional use permit will be required.



Staff recommends approval of the
WSDOT I-90 Phase 2A Shoreline
Substantial Development permit as
conditioned.

KCC 17.56.030 (uses) refers to KCC 17.15 which is the allowed uses matrix.