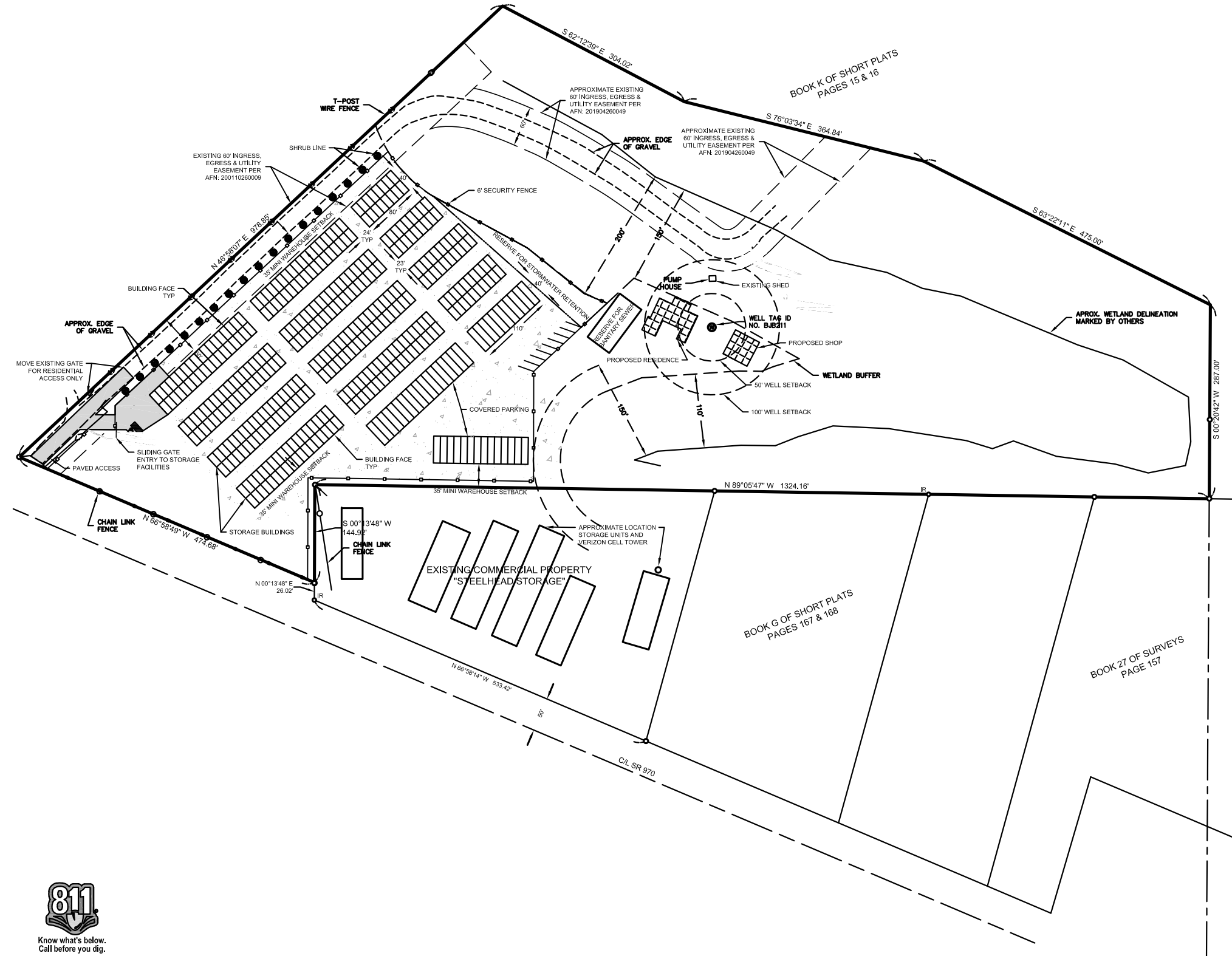
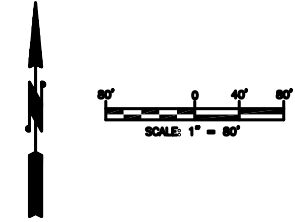


3581 SR 970

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KITITITAS COUNTY, STATE OF WASHINGTON



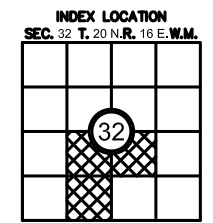
REVISIONS	BY	DATE

REVIEW DRAFT

WLC PROPERTY HOLDINGS LLC
SITE PLAN

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0230
Eastern Washington Division
407 Southwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO.	20182
DATE	
SCALE	
DESIGNED	
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CHECKED	
APPROVED	
SHEET	



From: [Josh Mitchell](#)
To: [Jeremy Johnston](#); "Ed Sewall"
Cc: [Spencer Parr](#); [Kelly Bacon \(CD\)](#)
Subject: Re: Swiftwater Storage CUP and Residential Building Application Parcel 15445
Date: Wednesday, June 9, 2021 7:01:43 PM
Attachments: [20182-Final.pdf](#)

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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"

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: 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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