



City of Cle Elum

Critical Areas

Application Packet

City of Cle Elum, Planning Division
119 West First Street, Cle Elum, WA 98922
Phone#: (509) 674-2262 Email: planning@cleelum.gov



LAND USE APPLICATION
CITY OF CLE ELUM, PLANNING DEVELOPMENT

119 WEST FIRST STREET, CLE ELUM, WA 98922
 PHONE: (509) 674-2262 EMAIL: planning@cleelum.gov

INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable. *Consulting fees may apply.* This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Kittitas County Public Works				
	Mailing Address:	411 N. Ruby St., Suite 1				
	City:	Ellensburg	St	WA	Zip	98926 Phone: ()
	E-Mail:	kelee.hodges.pw@co.kittitas.wa.us				
2. Applicant's Interest in Property:	Check One:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____	
3. Property Owner's Information (If other than Applicant):	Name:					
	Mailing Address:					
	City:		St		Zip	Phone: ()
	E-Mail:					
4. Subject Property's Assessor's Parcel Number(s): 962113						
5. Legal Description of Property. (if lengthy, please attach it on a separate document) Parcel 2 of Cle Elum Municipal Airport Short Plat						
6. Property Address: xxxx Airport Rd, Cle Elum, WA 98922						
7. Property's Existing Zoning:						
8. Type Of Application: (Check All That Apply)						
<input checked="" type="checkbox"/> Critical Areas Review		<input checked="" type="checkbox"/> Environmental Checklist (SEPA Review)				
<input type="checkbox"/> Shorelines		<input type="checkbox"/> Other _____				

PART II – SUPPLEMENTAL APPLICATION, PART III – REQUIRED ATTACHMENTS, & PART IV – NARRATIVE

SEE ATTACHED SHEETS

PART V – CERTIFICATION

I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

 Property Owner's Signature

 Date

Kelee Hodges
 Applicant's Signature

6/4/24
 Date

FILE/APPLICATION(S)#

DATE FEE PAID:

RECEIVED BY:

AMOUNT PAID:

RECEIPT NO:



Critical Areas Identification Form

CITY OF CLE ELUM, PLANNING DEPARTMENT

119 WEST FIRST STREET, CLE ELUM, WA 98922

PHONE: (509) 674-2262 EMAIL: planning@cleelum.gov

This form is intended to provide a sufficient level of information that, when combined with a site inspection, the Administrative Official can make an informed determination as to whether or not critical areas are present on the site, and whether or not the proposed activity will impact those critical areas. A “yes” response to any single question on the identification form does not necessarily indicate that further critical area review is required. **The Administrative Official will evaluate all the information provided on the form, in conjunction with the information provided with the initial permit application, to determine if further investigation is needed and whether completion of a critical area report is warranted.** In some instances, a preliminary report prepared by an environmental professional may be appropriate. If a buffer reduction is necessary for your project, a separate review will be required and a separate fee will be charged. Some of the questions listed here require locating the project area on reference maps. The City of Cle Elum has various maps on file, i.e. the FEMA Floodplain Map. Maps from other federal, state, and local agencies may also be used as indicators.

PART II - APPLICATION INFORMATION

A. Project Information

1. Name of project.

Kittitas County Search and Rescue/ EOC

2. Name and address of applicant. Kittitas County Public Works
411 N. Ruby St., Suite 1
Ellensburg, WA 98926

3. Name and address of individual completing the identification form and their environmental/technical expertise/special qualifications.
Kelee Hodges Environmental/Transportation Planner
411 N. Ruby St., Suite 1

4. Date the identification form was prepared.

May 14, 2024

5. Location of the proposed activity (street address and legal description).

XXXX Airport Rd
Cle Elum, WA 98922

6. Give a brief, complete description of the proposed activity, including extent of proposed activities, and impervious surface areas.

Construct regional facility for search and rescue operations along with an emergency operations center. Project is located on 5 acres south of Cle Elum Airport. Impervious surface is estimated to be 36,500 s.f. for parking lot and building of 11,900 s.f.

7. Describe the limits of the project area in relation to the site (for example, “the project area will extend to within 50 feet of the north property line”), including the limits of proposed clearing and construction activity.

Grading; clearing and grubbing, paving, domestic well, on-site septic construction, foundation, and building installation. An access will be installed on the southwest portion of the property.

B. General Questions That May Be Applicable To All Areas	
1. What is the U.S. Department of Agriculture soil classification of the soil found on site?	Teanaway ashy loam and Patnish Mippon-Myzel complex.
2. What types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?	Loamy soils
3. What types of vegetation are found on site? Cattail, buttercup, bulrush, skunk cabbage, water lily, eelgrass, milfoil?	Evergreen trees; fir, cedar, pine. Shrubs and grass. Wet soil plants such as cattail, buttercup, bullrush, skunk cabbage.
4. Describe any vegetation proposed to be planted as part of the project.	Native plants will be planted according to landscape requirements.
5. Give a brief, complete description of existing site conditions, including current and past uses of the property as well as adjoining land uses.	Existing site conditions are undeveloped land with trees.
6. Will the project include installation of an on-site septic system?	Yes
7. What is the proposed timing and schedule for all multi-phased projects?	Site development will begin in the fall of 2024 with land clearing, including grading, paving, well and onsite septic construction. Metal building the end of 2024 with completion by end of 2025.
8. Do you have any plans for future additions, expansion, or related activity? If yes, explain.	Search and Rescue will occupy facility upon building completion. Future funding will allow the build out of the interior of the building for the Emergency Operations Center. (EOC)
9. Have any critical areas or protection easements been recorded on the title of the property or adjacent properties?	No.
10. Will your project require review under the State Shoreline Management Act or the State Environmental Policy Act?	Yes, SEPA will be reviewed.
11. Is the site within the 100-year flood plain on flood insurance maps published by the Federal Emergency Management Agency (FEMA), or on other local flood data maps?	No.

12. Describe any surface water and watercourses, including intermittent streams, drainage channels, ditches, and springs, located on site or within one-half mile of the site. If appropriate, provide the names of the water bodies to which the streams flow.

A possible wetland was identified with an Aquatics Memo being prepared by Jacobs Engineering.

13. Indicate the topography of the site (shallow areas often retain water and may be wetlands, although wetlands may also occur on slopes).

A depressionnal palustrine scrub shrub and palustrine forested wetland appears on the southern and lowest portion of the parcel.

14. How will stormwater from the project be managed?

A 14,000 s.f. pond will be installed to convey runoff from adjacent area catch basins. Infiltration and treatment through site soils, preventing flow into other waters.

15. Is development proposed to be clustered to reduce disturbance of critical areas?

Development of site will be outside suspected wetland boundary.

16. Will this project require other government approvals for environmental impacts?

- Hydraulic Project Approval (HPA) (Washington Department of Fish and Wildlife)
- Water quality certification [(Washington State Department of Ecology (Ecology)).
- National Pollutant Discharge Elimination System (Ecology).
- Municipal or health district wastewater/septic approval (Ecology).
- Water Use Permit; Certificate of Water Right (Ecology).
- U.S. Army Corps Section 404 or Section 10 Permits.
- Forest Practices Permit (Washington State Department of Natural Resources (DNR)).
- Aquatic Lands Lease and/or Authorization (DNR).
- Shoreline development, conditional use, or variance permit (local jurisdiction).
- Other NEPA-CE (FEMA)

C. Available Information

1. Has a critical area review, or other environmental review, been conducted for another project located on or adjacent to the site? List any environmental information known to have been prepared, or expected to be prepared, relating to this proposal or project area.

No

D. Wetlands

1. Is there any evidence of ponding on or in the vicinity of the site?

No ponding has been observed on-site.

2. Does the proposed activity or construction involve any discharge of waste materials or the use of hazardous substances?

No.

E. Critical Aquifer Recharge Areas
<p>1. What is the permeability (rate of infiltration) of the soils on the site? (Note: <i>General information for this question and the following question can be found in the Guidance Document for the Establishment of Critical Aquifer Recharge Area Ordinances, 2000, Ecology Publication #97-30</i>).</p>
<p>2. What is the annual average precipitation in the area?</p>
<p>3. Is there any evidence of groundwater contamination on or in the vicinity of the site? No.</p>
<p>4. Is there any groundwater information available from wells that have been dug in the vicinity? If so, describe, including depth of groundwater and groundwater quality. No.</p>
<p>5. Does the proposed activity or construction involve any discharge of waste materials or the use of hazardous substances? Construction may require the use of hazardous materials. BMP's will be in place when storing or using hazardous materials.</p>
F. Frequently Flooded Areas
<p>1. Is the site, or a portion of the site, at a lower elevation than surrounding properties? No.</p>
G. Geological Hazard
<p>1. Generally describe the site: Flat, rolling, hilly, steep slopes, mountainous, other. Flat and steep slopes.</p>
<p>2. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill material. A total of approximately 5,400 CY. of excavation will be required. 1,060 CY of excavation for building footing and foundations and 4,400 SF of excavation is anticipated for the stormwater pond, ditch and access construction</p>
<p>3. What is the steepest slope on the property? 44%</p>
<p>4. Is the area mapped by Ecology (Coastal Zone Atlas) or the Department of Natural Resource (slope stability mapping) as unstable (“U” or class 3), unstable old slides (“UOS” or class 4), or unstable recent slides (“URS” or class 5)? No.</p>
<p>5. Is the area designated as quaternary slumps, earthflows, mudflows, lahars, seismic hazard, or landslides on maps published by the U.S. Geological Survey or Dept. of Natural Resources? No</p>

6. Is there any indication of past landslides, erosion, or unstable soils in the vicinity?

No.

7. Is erosion likely to occur as a result of clearing, construction, or use?

No.

8. Are soils proposed to be compacted?

Yes.

9. Are roads, walkways, and parking areas designed to be parallel to natural contours?

Yes.

H. Habitat

1. List any birds, mammals, fish, or other animal species found in the vicinity of the site, including those found during seasonal periods.

Hawk, eagle, songbirds, deer, elk

2. Is the site or areas in the vicinity used for commercial or recreational fishing, including shellfish?

No.

3. Is the area designated an Area of Special Concern under on-site sewage regulations to protect shellfish or the general aquatic habitat?

No.

4. Are any natural area preserves or natural resource areas located within 500 feet of the site?

No.

5. Is the site part of a migration route?

No.

6. Are any priority habitat areas, as shown on maps published by the WA Dept. of Fish & Wildlife, within one-half mile of the site? If so, describe type of habitat and distance from project area.

No.

7. Are any of the following located on or adjacent to the site?

- | | | |
|--|--|--|
| <input type="checkbox"/> Aspen stands | <input type="checkbox"/> Estuary and estuary like areas | <input type="checkbox"/> Juniper savannah |
| <input type="checkbox"/> Caves | <input type="checkbox"/> Marine/estuarine shorelines | <input type="checkbox"/> Prairies and steppe |
| <input type="checkbox"/> Cliffs | <input type="checkbox"/> Vegetative marine/estuarine areas | <input type="checkbox"/> Riparian areas |
| <input type="checkbox"/> Shrub-steppe | <input type="checkbox"/> Old-growth/mature forests | <input type="checkbox"/> Instream habitat areas |
| <input type="checkbox"/> Snags or logs | <input type="checkbox"/> Oregon white oak woodlands | <input type="checkbox"/> Rural natural open spaces |
| <input type="checkbox"/> Talus | <input type="checkbox"/> Freshwater wetlands and fresh deepwater | <input type="checkbox"/> Urban natural open spaces |

8. Does the proposal involve any discharge of waste materials or the use of hazardous substances?

Construction may require the use of hazardous materials. BMP's will be in place when storing or using hazardous materials.

9. What levels of noise will be produced from the proposed activity or construction?

During construction; equipment may include dozers, chain saws, pickups, compressors, graders, rollers, excavators, dump trucks, front loaders and generators.

10. Will light or glare result from the proposed activity or construction?

Project includes indoor lighting, fixed outdoor lighting and lighting from vehicles. All exterior lights will be facing downward.

III. REQUIRED ATTACHMENTS

1. Are there any existing environmental documents for the subject property? Yes

2. Provide a detailed site plan which includes all the required items on the Site Plan Checklist, along with the extent and nature of on-site and off-site Critical Areas and the relationship of the project to those Critical Areas.