



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

July 15, 2021

Sweetwater Ranch Enterprises LLC
Attn: Leann Adams
1371 Charlton Road
Ellensburg, WA 98926
sweetwaterrebbeurg@gmail.com

Sent via email

RE: Sweetwater Ranch Conditional Use Application (CU-21-00002)

Dear Applicant,

Pursuant to our onsite visit on July 13, 2021, attached please find subsequent comments received:

- Washington State Department of Fish and Wildlife – Scott Downs
- Washington State Department of Ecology – Lori White

In addition to the request from Lori White for additional information on wetlands located on the southeastern end of the property, Kittitas County Community Development Services agrees with WSDOE's original comments showing that the identified Category II Wetlands A and B of the Sewall Wetland Delineation are considered contiguous wetlands with the associated Shoreline Jurisdiction of the Naneum Creek, therefore they need to be reviewed under the Shoreline Master Program. Category II wetlands have a High Intensity use and development buffer of 200' per KCC17B.05.020G.

There appeared to be a driveway, along with a large yard associated with the event facility building, constructed near the Category II wetlands that may encroach upon these buffers. Mitigation measure may be necessary once additional information has been provided:

- Updated site map showing the wetland buffers associated with Wetland A and B meeting the requirements of KCC 17B Shorelines.
- Additional detail including the event yard and driveway located easternly of the event facility structure located at the center of the property. Any encroachment of the use within this 200' buffer may require mitigation.

If you have any questions regarding this matter, I can be reached by e-mail at: kelly.bacon.cd@co.kittitas.wa.us

Sincerely,

Kelly Bacon
Planner I
Kittitas County Community Development Services
(p) 509-962-7539
kelly.bacon.cd@co.kittitas.wa.us

*cc: Chad Bala, Agent
Jeremy Johnston, Planning Official*

*Via Email
Via Email*