

From: [Jeremy Larson](#)
To: [Spencer Parr](#); [Jeremy Johnston](#); "[Josh Mitchell](#)"
Cc: [Kelly Bacon \(CD\)](#)
Subject: RE: [EXTERNAL]RE: Swiftwater Storage CUP and Residential Building Application Parcel 15445
Date: Wednesday, June 16, 2021 8:22:11 AM
Attachments: [image003.png](#)
[image004.png](#)

Spencer,
I will attach the approved site plan and approve the foundation-only permit today. I'll let you know when it's ready.
Thanks,
-Jeremy

Jeremy Larson
ICC Certified Building Plans Examiner

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
jeremy.larson@co.kittitas.wa.us
P: 509.962.7559



From: Spencer Parr <spencer@washingtonlawcenter.com>
Sent: Wednesday, June 16, 2021 8:13 AM
To: [Jeremy Johnston](mailto:jeremy.johnston@co.kittitas.wa.us) <jeremy.johnston@co.kittitas.wa.us>; 'Josh Mitchell' <jmitchell6686@hotmail.com>
Cc: [Kelly Bacon \(CD\)](mailto:kelly.bacon.cd@co.kittitas.wa.us) <kelly.bacon.cd@co.kittitas.wa.us>; [Jeremy Larson](mailto:jeremy.larson@co.kittitas.wa.us) <jeremy.larson@co.kittitas.wa.us>
Subject: RE: [EXTERNAL]RE: Swiftwater Storage CUP and Residential Building Application Parcel 15445

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have verified the content is safe.

Jeremy:

Thank you for such a prompt response. I really appreciate it.

Spencer

From: Jeremy Johnston [<mailto:jeremy.johnston@co.kittitas.wa.us>]
Sent: Wednesday, June 16, 2021 8:04 AM
To: Spencer Parr <spencer@washingtonlawcenter.com>; 'Josh Mitchell' <jmitchell6686@hotmail.com>
Cc: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>
Subject: [EXTERNAL]RE: Swiftwater Storage CUP and Residential Building Application Parcel 15445

Hi Spencer,

The site plan you provided does indicate appropriate setbacks for the residence. It has been a mad house around here so I apologize for the delay in relaying this information. I just spoke with Jeremy Larson and have CC'd him on this response as well. The site plan provided (and attached here) demonstrates compliance with all shoreline and critical area setbacks. CDS Planning has no issues with this residential proposal as presented.

Jeremy Johnston

Kittitas County CDS, Planning Official

(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



"Building Partnerships-Building Communities"

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

From: Spencer Parr <spencer@washingtonlawcenter.com>
Sent: Wednesday, June 16, 2021 7:44 AM
To: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; 'Josh Mitchell' <jmitchell6686@hotmail.com>
Cc: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>
Subject: Swiftwater Storage CUP and Residential Building Application Parcel 15445

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Good Morning, Jeremy Johnston:

I am just following up on your June 10 email. You previously indicated during our prior WebEx meeting that once we would get you an updated site plan for our CUP application (showing clear conformance with KCC 17B setback requirements), you would then personally walk that over to help coordinate with the officials who could then quickly review and potentially issue a residential building permit for the single family home we are trying to build for Joshua and his daughter prior to winter. Thank you again for that courtesy. But then I was also reviewing past emails this morning and wondering if Josh and I may have missed something, such as also directly communicating our updated site plan proposal to Mr. Jeremy Larson or perhaps somebody else at the County?

In other words, I'm writing to ask whether Josh and I still need to do something more in order to ensure that the residential aspect of our proposed project is now undergoing building permit application review?

Sincerely,

Spencer

From: Jeremy Johnston [<mailto:jeremy.johnston@co.kittitas.wa.us>]
Sent: Thursday, June 10, 2021 8:37 AM
To: 'Josh Mitchell' <jmitchell6686@hotmail.com>; 'Ed Sewall' <esewall@sewallwc.com>
Cc: Spencer Parr <spencer@washingtonlawcenter.com>; Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Subject: [EXTERNAL]RE: Swiftwater Storage CUP and Residential Building Application Parcel 15445

Hi Joshua,

This appears to be exactly what we needed. Thank you.

Jeremy Johnston

Kittitas County CDS, Planning Official

(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



"Building Partnerships-Building Communities"

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From: Josh Mitchell <jmitchell6686@hotmail.com>

Sent: Wednesday, June 9, 2021 7:02 PM

To: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; 'Ed Sewall' <esewall@sewallwc.com>

Cc: Spencer Parr <spencer@washingtonlawcenter.com>; Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>

Subject: Re: Swiftwater Storage CUP and Residential Building Application Parcel 15445

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Jeremy: attached, please see our modified proposed site plan which clarifies various matters raised in prior discussions and public comments. We hope this is the final version and would therefore ask for your prompt consideration.

Please note that all proposed commercial construction, including even the storm water retention placement will be at least 200+ feet from the Category II wetlands along our northern boundary and at least 150+ feet from the Category III wetlands at the southern boundary.

Similarly, all proposed residential construction is at least 150+ feet from the northern wetlands and

110+ feet from the southern wetlands. Our residential septic fields are located more than 100 feet from the well.

If anything remains unclear, please do not hesitate to ask.

Thank you for your prompt consideration.

Joshua Mitchell

From: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Sent: Friday, May 28, 2021, 12:30 PM
To: 'Ed Sewall'
Cc: Spencer Parr; Josh Mitchell; Kelly Bacon (CD)
Subject: RE: Swiftwater Storage CUP and Residential Building Application Parcel 15445

Thank you Ed for the clarification. I have updated the file with the documents you provided and look forward to the restoration plan.

Jeremy Johnston

Kittitas County CDS, Planning Official

(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



"Building Partnerships-Building Communities"

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From: Ed Sewall <esewall@sewallwc.com>
Sent: Thursday, May 27, 2021 9:21 AM
To: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Cc: Spencer Parr <spencer@washingtonlawcenter.com>; Josh Mitchell <JMitchell6686@hotmail.com>
Subject: RE: Swiftwater Storage CUP and Residential Building Application Parcel 15445

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Jeremy, as I noted in my email yesterday, originally I had assumed the wetland on the south side of the WLC Swiftwater storage site connected to the wetland on the north off-site to the east. When I walked into that area off-site yesterday and looked closer, the connection is only a man-made ditch approximately 100' in length through upland area which allows water from the wetland to the south (now referred to as Wetland B) to drain to the north into Wetland A, the Category II wetland. As a result the southern area is really a separate wetland which I now refer to as Wetland B (see attached map). I rated this wetland as a depressional wetland using the 2014 Eastern Washington Rating System and the wetland comes out as a Category III wetland (see attached rating form and exhibits).

Therefore, based upon the new correct rating and using KCC 17B.50.020G-1 , Wetland B on the south as a Category III wetland would have a 150' buffer to the "high Intensity" development of the storage units, and a 110' buffer to the "moderate Intensity" development of the proposed single family home.

I have also mapped the areas of disturbance of the buffer on the eastern side of the site, which all occurred in the buffer of Wetland B. We will be preparing a restoration plan for these areas of disturbance and submitting this to you shortly.

Ed Sewall

Sewall Wetland Consulting, Inc.

(253) 859-0515

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