

## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

March 24, 2021

Kelly Bacon  
Staff Planner  
Kittitas County Community Development Services  
411 No Ruby Street, Suite 2  
Ellensburg WA 98926

RE: Sweetwater Ranch CUP (CU-21-00002)

Dear Ms. Bacon,

Thank you for the opportunity to comment on the above listed Conditional Use Permit application.

After review of the CUP application, and meeting with the applicant previously, I have the following comments:

All new buildings, renovated buildings, or structures that will undergo a change of 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.

Please don't hesitate to contact me should you have any further questions.

*MIKE FLORY*

Mike Flory  
Building Official



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

Kelly Bacon  
Planner I  
Kittitas County  
411 N. Ruby Street, Ste. 2  
Ellensburg, WA 98926

March 17, 2021

In future correspondence please refer to:  
Project Tracking Code: 2021-03-01608  
Property: Kittitas County\_Sweetwater Ranch Event Facility (CU-21-00002)  
Re: Survey Requested

Dear Kelly Bacon:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. This is due, in part, to the proximity of the proposed project area to Naneum Creek, a resource that may have been historically important to Native American groups and/or settlers in the area. Further, there are multiple archaeological sites recorded near the proposed project area, suggesting that additional archaeological resources may be present. Finally, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson  
Transportation Archaeologist  
(360) 280-7563  
Sydney.Hanson@dahp.wa.gov



To whom it may concern,

Kelly's Pump Sales and Service (Talena), an Ellensburg business has been monitoring my well depth for the last three years twice yearly; May, 1 and October,1 each year. The static water level has remained the same until 2020. The static level has been reduced by 20 feet of water from May,1 2020 through October, 1 2020, an unprecedented and dramatic reduction in water availability. It is my understanding from reading the Public Notice published in the Ellensburg Daily Record that a conditional use permit has been applied for by Sweetwater Ranch Enterprises LLC., intended for an event center on 68.80 acres located approximately 1 mile North of my residence. The well data shows water availability in the area is already in jeopardy and if this conditional use is permitted, mine, and other wells in the area will be adversely affected causing reduced water availability.

Darrell Hoadley (Skip)  
560 Rocky Road  
509.962.8668

**RECEIVED**  
MAR 19 2021  
Kittitas County CDS



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

March 22, 2021

Kelly Bacon  
Kittitas County Community Development  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Re: SEPA Register 202101165, CU-21-00002

Dear Kelly Bacon:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Sweetwater Ranch Event Facility. Washington State Department of Ecology (Ecology) has reviewed the documents and has the following comments.

#### **SHORELANDS/ENVIRONMENTAL ASSISTANCE**

Upon conducting a desk review of the project area, reviewing the Critical Areas Report by Sewall Wetland Consulting Inc., and the site plan Ecology staff have some concerns with the proposed location of Parking Area B.

Ecology staff noted the wetland delineation was conducted outside the growing season, in November 2019, and the precipitation preceding the site investigation was not provided. Several areas of concern were observed on current and historical aerial imagery. Ecology would like to request a joint site visit to investigate the areas of concern and confirm the wetland boundary.

In addition, to the areas of interest and requested site visit, Ecology requests the County revisit the required wetland buffer for Category II associated wetlands under the Shoreline Master Program (SMP). The wetlands located on the parcel would be regulated under the Counties Shoreline Master Program (SMP). Per table 5.2-1, Wetland Buffers for Wetlands in Shoreline Jurisdiction, Category II wetlands in an area of high landuse intensity require a 200 foot wide buffer to properly protect the high functioning wetland. An event center with multiple parking needs, pedestrian foot traffic, etc. would be considered to be high intensity landuse and not low or moderate.

Please contact **Lori White** at [lori.whaite@ecy.wa.gov](mailto:lori.whaite@ecy.wa.gov) or (509) 575-2616 and **Chelsea Benner** at [cheb461@ecy.wa.gov](mailto:cheb461@ecy.wa.gov) to schedule a joint site visit to investigate the areas of concern and verify the proposed wetland boundary prior to issuing the Determination of Non-significance. Please contact Lori White with any questions you may have regarding the above comments. We look forward to continuing to provide the County with wetland technical assistance.

## WATER QUALITY

### Project with Potential to Discharge Off-Site

If the project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Lloyd Stevens, Jr.** at the Dept. of Ecology, 509-574-3991 or email [lloyd.stevensjr@ecy.wa.gov](mailto:lloyd.stevensjr@ecy.wa.gov), with questions about this permit.

## WATER RESOURCES

In Washington State, prospective water users are highly recommended to reach out to the Department of Ecology in order to learn more about state regulations. Water availability in the proposed project area is very limited, and obtaining a water right is difficult. Ecology recommends that no new water uses be established unless suitable mitigation is provided. It is highly encouraged that the applicant consult with the Water Resources Program at the Central Regional Office with any further water right proposals.

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at (509) 454-7872 or email at [christopher.kossik@ecy.wa.gov](mailto:christopher.kossik@ecy.wa.gov).

Sincerely,



Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012  
[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)

**From:** [Mau, Russell E \(DOH\)](#)  
**To:** [Kelly Bacon \(CD\)](#)  
**Cc:** [DOH EPH DW ERO ADMIN](#); [Smits, Brenda M \(DOH\)](#); [Holly Erdman](#)  
**Subject:** RE: Notice of Application CU-21-00002 Sweetwater Ranch  
**Date:** Tuesday, March 9, 2021 10:50:25 AM

---

Kelly:

Based on the applicant stating that no water will be provided for either consumption or toilet use, DOH ODW has no administrative authority, so we have no further comments.

Thanks,

**Russell E. Mau, PhD, PE**

Regional Engineer

Office of Drinking Water

Washington State Department of Health

16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)

509-329-2116 | [www.doh.wa.gov](http://www.doh.wa.gov)

---

**From:** Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>

**Sent:** Tuesday, March 9, 2021 8:42 AM

**To:** Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; Yakima Nation - Jessica <jessica@yakama.com>; Yakima Nation - J Marvin <jmarvin@yakama.com>; johnson@yakama.com; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; migi461@ecy.wa.gov; Yakama Nation - Environmental Review <enviroreview@yakama.com>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; WS DAHP <sepa@dahp.wa.gov>; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E Brooks Library - Nelmsk <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Kennedy, Becky (DNR) <Becky.Kennedy@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'Allison Kimball (brooksideconsulting@gmail.com)' <brooksideconsulting@gmail.com>; '(tribune@nkctribune.com)' <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; Gallagher, Michael (DOHi) <mgallagher@kvnews.com>; 'legals@kvnews.com' <legals@kvnews.com>; 'deborah.j.knaub@usace.army.mil' <deborah.j.knaub@usace.army.mil>; 'lhendrix@usbr.gov'

<lhendrix@usbr.gov>; 'Michael.j.daniels3.civ@mail.mil' <Michael.j.daniels3.civ@mail.mil>;  
'mark.a.gradwohl.civ@mail.mil' <mark.a.gradwohl.civ@mail.mil>; 'Kimberly.peacher@navy.mil'  
<Kimberly.peacher@navy.mil>; 'pubworks@ci.ellensburg.wa.us' <pubworks@ci.ellensburg.wa.us>;  
'comdev@ci.ellensburg.wa.us' <comdev@ci.ellensburg.wa.us>; 'energyservices@ci.ellensburg.wa.us'  
<energyservices@ci.ellensburg.wa.us>; 'fwalker@eburg.wednet.edu' <fwalker@eburg.wednet.edu>;  
RichElliott <elliott@kvfr.org>; 'Jessica Lally' <Jessica\_Lally@Yakama.com>; 'Jon Shellenberger'  
<Jon\_Shellenberger@Yakama.com>; 'Noah Oliver' <Noah\_Oliver@yakama.com>;  
'corrine\_camuso@yakama.com' <corrine\_camuso@yakama.com>; 'kate@yakama.com'  
<kate@yakama.com>; 'guy.moura@colvilletribes.com' <guy.moura@colvilletribes.com>;  
'steve@snoqualmietribe.us' <steve@snoqualmietribe.us>; WS DAHP <sepa@dahp.wa.gov>; 'Aren  
Orsen (HSY)' <Aren.Orsen.HSY@colvilletribes.com>; 'kdkistler@bpa.gov' <kdkistler@bpa.gov>;  
'klarned@fs.fed.us' <klarned@fs.fed.us>; 'prilucj@wsdot.wa.gov' <prilucj@wsdot.wa.gov>;  
'kaiserm@wsdot.wa.gov' <kaiserm@wsdot.wa.gov>; scplanning@wsdot.wa.gov; Harmon, Lynn  
(PARKS) <Lynn.Harmon@PARKS.WA.GOV>  
**Cc:** 'sweetwaterrancheburg@gmail.com' <sweetwaterrancheburg@gmail.com>;  
'(bala.ce@gmail.com)' <bala.ce@gmail.com>; Jeremy Johnston  
<jeremy.johnston@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>  
**Subject:** Notice of Application CU-21-00002 Sweetwater Ranch

## External Email

Good morning,

Kittitas County CDS is requesting comment on the Conditional Use application CU-21-00002 Sweetwater Ranch.

The proposed project would establish an event center that will hold events including but not limited to weddings, barbecues, graduation parties, full season recreational activities, and other similar styled events ranging in size from 250 to 275 people, on approximately 68.80 acres. All application documents can be found through the links below. I have also attached the SEPA Checklist for recording. Please let me know if you have any issues accessing the materials. Comments are due for this application by 5pm on March 24, 2021. If CDS does not receive comments by this date, we will assume your agency has no interest in the application.

[CU-21-00002 Sweetwater Ranch Internal](#)

[CU-21-00002 Sweetwater Ranch External](#)

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](mailto:Kelly.bacon.cd@co.kittitas.wa.us)

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.

---

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.  
message id: 38eb45916c6dcbdac24bb8719d004a14



**From:** [Rich Elliott](#)  
**To:** [Kelly Bacon \(CD\)](#)  
**Subject:** RE: [Ext] Notice of Application CU-21-00002 Sweetwater Ranch  
**Date:** Tuesday, March 9, 2021 9:49:48 AM

---

KVFR input:

- Fireflow plan – approved by KVFR in terms of access and connections.
- The facility will be subject to a 15+ minute response time.
  - Fire alarm and sprinklers are highly recommended irrespective of code requirements. This will significantly offset on site water storage and fire flow requirements, prevent catastrophic fire loss and reduce life safety concerns.
  - Consider on-site AED for events.
- On-going vegetation management in and around structures, tents and parking areas will be necessary in addition to WUI code compliance.
- 2 separate access/egress roads and Appendix D IFC compliance for all publicly accessible areas. All bridges must be engineered and posted with weight limits – minimum 75,000 lbs.
- Clear addressing and site map at entrance.
- Knox access for buildings and any locked gates.

Some of this may be covered by KCFMO as well.

---

**From:** Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>  
**Sent:** Tuesday, March 9, 2021 8:42 AM  
**To:** Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; Yakima Nation - Jessica <jessica@yakama.com>; Yakima Nation - J Marvin <jmarvin@yakama.com>; johnson@yakama.com; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; DOE - gcle <gcle461@ecy.wa.gov>; DOE - lowh <lowh461@ecy.wa.gov>; migi461@ecy.wa.gov; Yakama Nation - Environmental Review <enviroreview@yakama.com>; WDFW - Scott Downes <scott.downes@dfw.wa.gov>; jennifer.nelson@dfw.wa.gov; Elizabeth Torrey <Elizabeth.Torrey@dfw.wa.gov>; SEPA DAHP <sepa@dahp.wa.gov>; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E Brooks Library - Nelmsk <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; WA State Department of Health - Russell <russell.mau@doh.wa.gov>; 'becky.kennedy@dnr.wa.gov' <becky.kennedy@dnr.wa.gov>; 'PRESTON, CINDY (DNR)' <CINDY.PRESTON@dnr.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'Allison Kimball (brooksideconsulting@gmail.com)' <brooksideconsulting@gmail.com>; '(tribune@nkctribune.com)' <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'mgallagher@kvnews.com' <mgallagher@kvnews.com>; 'legals@kvnews.com' <legals@kvnews.com>; 'deborah.j.knaub@usace.army.mil' <deborah.j.knaub@usace.army.mil>; 'lhendrix@usbr.gov'

<lhendrix@usbr.gov>; 'Michael.j.daniels3.civ@mail.mil' <Michael.j.daniels3.civ@mail.mil>; 'mark.a.gradwohl.civ@mail.mil' <mark.a.gradwohl.civ@mail.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; Public Works <pubworks@ci.ellensburg.wa.us>; Community Development <comdev@ci.ellensburg.wa.us>; Kim Caulkins <caulkinsk@ci.ellensburg.wa.us>; 'fwalker@eburg.wednet.edu' <fwalker@eburg.wednet.edu>; Rich Elliott <elliotttr@kvfr.org>; Jessica Lally <jessica\_lally@yakama.com>; 'Jon Shellenberger' <Jon\_Shellenberger@Yakama.com>; Noah Oliver-External <noah\_oliver@yakama.com>; Corrine Camuso <corrine\_camuso@yakama.com>; 'kate@yakama.com' <kate@yakama.com>; 'guy.moura@colvilletribes.com' <guy.moura@colvilletribes.com>; 'steve@snoqualmietribe.us' <steve@snoqualmietribe.us>; SEPA DAHP <sepa@dahp.wa.gov>; 'Aren Orsen (HSY)' <Aren.Orsen.HSY@colvilletribes.com>; 'kdkistler@bpa.gov' <kdkistler@bpa.gov>; 'klarned@fs.fed.us' <klarned@fs.fed.us>; 'prilucj@wsdot.wa.gov' <prilucj@wsdot.wa.gov>; 'kaiserm@wsdot.wa.gov' <kaiserm@wsdot.wa.gov>; SCPlanning <scplanning@wsdot.wa.gov>; 'Lynn.Harmon@PARKS.WA.GOV' <Lynn.Harmon@PARKS.WA.GOV>  
**Cc:** 'sweetwaterrancheburg@gmail.com' <sweetwaterrancheburg@gmail.com>; '(bala.ce@gmail.com)' <bala.ce@gmail.com>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>  
**Subject:** [Ext] Notice of Application CU-21-00002 Sweetwater Ranch

**CAUTION - EXTERNAL EMAIL:** The email below is from an external source. Please exercise caution before opening attachments, clicking links, fulfilling requests, or following guidance.

Good morning,

Kittitas County CDS is requesting comment on the Conditional Use application CU-21-00002 Sweetwater Ranch.

The proposed project would establish an event center that will hold events including but not limited to weddings, barbeques, graduation parties, full season recreational activities, and other similar styled events ranging in size from 250 to 275 people, on approximately 68.80 acres. All application documents can be found through the links below. I have also attached the SEPA Checklist for recording. Please let me know if you have any issues accessing the materials. Comments are due for this application by 5pm on March 24, 2021. If CDS does not receive comments by this date, we will assume your agency has no interest in the application.

[CU-21-00002 Sweetwater Ranch Internal](#)

[CU-21-00002 Sweetwater Ranch External](#)

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](mailto:Kelly.bacon.cd@co.kittitas.wa.us)

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.

---

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.  
message id: 38eb45916c6dcbdac24bb8719d004a14

**CONFIDENTIALITY NOTICE:** This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential, proprietary, and/or privileged information protected by law. If you are not the intended recipient, you may not use, copy, or distribute this e-mail message or its attachments. If you believe you have received this e-mail message in error, please contact the sender by reply e-mail and telephone immediately and destroy all copies of the original message.



*To Protect and Promote the Health and the Environment of the People of Kittitas County*

March 24, 2021

Kelly Bacon  
Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA. 98926

Dear Kelly,

If the proposed event center has bathrooms, a kitchen for the preparation of food or any structure allowing the public to have access to the water system, the existing well must be approved as a Group A, transient non-community water system by the Washington State Department of Health (DOH). A well site inspection must be performed by the Kittitas County Public Health Department to approve the well site as a potable water source. If the existing well cannot be used for any reason, a new well site must be approved and a well drilled and tested. The applicant will be required to work with Russell Mau of the DOH for the review and approval of the public water system to serve the facility.

All caterers used to provide food on site for the public must be licensed and have a current foodservice permit, have valid food handler cards, along with a licensed and approved commissary kitchen for refilling of clean potable water and disposing of all grey water and ware washing. If there is a kitchen to be proposed they will need to do a plan review and submit the kitchen plans to Lucy Garcia.

Any wastewater will need to be accommodated through enough portable toilets to accommodate the maximum occupants of the building being used including employees. 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 Washington State, lastly a final inspection with Public Health will be required before use.



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)



*To Protect and Promote the Health and the Environment of the People of Kittitas County*

Thank you for this opportunity to comment. Please give me a call if you should have any questions or wish to discuss any items.

Sincerely,

A handwritten signature in cursive script that reads "Holly Erdman".

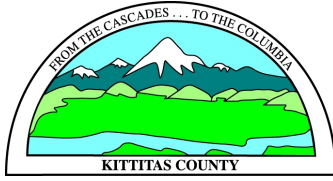
Holly Erdman, B.S.  
Environmental Health Specialist II



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)



# **KITITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

---

### **MEMORANDUM**

---

---

TO: Community Development Services  
FROM: Public Works Planning Review Team  
DATE: March 19, 2021  
SUBJECT: CU-21-00002 Sweetwater Ranch

#### **Public Works Conditional Use Comments**

- Grading over 100 cubic yards of material requires a grading permit. Any grading over 500 cubic yards of material will require engineered grading and storm water plans. See Kittitas County Code chapter 14.05.
- Engineered stormwater plans are required if the project generates an impervious surface exceeding 5000 square feet. The stormwater system will comply with the Stormwater Management Manual for Eastern Washington (SWMMEW).
- The entrance to the property shall be clearly marked during events.
- An access permit is required to ensure the access meets Kittitas County Code and International Fire Code. The access road shall be a minimum of 20 feet wide and have an acceptable fire apparatus turnaround.
- A portion of the properties included in this project are located within the 100-year floodplain. At this time a flood plain development permit is not required for the proposed project. If possible, any future development should remain outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain require a floodplain development permit. All construction, including structures that are exempt from a building permit, must follow the guidelines within KCC 14.08. Note that the floodplain information from FEMA is based on an approximate study. Please contact the Floodplain Manager at Public Works (509-962-7690) with any questions regarding the floodplain on these parcels and permitting questions.

Please contact Kittitas County Public Works (509) 962-7523 with any questions.



State of Washington  
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24<sup>th</sup> Avenue, Yakima, WA 98902-5720  
Telephone: (509) 575-2740 • Fax: (509) 575-2474

March 19, 2021

Kelly Bacon  
Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON CU-20-00005 HIDDEN POINT

Dear Ms. Bacon,

Thank you for the opportunity to comment on the CU-21-00002 Sweetwater Ranch application concerning the construction of an event center on Charlton Road near Naneum Creek (“the project”). Washington Department of Fish and Wildlife (WDFW) has reviewed the application and supporting documents. Our comments are regarding the project’s impact on priority fish and wildlife habitats, particularly shrubsteppe and riparian habitats.

Within the project footprint are several critical areas that could potentially have impact on fish and wildlife habitat conservation areas if avoidance or mitigation is not implemented in the proposal. In the northwest of the proposal area is priority shrubsteppe habitat which is used by a variety of priority wildlife species, including but not limited to mule deer. In the eastern part of the project area is Naneum Creek and its associated riparian area. Naneum Creek is an important fish-bearing stream and its associated riparian area supports a wide diversity of wildlife for breeding, wintering, and migration. Naneum Creek in this vicinity has characteristics of a Channel Migration Zone (CMZ) and the unnamed tributary referenced in the report is likely a side channel of Naneum Creek. The critical areas report does not mention a CMZ here. Riparian and shoreline impacts should be measured from the edge of the CMZ and to properly designate the shoreline impacts here, a measurement of the CMZ should be conducted and factored into the assessment.

The proposed parking areas, particularly Parking Area D and E (and potentially C depending on the extent) are within priority shrubsteppe habitat and converting these areas to a parking area would result in loss of shrubsteppe habitat through clearing. Further, from aerial imagery there appears to be a drainage with some riparian vegetation going through these proposed parking areas that would be impacted. It is stated in the critical areas report that this is an irrigation ditch, yet no assessment of current habitat quality or function of that area is described. WDFW would like to understand the impacts of that drainage for fish and wildlife habitat. Parking Area B is next to a well vegetated area which the critical areas report identifies as an irrigation ditch. WDFW would like to understand the connection of that ditch to Naneum Creek and the implications of the parking area on the associated habitats here. WDFW requests 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. WDFW would like to meet on site with the applicant and Kittitas County to further discuss the issue of minimization of habitat impacts and/or habitat mitigation.

Other elements of the proposal, listed in the project narrative, in addition to the parking areas include water rights, potential fire wising and trails listed including the existing pole barn already well within the riparian area of Naneum Creek. WDFW is concerned that if the proposal is granted there could be further impacts to the riparian area and Naneum Creek itself. WDFW requests 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 from the existing riparian area of Naneum Creek. 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. Regarding the proposed water right, WDFW coordinates with Kittitas County and Department of Ecology regarding water rights and their impacts on instream flows. If the water right being proposed here would have impacts on the instream flows of Naneum Creek, WDFW would expect to be involved and consulted.

Thank you again for the opportunity to comment and look forward to discussing this project further with the county and the applicant, ideally on site through a visit to understand habitat impacts further. Please contact me at 509-607-3578 or [Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov) to discuss these concerns.

Sincerely,



Scott Downes  
Area Habitat Biologist

Cc:

Elizabeth Torrey, WDFW  
Jeremy Johnson, Kittitas County CDS





State of Washington  
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24<sup>th</sup> Avenue, Yakima, WA 98902-5720  
Telephone: (509) 575-2740 • Fax: (509) 575-2474

March 19, 2021

Kelly Bacon  
Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON CU-21-00002 SWEETWATER RANCH

Dear Ms. Bacon,

Thank you for the opportunity to comment on the CU-21-00002 Sweetwater Ranch application concerning the construction of an event center on Charlton Road near Naneum Creek (“the project”). Washington Department of Fish and Wildlife (WDFW) has reviewed the application and supporting documents. Our comments are regarding the project’s impact on priority fish and wildlife habitats, particularly shrubsteppe and riparian habitats.

Within the project footprint are several critical areas that could potentially have impact on fish and wildlife habitat conservation areas if avoidance or mitigation is not implemented in the proposal. In the northwest of the proposal area is priority shrubsteppe habitat which is used by a variety of priority wildlife species, including but not limited to mule deer. In the eastern part of the project area is Naneum Creek and its associated riparian area. Naneum Creek is an important fish-bearing stream and its associated riparian area supports a wide diversity of wildlife for breeding, wintering, and migration. Naneum Creek in this vicinity has characteristics of a Channel Migration Zone (CMZ) and the unnamed tributary referenced in the report is likely a side channel of Naneum Creek. The critical areas report does not mention a CMZ here. Riparian and shoreline impacts should be measured from the edge of the CMZ and to properly designate the shoreline impacts here, a measurement of the CMZ should be conducted and factored into the assessment.

The proposed parking areas, particularly Parking Area D and E (and potentially C depending on the extent) are within priority shrubsteppe habitat and converting these areas to a parking area would result in loss of shrubsteppe habitat through clearing. Further, from aerial imagery there appears to be a drainage with some riparian vegetation going through these proposed parking areas that would be impacted. It is stated in the critical areas report that this is an irrigation ditch, yet no assessment of current habitat quality or function of that area is described. WDFW would like to understand the impacts of that drainage for fish and wildlife habitat. Parking Area B is next to a well vegetated area which the critical areas report identifies as an irrigation ditch. WDFW would like to understand the connection of that ditch to Naneum Creek and the implications of the parking area on the associated habitats here. WDFW requests 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. WDFW would like to meet on site with the applicant and Kittitas County to further discuss the issue of minimization of habitat impacts and/or habitat mitigation.

Other elements of the proposal, listed in the project narrative, in addition to the parking areas include water rights, potential fire wising and trails listed including the existing pole barn already well within the riparian area of Naneum Creek. WDFW is concerned that if the proposal is granted there could be further impacts to the riparian area and Naneum Creek itself. WDFW requests 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 from the existing riparian area of Naneum Creek. 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. Regarding the proposed water right, WDFW coordinates with Kittitas County and Department of Ecology regarding water rights and their impacts on instream flows. If the water right being proposed here would have impacts on the instream flows of Naneum Creek, WDFW would expect to be involved and consulted.

Thank you again for the opportunity to comment and look forward to discussing this project further with the county and the applicant, ideally on site through a visit to understand habitat impacts further. Please contact me at 509-607-3578 or Scott.Downes@dfw.wa.gov to discuss these concerns.

Sincerely,



Scott Downes  
Area Habitat Biologist

Cc:

Elizabeth Torrey, WDFW  
Jeremy Johnson, Kittitas County CDS

**From:** [Corrine Camuso](#)  
**To:** [Kelly Bacon \(CD\)](#)  
**Cc:** [Casey Barney](#); [Jessica Lally](#)  
**Subject:** Re: Notice of Application CU-21-00002 Sweetwater Ranch  
**Date:** Thursday, March 18, 2021 10:09:11 AM  
**Attachments:** [CU-21-00002 Sweetwater Ranch SEPA Checklist.pdf](#)  
[CU-21-00002 Sweetwater Ranch NOA Memo.pdf](#)

---

Good morning Kelly,

The project is within the traditional territory of the Pshwánwapam (Kittitas or Upper Yakama). There is a high probability of encountering cultural resources, the project area being within vicinity of an ancestral Pshwánwapam village and a Native cemetery. Archaeological sites associated with Native American landuse have been recorded within the project vicinity. Yakama Nation CRP recommends a cultural resources investigation of the project area including any areas where ground disturbance (i.e. including grading or landscaping) may occur.

Regards,

Corrine Camuso  
Yakama Nation  
Cultural Resources Program Archaeologist  
Office 509-865-5121 ext. 4776

---

**From:** Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>  
**Sent:** Tuesday, March 9, 2021 8:42 AM  
**To:** Pat Nicholson; Ryan McAllister; Kim Dawson; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Johnson; Candie Leader; Gail Weyand; Jessica Lally; John Marvin; johnson@yakama.com; SEPA Register; SEPA Unit; DOE - gcle; DOE - lowh; migi461@ecy.wa.gov; Environmental Review; WDFW - Scott Downes; WDFW - Jennifer Nelson; WDFW - Elizabeth Torrey; WS DAHP ; James E Brooks Library - Jorgenja; James E Brooks Library - Nelmsk; Mike Flory; Douglas Mitchell; Jeremy Larson; Steph Mifflin; WA State Department of Health - Russell; 'becky.kennedy@dnr.wa.gov'; 'PRESTON, CINDY (DNR)'; 'rivers@dnr.wa.gov'; 'Allison Kimball (brooksideconsulting@gmail.com)'; '(tribune@nkctribune.com)'; 'terry@nkctribune.com'; 'mgallagher@kvnews.com'; 'legals@kvnews.com'; 'deborah.j.knaub@usace.army.mil'; 'lhendrix@usbr.gov'; 'Michael.j.daniels3.civ@mail.mil'; 'mark.a.gradwohl.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; 'pubworks@ci.ellensburg.wa.us'; 'comdev@ci.ellensburg.wa.us'; 'energyservices@ci.ellensburg.wa.us'; 'fwalker@eburg.wednet.edu'; RichElliott; Jessica Lally; Jon Shellenberger; Noah Oliver; Corrine Camuso; Kate Valdez; 'guy.moura@colvilletribes.com'; 'steve@snoqualmtribe.us'; WS DAHP ; 'Aren Orsen (HSY)'; 'kdkistler@bpa.gov'; 'klarned@fs.fed.us'; 'prilucj@wsdot.wa.gov'; 'kaiserm@wsdot.wa.gov'; scplanning@wsdot.wa.gov;

'Lynn.Harmon@PARKS.WA.GOV'

**Cc:** 'sweetwiterrancheburg@gmail.com'; '(bala.ce@gmail.com)'; Jeremy Johnston; Rachael Stevie (CD)

**Subject:** Notice of Application CU-21-00002 Sweetwater Ranch

Good morning,

Kittitas County CDS is requesting comment on the Conditional Use application CU-21-00002 Sweetwater Ranch.

The proposed project would establish an event center that will hold events including but not limited to weddings, barbeques, graduation parties, full season recreational activities, and other similar styled events ranging in size from 250 to 275 people, on approximately 68.80 acres. All application documents can be found through the links below. I have also attached the SEPA Checklist for recording. Please let me know if you have any issues accessing the materials. Comments are due for this application by 5pm on March 24, 2021. If CDS does not receive comments by this date, we will assume your agency has no interest in the application.

[CU-21-00002 Sweetwater Ranch Internal](#)

[CU-21-00002 Sweetwater Ranch External](#)

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](mailto:Kelly.bacon.cd@co.kittitas.wa.us)

**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.

---

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.

message id: 38eb45916c6dcbdac24bb8719d004a14