


KITTTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

TO: Ms. Chelsea Benner, Planner I
COPY: Ms. Taylor Gustafson, Planner III
DATE: October 8, 2018
FROM: Mark R. Cook, Director 
RE: Vantage PUD Shoreline Substantial Development Permit

I have reviewed the Shoreline permit submitted for the Vantage PUD (plat) tax parcels 622933 and 272933. My review comments appear below for your consideration.

1. Permit question 23: Impervious area.

The 4,360 square feet of impervious area noted on the application is the area within the designated shoreline management area. The area is part of a larger impervious impact created by the entire plat and as such will be included in the plat final stormwater plan. Given the proximity of the proposed stormwater management area relative to the shoreline, the applicant is reminded of Ordinance 2006-60 condition no. 13 as it relates to additional monitoring requirements:

“An administrative site analysis was completed by the staff planner in compliance with Title 17A. The following are findings from the review: **Shorelines of the State:** There is an inlet to the east of the property. Per the report conducted by the Environmental Assessment Services (dated July 19, 2006), this has been described as small back water slough that is connected to the Wanapum pool of the Columbia River and likely provides waterfowl, amphibian, and fish habitat. The project's storm water design may allow for percolation of the water into the slough resulting in the slough's water temperature's possibly being affected. It is recommended that a baseline evaluation and subsequent semi-annual monitoring of water quality (temp, DO, conductance) and of the benthic community (macroinvertebrate community structure) for a period of three years to document possible changes in the slough due to storm water practices for the proposed project. All development will need to comply with the Kittitas County Shoreline Master Plan and KCC.”

Public Works may be able to work with the proponent's engineer devising a stormwater scheme to minimize or negate the need for above referenced monitoring requirement – during final stormwater plan submittal.