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To: [Kelly Bacon \(CD\)](#); [Jeremy Johnston](#)
Cc: [Dan Carlson](#); [Pat Nicholson](#)
Subject: Sweetwater Response
Date: Monday, June 14, 2021 2:37:45 PM
Attachments: [SwtWtr Resp. 6-14-21.pdf](#)
[Swtwtr site plan fn16-11-21 Revised plan copy 2.pdf](#)

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Kelly & Jeremy,

I hope you all had a great weekend? I am emailing to follow up on the Sweetwater conditional use permit. I have attached two items that meet the needs directly related to our zoom call/conference call regarding this conditional use permit application.

I have included #1. The response to comments. Please review and we can discuss if need be. Please note the comments regarding meeting the Fire Marshal on site. We addressed everything while on site and we agreed that these items discussed with the Fire Marshall would be also used and conditions of the project. #2. The attached revised drawing reflects changes made to the conditional use site plan addressing some of the comments & concerns. This revised site plan, as directed by County Staff, reflects changes on how the applicant has addressed the comments.

The following has been revised on the site plan:

1. Parking Area E has been removed.
2. Parking Area D has been reduced down to the existing gravel parking area associated with the structures and round-pen at that location.
3. Parking Area B has been removed.
4. Driveway (bulb outs) have been added along the driveway per Fire Marshal direction.

Let me know if you need anything else or have any questions? Please confirm and I will also put a call into you, making sure you received this email and associated attachments for the file.

SITE PLAN

Revised Site Plan
Submittal Date
6-11-21



SEC. 29, T. 19 N., R. 19 E., W.M.

Existing Event
Facility
Barns
&
Access

NOTES:
Wetlands labeled with A and B
numerical flagging.

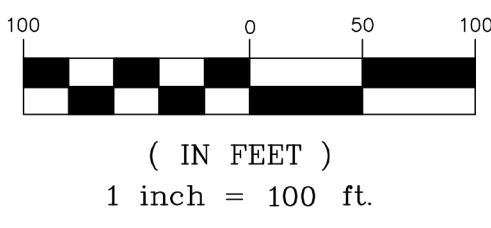
150' Buffer (dotted line) is the
distance from identified
wetlands and Consistent with
Critical Areas Report and
Kittitas County Code.

Naneum Creek labeled with W
numerical flagging.

100' Buffer (dotted line) is the
distance from the Naneum
Creek OHWM consistent with
Critical Areas Report and
Kittitas County Code.

Existing Event Facility
Barn & Access

GRAPHIC SCALE



EXCEPTION

Parking Area E
Removed.

Existing Driveway

Existing house

NE 1/4
NE 1/4
SE 1/4

HOUSE

Existing Event Facility
pole barn

TPN 205736

Existing Event
Facility
Barns
&
Access

Parking Area D
Reduced to existing
graveled area.

BARN

BLDG

Garbage Dumpster
location

TPN 558434

Portable toilets
& handwashing stations
Location

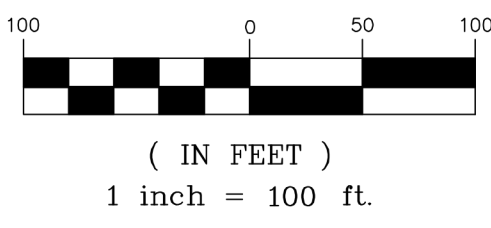
100' BUFFER

100' BUFFER

Existing Event Facility
Barn & Access

Existing Power

GRAPHIC SCALE



EXCEPTION

Parking Area
C

150' BUFFER

100' BUFFER

B4
B3
B2
B1
B13
B12
B11
B10
B9
B8
B7
B6
B5
B4

A8
A7
A6
A5
A4
A3
A2
A1
A15
A14
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W44
W45
W46

200' BUFFER

100' BUFFER

Parking Area B
Removed

TPN 558434

Widened Bulb out
on driveway

Widened Bulb out
on driveway

TPN 12291
EXCEPTION
SURVEYS
BK 22 OF SURVEYS
PG 206

S 00°51'18" W

CHARLTON ROAD

32 33

SweetWater CUP		
Agency	Comment	Response
WA State Dept. of Health, Russel Mau		
1	No water provided (via well etc.) No further comments.	Agreed. Project is described with catering requiring water etc. to be brought in for events. If and when water is obtained or transferred the appropriate processes will be followed.
KVFR		
1	Fire Flow Plan: approved by KVFR in terms of access and connections.	On site mtg with KC Fire Marshall on 5-24-21, who reviewed access and conditioned the project to the following regarding Access: 1. Add 2ft of gravel to the driveway which will make it 20ft wide. 2. Entrance is sufficient no need for a 2nd ingress and egress.
2	Facility subject to a 15+minute response time	OK
3	Fire alarm and sprinklers are recommended irrespective of code requirements., This will significantly offset on site water storage and fire flow requirements	On site mtg with KC Fire Marshall on 5-24-21, who reviewed access and conditioned the project to the following regarding: 1. The building calculation regarding occupancy load was below the requirement of 300 therefore sprinklers and water storage are not required. 2. A draft fire hydrant is required at the location identified by the KC Fire Marshal (this requires an application and review by Kittitas County Fire Marshall).
4	Consider AED for Events.	The applicant will provide certified CPR person on staff.

5	On-going vegetation managements in & around structures, tents, parking areas will be necessary in addition to WUI code compliance.	Agreed. Continued Livestock, standard agricultural, irrigation, and mowing maintenance activities around the facility, including but not limited to pature mangament, leveling, reseeding etc.. Furthermore the existing structure has been pemrited and been reviewed for Wildlane Urban Interface code regarding surroundings, materials used and types of stain being used etc.
6	2-separate access/egress roads and Appendix D IFC compliance for all publicly accessible areas.	On site mtg with KC Fire Marshall on 5-24-21, who reviewed access and conditioned the project to the following regarding Access: 1. Add 2ft of gravel to the driveway which will make it 20ft wide. 2. Entrance is sufficient no need for a 2nd ingress and egress. 3. 2 areas along the driveway will have bulb outs (wider areas for easier fire aparatus access). 4. The existing driveway entering the event facility is sufficient in size and will be only a load and unload area. 5. The existing access circling the event facility is sufficient as a turnaround location for fire aparatuses. 6. Two doors within the event facility will be installed with push away/break away door mechanism.
7	All bridges must be engineered and posted with weight limits - min. 75,000lbs.	This specific event facility site has no bridges to cross therefore Not Applicable.
8	Clear addressing and site map a entrance.	Agreed.
9	Knox access for buildings and any locked gates.	Agreed.
DAHP		
1	High probability of cultural resources in the area due to proximity to Naneum Creek.	Structures are existing and permitted by Kittitas County. The Driveway is the existing access. Due to items already established on the property there is no need for a Arch. Survey of the site.

2	Multiple sites recorded near the proposed project area.	Structures are existing and permitted by Kittitas County. The Driveway is the existing access. Due to items already established on the property there is no need for a Arch. Survey of the site.
3	Scale of proposed ground disturbing action would destroy cul. Resources present.... Therefore we recommend a Arch. Survey of the site.	Structures are existing and permitted by Kittitas County. The Driveway is the existing access. Due to items already established on the property there is no need for a Arch. Survey of the site. Furthermore the existing site is agricultural pasture ground that retains it's rights to till, level, and reseed the pasture ground.
Yakama Nation		
1	Project being within the vicinity of an ancestral Village and native cemetery. Recommends a cultural resources investigation.	Structures are existing and permitted by Kittitas County. The Driveway is the existing access. Due to items already established on the property there is no need for a Arch. Survey of the site. Furthermore, Sweetwater has discussed with an adjacent landowner (Alan Aronica) who has confirmed that the cemetery is not on Sweetwater's property and furthered confirmed that the cemetery is 3/4 of a mile north away from the proposal.
KC Dept. of Public Works		
1	Grading over a 100 cyds requires a grading permit.	OK. Please note the structures are build/existing and the immediate/adjacent surrounding grounds are also pasture ground, used for horses and cattle leasing, where continued agricultural practices are continued to be used (tilling, re-seeding, leveling etc.)

2	Any grading over 500 cyds of material will require engineered grading and stormwater plans. See KC 14.05.	There will be no grading of 500 cyds as structures are existing & permitted and along with ongoing improvements to existing irrigations systems and added grass areas etc.. Existing Driveway already established. The proposed site has continued to be in agricultural land (pastures), seasonally tilled and re-seeded over time and irrigated with senior irrigation water rights.
3	Engineered Stormwater plans are required if the project generates an impervious surface exceeding 5,000 sq ft. Stormwater plan will comply with the Eastern WA Mgt manual.	Typically disturbances of 1 acre or more triggers the Eastern WA Stormwater Permit Per EWSWM, but since these structures and access are existing items on the property there is no need for this requirement. Furthermore the site around the venue is agricultural ground that retains the ability to be seasonally tilled and re-seeded, graded and level, over time and irrigated with senior irrigation water rights in keeping consistent with ongoing agricultural practices.
4	Entrance to the property shall be clearly marked during events.	Agreed
5	Access permit is required to ensure the access meets KCC and international fire code.	Access Permit submitted 4-9-21 and approved. Applicant is required to pave the apron along the county access point of the existing driveway.
6	The access shall be a minimum of 20ft wide and have an acceptable fire apparatus turn around.	Agreed. Please also see Fire Marshall requirements that satisfies these items.
7	Flood permit is not required at this time.	Agreed, This specific proposal (structures etc.) are located outside of the 100 yr. floodplain.
8	Any future development should remain outside of the floodplain in order to reduce risk and avoid mandatory flood insurance requirements.	OK

WA ST Fish and Wildlife		
1	Within the project footprint are several critical areas that could potentially have impact on fish and wildlife habitat conservation area if avoidance or mitigation is not implemented in the proposal.	The existing structures are within existing pasture ground etc. These structures are outside of the required buffers that were established in the Critical Areas Report and consistent with Kittitas County's Critical Areas Code. Furthermore these existing structures are outside of the adopted shoreline boundary designation and have been permitted as such.
2	In the NW of the proposal area is priority shrub steppe habitat which is used by a variety of priority species, including mule deer.	OK
3	In the Eastern part of the project area Naneum Creek and associated Riparian Area.	The existing structures are within existing pasture ground etc. These structures are outside of the required buffers that were established in the Critical Areas Report and consistent with Kittitas County's Critical Areas Code. Furthermore these existing structures are outside of the adopted shoreline boundary designation and all have been constructed under existing/approved building permits with Kittitas County.
4	Naneum Creek is a fish bearing stream and its associated riparian area supports a wide diversity of wildlife for breeding, wintering, an the migration.	The existing structures are within existing pasture ground etc. These structures are outside of the required buffers that were established in the Critical Areas Report and consistent with Kittitas County's Critical Areas Code. Furthermore these existing structures are outside of the adopted shoreline boundary designation and all have been constructed under existing/approved building permits with Kittitas County.

5	Naneum Creek has characteristics of a Channel Migration Zone (CMZ) and the unnamed tributary referenced in the report is likely a side channel of Naneum Creek.	Ok. It is important to note all structures are existing.
6	The CA report does not mention a CMZ here.	Ok. It is important to note all structures are existing.
7	Riparian and shoreline impacts should be measured from the edge of the CMZ and to the properly designate the shoreline impacts.	The existing structures are within existing pasture ground etc. These structures are outside of the required buffers that were established in the Critical Areas Report and consistent with Kittitas County's Critical Areas Code. Furthermore these existing structures are outside of the adopted shoreline boundary designation and all have been constructed under existing/approved building permits with Kittitas County.
8	A measurement of the CMZ should be conducted and factored into the assessment.	The existing structures are within existing pasture ground etc. These structures are outside of the required buffers that were established in the Critical Areas Report and consistent with Kittitas County's Critical Areas Code. Furthermore these existing structures are outside of the adopted shoreline boundary designation and all have been constructed under existing/approved building permits with Kittitas County.
9	Parking Area D is within the shrubsteppe habitat	Parking Area D will not be enlarged as depicted on the site plan. There will be no parking on shrubsteppe habitat within this parking area. With that said there is an existing graveled parking area associated with the existing structures at this location that will continue to be used for those existing structures etc.

10	Parking Area E is within the shrubsteppe habitat	Applicant agrees to remove Parking Area E.
11	Potentially Parking Area C (depending upon the extent) could be within the Shrubsteppe habitat.	Parking Area C is within existing irrigated pasture ground and contains no shrub steppe habitat.
12	From Aerial imagery, there appears to be a drainage with some riparian vegetation that would be impacted. It's stated that this is in irrigation ditch, yet no assessment of current habitat quality or function of that area is described.	The Critical Areas report was completed and identified these irrigation ditches. These ditches convey water to the subject property and to other adjacent properties pertinent to their water rights. Therefore there is no need for an assessment on of these ditches. These ditches within this area have had ongoing maintenance and repair making it more aesthetically pleasing while still providing better conveyance of water to the adjacent landowner.
13	WDFW would like understand the impacts of this drainage for F&W habitat.	The Critical Areas report was completed and identified these irrigation ditches. These ditches convey water to the subject property and to other adjacent properties to the south pertinent to the senior irrigation water rights. Therefore there is no need for an assessment on of these ditches. In fact the existing underground irrigation line has been improved that provides water to the pasture ground around the venue and other surrounding areas.
14	Parking Area B is next a well vegetated area which is identified as an irrigating ditch. WDFW would like understand the connection of that ditch to Naneum Creek.	The Critical Areas report was completed and identified these irrigation ditches. These ditches convey water to the subject property and to other adjacent properties pertinent to their water rights. Therefore there is no need for an assessment on of these ditches. More important and after further review the applicant proposes to remove Parking Area B.

15	WDFW request that these parking areas either be configured to avoid these habitat impacts, or habitat mitigation proposed (such as enhancement of other habitat areas on the property to offset these impacts.	See above changes pertinent to parking areas.
16	WDFW would like to meet on site with the applicant and KCCDS to further discuss the issue of minimization of habitat impacts and/or habitat mitigation.	Ok
17	WDFW request that proposed trails and fire wising extents be shown on the site plan to better understand the impacts and there be no net loss of function form the existing riparian area of Naneum Creek.	The applicant has a right to place trails within the pasture ground and grass area around the event facility or for that matter on their property.
18	If habitat impacts are expected, then habitat mitigation in the form of riparian enhancement in other areas of the riparian area to offset impacts are requested.	The existing structures are within existing pasture ground etc. These structures are outside of the required buffers that were established in the Critical Areas Report and consistent with Kittitas County's Critical Areas Code. Furthermore these existing structures are outside of the adopted shoreline boundary designation and all have been constructed under existing/approved building permits with Kittitas County. With the aforementioned, and since the existing structures are located in an existing pasture etc. mitigation will not be needed.

19	Water Right: if water right being proposed here would have impacts on the instream flows of Naneum Creek, WDFW would expect to be involved and consulted.	Agreed. Furthermore the applicant has numerous senior water rights pertinent to the property (S4-84268-J with a priority date of 6-30-1884 for irrigation, priority date of 6-30-1871 for stock water, S4-84269-J with a priority date of 6-30-1871, & G4-007994CL and other senior water rights not listed here.
Darrell Hoadley (Skip)	His water level has been reduce by 20 feet from May 1, 2020 to October 1, 2020.	If water is obtained, as stated in the application, then the appropriate process will be taken whether mitigation water is obtained or use of the applicants senior water rights are used.
1	Well data shows water availability in the area is already in jeopardy an if this Cond. Use is permitted, mine and other wells in the are will be adversely affected causing reduced water availability.	If water is obtained, as stated in the application, then the appropriate process will be taken whether mitigation water is obtained or use of the applicants senior water rights are used. Furthermore the applicant has numerous senior water rights pertinent to the property (S4-84268-J with a priority date of 6-30-1884 for irrigation, priority date of 6-30-1871 for stock water, S4-84269-J with a priority date of 6-30-1871, & G4-007994CL and other senior water rights
WA ST Dept. of Ecology		
1	Wetland delineation was conducted outside of the growing season in Nov. 2019.	The structures are existing and are within the pasture area. The wetlands identified are on the eastern side of an existing irrigation ditch pertinent to senior water rights, therefore there is no need for an additional review during the growing season.

2	Ecology would like to request a joint site visit to investigate the areas of concern and confirm the wetland boundary.	Ok
3	Ecology request the county to revisit the required wetland buffer for Cat. II associated wetland under the Shoreline Master Program.	The existing structures are within existing pasture ground etc. These structures are outside of the required buffers that were established in the Critical Areas Report and consistent with Kittitas County's Critical Areas Code. Furthermore these existing structures are outside of the adopted shoreline boundary designation on file with Kittitas County. All of these structures have been constructed under existing/approved building permits by Kittitas County, therefore having been reviewed and approved at the location proposed confirming being outside of the adopted shoreline and meeting the requirements of the Critical Areas Code of Kittitas County.
4	Per table 5.2-1, wetland buffers for wetlands in shoreline jurisdiction, Cat. II wetlands in an area of high land use intensity require a 200 foot wide buffer to properly protect the high functioning wetland.	The existing structures are within existing pasture ground etc. These structures are outside of the required buffers that were established in the Critical Areas Report and consistent with Kittitas County's Critical Areas Code. Furthermore these existing structures are outside of the adopted shoreline boundary designation on file with Kittitas County and all have been constructed under existing/approved building permits with Kittitas County therefore having been reviewed and approved at the location proposed confirming being outside of the adopted shoreline boundary of Kittitas County.

5	An event center with multiple parking needs, pedestrian traffic, etc. would be considered high intensity land use and not low or moderate.	This proposal is not within the shoreline boundary, pursuant to Kittitas County adopted shoreline mapping, therefore the high intensity land use designation doesn't apply. Furthermore the applicant as condition its project by removing parking areas B & E, reduced parking area D therefore reducing the intensity if any.
6	Water Quality: If project anticipates disturbing ground with potential for stormwater discharge off site, a Construction Stormwater General Permit is recommended.	Typically disturbances of 1 acre or more triggers the Eastern WA Stormwater Permit Per EWSWM, but since these structures and access are existing items on the property there is no need for this requirement. Furthermore the site around the venue is agricultural ground that retains the ability to be seasonally tilled and re-seeded, graded and level, over time and irrigated with senior irrigation water rights in keeping consistent with ongoing agricultural practices.
7	Water rights. Water Availability in the proposed area is very limited. Ecology recommends no new use unless suitable mitigation is provided. Highly recommended to consult with DOE.	If water is obtained, as stated in the application, then the appropriate process will be taken whether mitigation water is obtained or use of the applicants senior water rights are used. Furthermore the applicant has numerous senior water rights pertinent to the property (S4-84268-J with a priority date of 6-30-1884 for irrigation, priority date of 6-30-1871 for stock water, S4-84269-J with a priority date of 6-30-1871, & G4-007994CL and other senior water rights
KC Public Health		

1	IF the proposed event center has bathrooms, kitchen or nay structure allowing the public to have access to the water system, the existing well must be approved as a Group A Non Transient non community water system by WAST DOH.	Agreed, in that if water is obtained, whether its through mitigation or a water transfer, a Group A Non Transient non community water system would be applied for. Please note that proposed portable toilets and wash stations would be on site during events.
2	All Caterers used to provide food on site for the public must be licensed and have a current foodservice permit,	Agreed
3	along with a licensed and approved commissary kitchen for refilling of clean potable water and disposing of all grey water and ware washing.	Agreed
4	If there is a kitchen to be proposed they will need to do a plan review and submit kitchen plans.	Agreed
5	All Wastewater will need to be accommodated through enough portable toilets to accommodate the maximum number of occupants of the building being used including employees.	Agreed
6	In the event a subsurface sewage system is to be installed in the future a site evaluation will need to be completed, followed up by a design drafted by a licensed designer in WA St. with a final inspection required.	Agreed
KC Building Dept.	All new buildings, renovated buildings, or structures what will undergo a change in use, shall be regulated by and permits required under all the current adopted building codes in Kittitas County code 14.04 at the time of submittal.	Agreed