



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

PUBLIC FACILITIES PERMIT APPLICATION

(A written decision by Kittitas County Community Development Services authorizing a public facility use to locate at a specific location, per KCC 17.62)

A **preapplication conference** is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- ☒ Site plan of the property with all proposed/existing buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- ☒ SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - Please pick up a copy of the SEPA Checklist if required
- ☒ Project Narrative responding to Questions 9-10 on the following pages.


APPLICATION FEES:

\$2,320.00 Kittitas County Community Development Services (KCCDS)
\$1,215.00* Kittitas County Public Works

\$3,535.00 Total fees due for this application (One check made payable to KCCDS)

*5 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 7/3/24	RECEIPT # CD24-01656	RECEIVED JUL 3 2024 Kittitas County CDS
---	-----------------	-------------------------	--

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 02-21-2023

Page 1 of 5

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Washington State Parks and Recreation Commission
Mailing Address: PO Box 42650
City/State/ZIP: Olympia WA 98504-2650
Day Time Phone: 360-902-8500
Email Address: nikki.fields@parks.wa.gov

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Breezy Blodgett
Mailing Address: 2809 Rudkin Rd
City/State/ZIP: Union Gap, WA 98903
Day Time Phone: 509-945-3299
Email Address: Blodgeb@wsdot.wa.gov

4. Street address of property:

Address: Leisure Land Connection
City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property (attach additional sheets as necessary):

6. Tax parcel number: 14062 (Meadow Ridge LLC) and 300536 (WA State Parks)

7. Property size: 20.40 acres (14062 full acquisition) and less than 1 acre (300536 partial acquisition) (acres)

8. Land Use Information:

Zoning: Rural 5 Comp Plan Land Use Designation: Rural Residential

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
10. **Explain in detail whether granting the proposed Public Facilities Permit will cause each any of the following:**
- Be detrimental to the public health, safety, and general welfare?
 - Be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located?
 - Adversely affect the established character of the surrounding vicinity?

AUTHORIZATION

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X _____

Signature of Land Owner of Record
(Required for application submittal):

Date:

X  _____

June 27, 2024

Nikki Fields, Planning & Real Estate Program Manager

Narrative project description (include as attachment):

Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.

The Washington State Department of Transportation (WSDOT), working with Washington State Patrol (WSP), proposes to construct a new weigh station, truck parking facility, and Virtual Weigh-in-Motion system near milepost 80 on eastbound I-90, approximately four miles west of Cle Elum, Washington.

The project will require the acquisition of approximately one acre of Washington State Parks-owned land from parcel number 300536 and the purchase of the entire Meadow Ridge LLC property, parcel number 14062, though the project will not develop the entire parcel. The project will require the removal of the existing, abandoned eastbound scale shack at milepost 79.50, and will upgrade the existing eastbound interchange on- and off-ramps to I-90 at Bullfrog Road Exit 80. Once completed, this weigh station will work in tandem with the modernized weigh station serving westbound I-90 just west of Exit 80.

Proposed development for this project includes a scale house, inspection building, parking facilities, and an on-site septic system. The new weigh station will receive water from an existing well (Unique Ecology Well ID Tag No. BAP 029, year installed 2008). Once the plans are finalized WSDOT will be applying for the necessary construction permits. Stormwater will also remain on-site and be treated using WSDOT's Highway Runoff Manual recommended facilities and standards.

Explain in detail whether granting the proposed Public Facilities Permit will cause each any of the following:

- **Be detrimental to the public health, safety, and general welfare?**

Interstate 90 is one of the most heavily used freight routes in the state. Safe and efficient freight movement through the corridor is critical to the economic vitality of the state and the welfare of the traveling public. Constructing a modernized weigh station and inspection facility to process freight vehicles and enforce regulations will reduce fatal and serious injury crashes by reducing the number of unsafe and unpermitted overweight vehicles on the Interstate. The expansion of the off ramp into the weigh station area and improvements to the Exit 80 on- and off- ramps will also aid in improving safety by providing adequate space for freight to maneuver. Processing times of freight vehicles will also be reduced by the proposed weigh-in-motion system.

- **Be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located?**

There are two depressional wetlands on the site, identified as Wetland 1 and Wetland 2 in the attached Wetland Assessment Report prepared by WSDOT biologists. They are supported by a seasonal high-water table and stormwater runoff from the highway. Seasonal ponding is evident in both wetlands; however, both have low to moderate habitat functions and low to moderate water quality functions due to disturbance from surrounding development.

New impacts to both wetlands are limited to buffers; no impacts to the wetlands themselves will result from this work. The impacts to the wetland buffers are shown on the attached map, and area as follows:

- Wetland 1 Buffer Permanent: 0.017 ac
- Wetland 1 Buffer Temporary: 0.04 ac
- Wetland 2 Buffer Permanent: 0.31 ac
- Wetland 2 Buffer Temporary: 0.17 ac

The roadway prism will be expanded near Wetland 2 to add an exit lane into the new weigh station. To prevent the expanded roadway prism from impacting Wetland 2, a retaining wall will be installed to support the roadway. The temporary buffer impacts are based on a ten-foot allowance from cut and fill lines to accommodate construction activity. These impacts may not be realized based on contractor construction methods.

- **Adversely affect the established character of the surrounding vicinity?**

Approximately eight acres of upland Ponderosa pine forest located directly adjacent to the I-90 eastbound lanes and the exit 80 off-ramp will be cleared, three acres of which will be revegetated. The weigh station will have native and ornamental plantings and some disturbed areas will be covered with wood mulch. Some trees and vegetation will need to be cleared to construct the project. WSDOT has completed a 4(f) assessment in conjunction with Washington State Parks (Parks) and Federal Highway Administration (FHWA) regarding the removal of trees and constructing the project on/near Parks property. The 4(f) assessment resulted in a de minimis determination, provided WSDOT develop a site restoration plan, which is currently being developed. The plan will include tree replanting and seeding of native plants and grasses in compliance with WSDOT Roadside Standards. This plan will be shared with State Parks once finalized for their review.