

From: [Ken Edwards](#)
To: [Chace Pedersen](#)
Subject: RE: ACU-24-00001 Horizon Towers - Notice of Application
Date: Tuesday, August 6, 2024 9:40:28 AM
Attachments: [image001.png](#)

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Chace,

Kittitas PUD does not have facilities in the area of this project.

Thanks,

Ken Edwards
Engineering Manager
PUD #1 of Kittitas County
1400 Vantage Highway
Ellensburg, WA 98926
Phone: 509-260-2300 Ext 818
Ken.Edwards@KittitasPUD.com



From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Sent: Tuesday, August 6, 2024 9:11 AM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@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>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; Ken Edwards <Ken.Edwards@kittitaspud.com>; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com; Corrine Camuso <Corrine_Camuso@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; noah_oliver@yakama.com; Casey Barney <Casey_Barney@Yakama.com>; kozj@yakamafish-nsn.gov; Guy Moura <guy.moura@colvilletribes.com>; sam.rushing@colvilletribes.com; Connor Armi

From: [Adam Osbekoff](#)
To: [Chace Pedersen](#)
Subject: RE: ACU-24-00001 Horizon Towers - Notice of Application
Date: Wednesday, August 7, 2024 4:32:31 PM

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 Chase

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE we have no substantive comments to offer at this time. However, please be aware that if the scope of the project or the parameters for defining the APE change we reserve the right to modify our current position.

Thank you

Adam osbekoff

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Sent: Tuesday, August 6, 2024 9:11 AM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@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>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Cameron Curtis

From: [Dan Suggs](#)
To: [Chace Pedersen](#)
Subject: RE: ACU-24-00001 Horizon Towers - Notice of Application
Date: Monday, August 12, 2024 11:37:34 AM
Attachments: [image001.png](#)

Chace,

So long as everything that was submitted in the application is true. Public Health has no comment for the Administrative Conditional Use application: ACU-24-00001 Horizon Towers.

Thank you,

Dan Suggs, B.S. Environmental Health Specialist II

P: 509.962.7024 | F: 509.962.7581 | E: dan.suggs@co.kittitas.wa.us

Kittitas County Public Health Department

507 N Nanum St Suite 102, Ellensburg WA 98926

www.co.kittitas.wa.us/health

Please tell us how we're doing: [KCPHD Customer Survey](#)



From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Sent: Tuesday, August 6, 2024 9:11 AM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@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>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com; Corrine Camuso <Corrine_Camuso@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; noah_oliver@yakama.com; Casey Barney <Casey_Barney@Yakama.com>; kozj@yakamafish-nsn.gov; Guy Moura <guy.moura@colvilletribes.com>; sam.rushing@colvilletribes.com; Connor Armi <connor.armi.hsy@colvilletribes.com>; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; Adam Osbekoff <adam@snoqualmietribe.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov;



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657



Date 08/12/2024

Fire Marshal comments

Project Name Horizon Towers

Case Number ACU-24-00001

Chace Pedersen, Project Planner

This application was reviewed by Marvin Douvier in the Fire Marshal's Office. Marvin can be reached at (509) 962-7657 or e-mail at marvin.douvier.sh@co.kittitas.wa.us. Where there are difficulties in meeting these conditions or if additional information is required, contact Marvin in the Fire Marshal's office immediately.

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.

Fire apparatus access is required for this application. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building. Roads constructed in grades steeper than fifteen percent (15%) shall be constructed with Portland cement concrete with grooved surfacing.

Approved fire apparatus turnarounds are required for this project.

No gate may be installed across a required fire department access road or driveway without first obtaining a permit from the fire marshal's office. Inspection and testing of the gate will be required.

All commercial properties within Kittitas County must be equipped with a Knoxbox access system for emergency services.

Proposed generator will require review and permitting through the fire marshal's office. A final inspection will be required.

Marvin Douvier
Deputy Fire Marshal

These comments are based on the information provided with the pre-application materials. Any revision to the proposal may change the Fire Marshal comments.

From: [DAHP SEPA](#)
To: [Chace Pedersen](#)
Cc: [guy.moura@colvilletribes.com](#); [Connor Armi](#); ["steve@snoqualmietribe.us"](#); ["Alyssa Buck"](#); ["cbuck@gcpud.org"](#); [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: ACU-24-00001 Horizon Towers - Notice of Application (DAHP Project Tracking # 2024-08-05904)
Date: Tuesday, August 20, 2024 2:20:40 PM

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.

Hi Chace,

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 with 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. However, due to the small footprint of the project, DAHP is not requesting a cultural resources survey at this time. We do ask that you prepare an Inadvertent Discovery Plan (IDP) and prepare construction crews for the possibility of encountering archaeological material during ground disturbing activities.

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 attached to any future communications about this project.

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

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



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: August 21, 2024
SUBJECT: ACU-24-00001 Horizon Towers

ACCESS	<ol style="list-style-type: none">1. An approved access permit for commercial access shall be required from the Department of Public Works prior to creating any new driveway access altering an existing access.2. An approved access permit is required from WSDOT to be submitted with the Public Works Access application. Contact Mark Kaiser kaiserm@wsdot.gov 509-577-16683. An approved crossing license with completed agreement is required from BNSF Railroad to be submitted with the Public Works Access application. Contact Blake Jung 817-352-1009 blake.jung@jll.com4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.5. New access easements shall be a minimum of 30' wide. The roadway shall have a minimum width of 16' plus 2' of clear zone on both sides for an access that is over 150' in length.6. Driveways longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of Kittitas County Standards 5 or 6.7. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply. (JS)
ENGINEERING	Except as exempted in 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). (CP)
SURVEY	There are no survey comments regarding this application. (JT)
TRANSPORTATION CONCURRENCY	A concurrency evaluation and determination shall be required for all development applications in which the proposed development is projected to have an impact upon the transportation corridor or intersection. Developments generating 41 or fewer daily trips are exempt from TIA and concurrency evaluation requirements. (KCC 12.04.02.020)

FLOOD	A portion of parcel #346233 is located in a FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit is not required for the project since the location of the proposed wireless facility is not within the mapped floodplain area. (SC)
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No comments. (JS)

Please contact Kittitas County Public Works (509) 962-7523 with any questions.



August 20, 2024

Kittitas County Community Development Services
411 N. Ruby St. Suite 2
Ellensburg WA 98926

Attention: Chace Pedersen, Planner I

Subject: KittCo_ACU-24-00001_Horizon_Towers
U.S. 97 milepost 136.09 left

We have reviewed the proposed site plan and have the following comments.

- The subject property is adjacent to U.S. Highway 97 (US 97), a Class 1 managed access highway with a posted speed limit of 55 miles per hour. Currently, access to the property is via the permitted joint use approach at milepost 136.09 left and a grandfathered approach at milepost 136.10 left. The permitted approach can be used but the permit must be updated. No additional approaches to US 97 will be allowed. The property owner is required to contact Mark Kaiser of the WSDOT - South Central Region Office at (509) 577-1668 to update the permit.
- As a public safety agency, WSDOT assists with the response to emergencies in which life and property are threatened. Some communications facilities operate at frequencies that interfere with our radio system. Because of this, there is the potential for reception problems for our mobiles operating in those areas. To prevent potential interference with the two systems, we encourage the proponent to do cooperative testing with the WSDOT to identify any problems that may be corrected through the installation of specific protective or interference devices. The applicant should contact Jason Boyd of the WSDOT - South Central Region Office at (509) 577-1980 to discuss any potential interference or coordinate any testing.

In addition, we are concerned with potential interference from any facilities that may co-locate on this site in the future. To prevent potential interference between our system and any future system, we encourage the proponent to coordinate future co-locates with the WSDOT. Cooperative testing with the WSDOT shall be done for these facilities, and any interference corrected through the installation of specific protective or interference devices.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding these comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Stephen P. (Phil) Nugent.
Region Planning Manager

SPN: jjp/mnk

cc: SR 97, File #2024-002
Jason Pratt, Area 1 Maintenance Superintendent