

From: [Jeremy Johnston](#)
To: [Kelly Bacon \(CD\)](#)
Subject: RE: Parcel 15445, WLC Property Holding LLC
Date: Wednesday, February 10, 2021 3:07:04 PM
Attachments: [image001.png](#)

Hey Kelly,

I read through the critical areas report and I am a little confused by Lori's comments. While the report does note buffer averaging might be an option, the applicants do not appear to be proposing any buffer averaging or mitigation. They seem to be abiding by the maximum 100 foot buffer. One thing I did notice however is that the report does not seem to address the wetland in the center of the parcel at all. This seems odd considering Mr. Sewell did show this on the maps he provided in the beginning of the report. In my mind these are the most relevant, as they appear to be directly within the project area. We will need more clarity from Mr. Sewell as to the nature/existence of this section of wetland. Maybe I missed something but I went through the report twice and I cannot find any analysis of this area.

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: White, Lori (ECY) <lowh461@ECY.WA.GOV>
Sent: Wednesday, February 10, 2021 2:08 PM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Cc: Graff, Gary (ECY) <GAGR461@ECY.WA.GOV>
Subject: RE: Parcel 15445, WLC Property Holding LLC

Thank you Kelly,

I do have some concerns with the provided delineation and would like to conduct a joint site visit in the spring to review a few areas and verify the lines. In addition, I disagree with the statement in the wetland delineation that states buffer averaging or enhancement can be done. Ecology's guidance documents assume the existing buffer is appropriately vegetated with native species and if it is not, it is to be planted. Therefore planting the buffer can not be used as a mitigation tool and should occur prior to the change in landuse.

Please let me know if you would like to discuss.

Sincerely,

Lori B White (she/her)
Wetland & Federal Permit Specialist

Department of Ecology • 1250 W Alder Street • Union Gap, WA 98903 • lori.white@ECY.WA.GOV • 509-575-2616(office) • 509-379-1917 (cell)



From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Wednesday, February 10, 2021 12:52 PM
To: White, Lori (ECY) <lowh461@ECY.WA.GOV>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Cc: Neet, Wendy (ECY) <wnee461@ECY.WA.GOV>; Graff, Gary (ECY) <GAGR461@ECY.WA.GOV>
Subject: RE: Parcel 15445, WLC Property Holding LLC

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Good morning,

The applicant has provided the attached Wetland Delineation from Sewall Wetland Consulting, LLC. They have also stated that zero trees have been removed from the 100 ft wetland buffer. I am not seeing where the small pond located on the north west end of the property was included in the report, but I can reach back out to the applicant and see if they have any current information.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2
Ellensburg, WA 98926
Office: (509) 962-7539
Kelly.bacon.cd@co.kittitas.wa.us

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From: White, Lori (ECY) <lowh461@ECY.WA.GOV>
Sent: Wednesday, February 10, 2021 8:36 AM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Cc: Neet, Wendy (ECY) <wnee461@ECY.WA.GOV>; Graff, Gary (ECY) <GAGR461@ECY.WA.GOV>
Subject: RE: Parcel 15445, WLC Property Holding LLC

Good Morning Kelly,

My sincere apologies and thank you for the friendly reminder☺ I would like to add that the small pond that may have already been impacted needs to be including in the wetland report to see if it was a wetland versus a pond. This will require a specific methodology, called atypical. Their consultant will need to be familiar with such work. I am happy to discuss if needed.

Sincerely,

Lori B White (she/her)
Wetland & Federal Permit Specialist

Department of Ecology • 1250 W Alder Street • Union Gap, WA 98903 • lori.white@ECY.WA.GOV • 509-575-2616(office) • 509-379-1917 (cell)



From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Tuesday, February 9, 2021 10:19 AM
To: White, Lori (ECY) <lowh461@ECY.WA.GOV>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Cc: Neet, Wendy (ECY) <wnee461@ECY.WA.GOV>; Graff, Gary (ECY) <GAGR461@ECY.WA.GOV>
Subject: RE: Parcel 15445, WLC Property Holding LLC

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Good morning Lori,

We did work on a couple of projects last year in regards to wetlands associated with shoreline jurisdiction and had one meeting in person prior to the Covid lockdowns. Looking forward to in person meetings once again and working with you in the future.

I have reached out to the applicants in regards to the reported clearing (I have not been onsite at this time) and any possible Wetland Delineations that have been completed. Once I have heard back from the applicant, I will hopefully have some additional information for you.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

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From: White, Lori (ECY) <lowh461@ECY.WA.GOV>

Sent: Tuesday, February 9, 2021 9:52 AM

To: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>

Cc: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Neet, Wendy (ECY) <wnee461@ECY.WA.GOV>; Graff, Gary (ECY) <GAGR461@ECY.WA.GOV>

Subject: RE: Parcel 15445, WLC Property Holding LLC

Good Morning Kelly,

I am not sure if I have had the opportunity to work with you directly yet. I am the regional wetland specialists for Ecology and am available to provide technical assistance to the County for wetland issues. I am happy to review wetland delineations, ratings, conduct joint site visits to verify wetland boundaries, and provide guidance with the implementation of your wetland regulations (including wetland buffers).

It sounds questionable if a wetland delineation was conducted on this parcel. This site does need to have a wetland delineation and rating conducted. The rating will help determine the County's required upland buffer. Mistakes can be made in both the delineation and ratings and it is imperative that they are reviewed for adequacy in methodology at the least. I am available for any questions you may. Please feel free to reach out anytime.

Based on information Ryan Deknikker provided yesterday, the applicant has cleared ~8 acres of upland and impacted a water of the state (the small pond to the west side of the parcel). In addition some of the clearing was conducted in the stream and wetland buffer. Have you been in contact with the applicant lately? I am happy to provide support with any coordination and conversations needed with the applicant, if wanted. I just want to make sure the applicant is aware of the items they should and should not be engaging in at this time. Please let me know if you need support addressing wetland buffer impacts as well.

Respectfully,

Lori B White (she/her)
Wetland & Federal Permit Specialist

Department of Ecology • 1250 W Alder Street • Union Gap, WA 98903 • lori.white@ECY.WA.GOV • 509-575-2616 (office) • 509-379-1917 (cell)



From: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Sent: Monday, February 8, 2021 10:53 AM
To: White, Lori (ECY) <lowh461@ECY.WA.GOV>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>
Cc: Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Subject: RE: Parcel 15445, WLC Property Holding LLC

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Thank you Lori,

The owners of Parcel 15445 are currently going through a Conditional Use process for a mini storage facility. This application is being processed by Kelly Bacon, I have CC'd her in case I get anything wrong. I glanced at the file and appears the application was deemed incomplete in December for lack of information. I am not aware of a wetland delineation in our files associated with this parcel, however I seem to recall the applicant describing some wetland study when they went through the pre application process. We did let them know in the pre application meeting that a wetland

delineation would be required. It is not uncommon for applicants going through the Conditional Use process to make some minor alterations on the property to plan for the upcoming use. We always let them know this is done at their own risk. Obviously there are limits to how much of this can be done before CUP approval, and we certainly do not allow development within wetland buffers without an approved plan and mitigation. What kind of "construction" is being done?

Jeremy Johnston

Kittitas County CDS, Planning Official

(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



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From: White, Lori (ECY) <lowh461@ECY.WA.GOV>
Sent: Thursday, February 4, 2021 11:54 AM
To: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>
Cc: Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>
Subject: Parcel 15445, WLC Property Holding LLC
Importance: High

Good Afternoon Jeremy,

I hope you are doing well. Congratulations on becoming the planning official!

I wanted to touch base on a proposal for the above parcel number. I received notice of some construction that is taking place on it. There is a large wetland complex on this parcel. Could you update me on where this project is at in their review? Is there a wetland delineation? It sounds as if the buffer at a minimum is being impacted. I would like to review the wetland delineation and rating. If there is not one, one is needed. Also, any impacts to wetlands require state and federal review and authorization as well. Please feel free to call me if you have time to discuss. I will likely make a site visit to the parcel next week.

Sincerely,

Lori B White (she/her)

Wetland & Federal Permit Specialist

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