



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"

PREAPPLICATION CONFERENCE APPLICATION & MEETING SUMMARY

(To be completed for each Preapplication Conference)

Please type or print clearly in ink. A preapplication conference is required prior to submittal of a building permit for any commercial or multi-family project (not including 2-family dwellings) and for certain land use applications per KCC 15A.03.020. The following items must be attached to the application packet and is required to be submitted prior to scheduling of the preapplication conference.

REQUIRED ATTACHMENTS

- A scaled site plan showing lot area, proposed/existing buildings, setbacks, points of access, roads, parking areas, water system components, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, and natural features (i.e. contours, streams, gullies, cliffs, etc.)
- Floor plan with minimum labeling to include uses of rooms, dimensions, plumbing & mechanical fixtures (if proposing structures other than residential and accessory)

See Attachment 1. Project Overview

***Please note that pre-application conferences are valid for one year from the date of the conference. If more than one year has passed since your last pre-application conference has occurred or your project has changed, it will be determined on a case-by-case basis whether another pre-application is required. This will be determined by the CDS Director or their designee.

APPLICATION FEES

\$660.00	Kittitas County Community Development Services (KCCDS)
\$325.00	Kittitas County Environmental Health
\$220.00	Kittitas County Public Works
\$1,205.00	Fees due for this application

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):	DATE:	RECEIPT #
<div style="border: 2px solid blue; padding: 5px; display: inline-block;"> KITTITAS CO CDS RECEIVED 12/18/2024 </div>		
DATE STAMP IN BOX		

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 02-21-2023

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of landowner(s) of record:

Landowner(s) signature(s) required on application form.

Agency: Bureau of Reclamation – Columbia-Cascades Area Office
Name: Chris Duke
Mailing Address: 1917 Marsh Road
City/State/ZIP: Yakima, WA 98901
Day Time Phone: 509-573-8000
Email Address: wduke@usbr.gov

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agency: Kittitas Reclamation District
Name: Urban Eberhart
Mailing Address: P.O. Box 276
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-925-6158
Email Address: urban@krdistrict.org

3. Name, mailing address and day phone of other contact person

If different than landowner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: 1420 Railroad St.
City/State/ZIP: Easton, WA 98925

5. Tax parcel number: 518934

6. Property size: 83.47 (acres)

7. Land Use Information:

Zoning: Forest & Range Comp Plan Land Use Designation: Rural Working

8. Proposed Water System (as defined by KCC 13.03) NOTE: Show location of water system on site plan.

Group A Group B Individual Shared Cistern Other: Existing well associated with dam tender residence.

9. Proposed Sewage Disposal: Septic facilities for the building will utilize a sewer tank on site. Sewage will then be pumped out for treatment off site.

10. List any Buildings or Structures including sq. ft. & no. of stories proposed: One-story, prefabricated, made of metal and rectangular in shape with the following approximate dimensions: 4,123 sf (62 ft x 66.5 ft).

11. Proposed Project Name: Easton Rearing and Research Facility

12. Type of proposed project (circle one):

- | | | | |
|---------------------------|--------------------------|-------------------------------------|----------------------------|
| Cluster/Conservation Plat | Planned Unit Development | Master Planned Resort | Conditional Use Permit |
| Shoreline Permit | Rezone | Preliminary Plat over nine (9) lots | <u>Commercial Building</u> |

13. Would you like a representative from the Kittitas County Chamber of Commerce Economic Development office** invited to this pre-application meeting (please circle one)?

YES or NO
NO

**For questions regarding how the Kittitas County Chamber of Commerce Economic Development office may be able to assist you with your business endeavor please contact them directly at (509) 925-2002.

PROJECT NARRATIVE

Include responses as an attachment to this application

14. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal, proposed buildings or structures, proposed uses for the project and all qualitative features of the proposal; include every element of the proposal in the description.

See Attachment 2. Project Narrative

15. Provision of the zoning code applicable: Chapter 17.15.060.1 Rural Non-LAMIRD Use Table – Agricultural production, Rural Working, Permitted

AUTHORIZATION

16. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Landowner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)
Sharon Eberhart
X Secretary Manager Kittitas Regional District

Signature of Landowner of Record
(Required for application submittal):
X _____

Date:
December 10, 2024

Date:

FOR STAFF USE ONLY

Date of Pre-Application Meeting: _____ Time: _____

Pre-application meetings are scheduled typically on Wednesdays.

List persons present at pre-app meeting:

Meeting Moderator: _____

To be present at each pre-app:

1. CDS representative (planning):
2. CDS representative (building):
3. Fire Marshal representative:
4. Public Works representative:
5. Environmental Health representative (water):
6. Environmental Health representative (sewer):
7. Others present:

Present at pre-app for project: (attach business cards if available)

Applicant:

Application phone:

Application email:

Applicant authorized agent (if applicable):

Applicant authorized agent phone:

Applicant authorized agent email:

Others present for applicant:

**The Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application.*

Items/issues/concerns/questions discussed (To be filled in by staff during preapplication conference):

1. Planning/Land Use

Critical Areas conducted _____ SEPA _____

2. Building

Type of Building (res., comm., etc.): _____ Building Use classification: _____

3. Fire Marshal

Located within Fire District # _____ (if applicable)

4. Public Works

Proposed access:

5. Environmental Health (water)
Proposed water supply:

6. Environmental Health (sewer)
Proposed sewer disposal:

7. Others present: (if applicable)

Xrefs:
W3Y11001V-SV0001
W3Y11001V-SV0002
W3Y11001C-SP0001
W3Y11001X-PB0001
W3Y11001C-0002
W3Y11011GBS0G0X
W3Y11001C-XD001
W3Y11001C-F0001
W3Y11001C-SV0003

**KITITAS CO CDS
RECEIVED
12/18/2024**

GENERAL NOTES

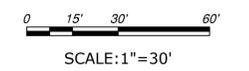
1. SHORELINE AND OHWM DELINEATION RETRIEVED FROM KITITAS COUNTY GIS DATABASE, SHORELINE MASTER PLAN.
2. FEMA FLOOD ZONES RETRIEVED FROM NATIONAL FLOOD HAZARD LAYER VIEWER.
3. REMOVE TREES, WORK PERFORMED BY OWNER PRIOR TO CONSTRUCTION.
4. REMOVE ABANDONED OUTHOUSE, FILL ANY VOIDS WITH COMMON BACKFILL TO 85% COMPACTION, WORK PERFORMED BY OWNER PRIOR TO CONSTRUCTION.
5. HORIZONTAL DATUM: WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE (SPC S83 CODE 4602), EXPRESSED IN SURVEY FEET (NAD83).
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM (NAVD88).

LEGEND

- SETBACK
- ORDINARY HIGH WATER MARK (OHWM)
- SHORELINE
- CUT
- FILL
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
- FEMA REGULATORY FLOODWAY
- WELL WATER
- POTABLE WATER
- DRAIN
- SEWER
- STORM DRAIN
- DRAINAGEWAY OR DITCH
- CULVERT
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STRUCTURE, BUILDING OR FACILITY
- DEMOLITION
- PARKING AREA
- GRAVEL SURFACING
- FOUND BRASS CAP
- FOUND PIN & CAP
- WATER VALVE
- WATER METER
- YARD HYDRANT
- WELL
- POWER POLE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- POWER PEDESTAL
- POWER METER
- COMM/TEL/TV VAULT/RISER
- COMMUNICATIONS LINE
- SANITARY SEWER CLEANOUT
- SIGNS
- GUY ANCHOR

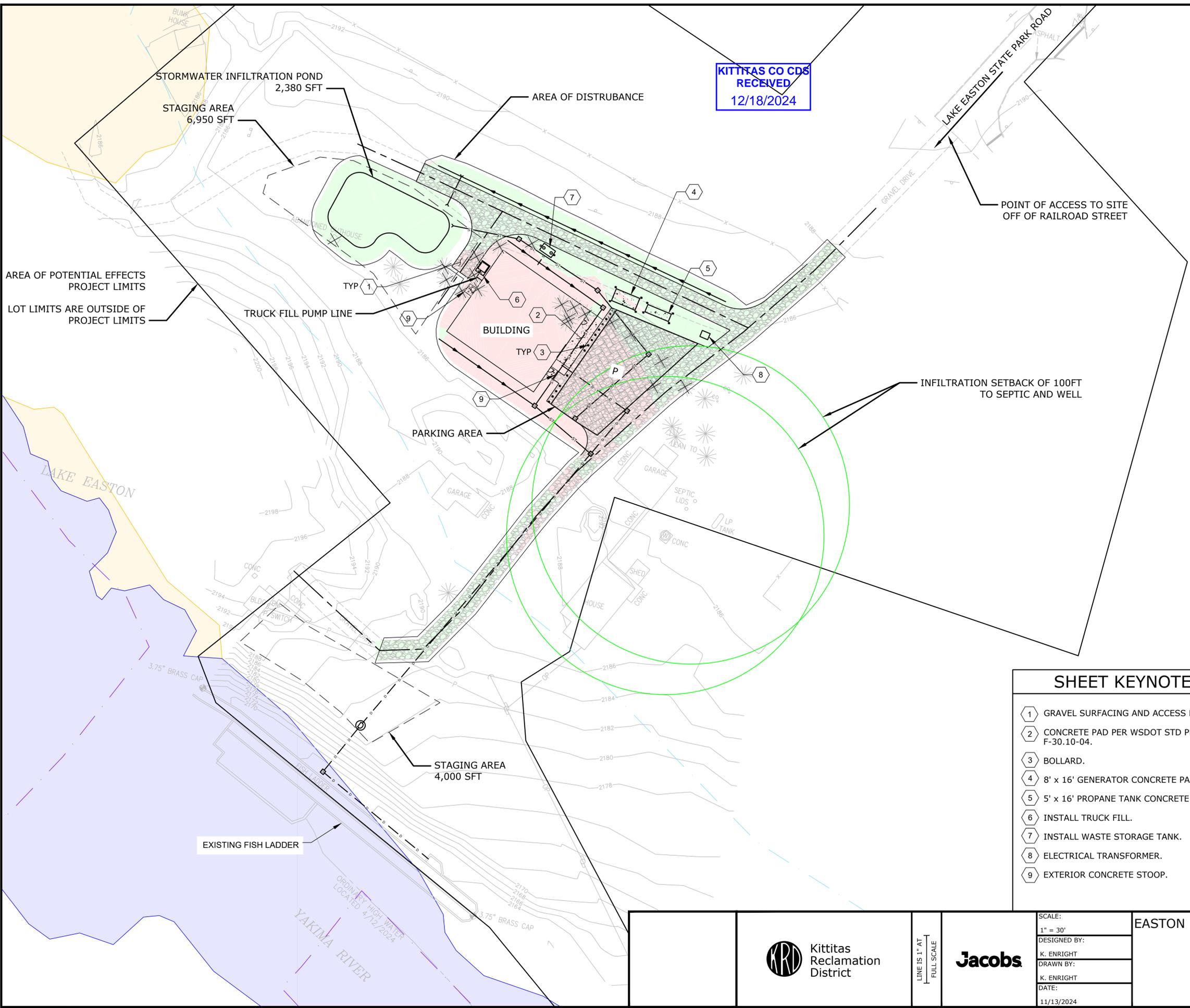
SHEET KEYNOTES

- 1 GRAVEL SURFACING AND ACCESS ROAD.
- 2 CONCRETE PAD PER WSDOT STD PLAN DETAIL F-30.10-04.
- 3 BOLLARD.
- 4 8' x 16' GENERATOR CONCRETE PAD
- 5 5' x 16' PROPANE TANK CONCRETE PAD.
- 6 INSTALL TRUCK FILL.
- 7 INSTALL WASTE STORAGE TANK.
- 8 ELECTRICAL TRANSFORMER.
- 9 EXTERIOR CONCRETE STOOP.



LAST SAVED DATE
2024-11-18 10:00 AM
BY
ENRIGRHS

CAD SYSTEM: LMS TECH
CAD FILENAME: FIGURE-PERMIT.DWG



SCALE:
1" = 30'
DESIGNED BY:
K. ENRIGHT
DRAWN BY:
K. ENRIGHT
DATE:
11/13/2024

EASTON REARING AND RESEARCH FACILITY
KITITAS RECLAMATION DISTRICT
Attachment 1
90 PERCENT CIVIL DESIGN
PERMITTING FIGURE
SITE OVERVIEW

Easton Rearing and Research Facility Project

Introduction

The Easton Rearing and Research Facility Project (Project) constructs a research facility to rear and recover Endangered Species Act (ESA) listed bull trout (*Salvelinus confluentus*) populations within the Yakima Basin, consistent with the Yakima Basin Integrated Plan (YBIP). Kittitas Reclamation District (KRD), the Yakama Nation (YN), and the Bureau of Reclamation (Reclamation) are working jointly to construct the Facility and will consult with the United States Fish and Wildlife Service (USFWS) and National Marine Fisheries Services (NMFS) on project facilities and operations. The facility will be operated by the YN with support from KRD and Reclamation. The Facility will be owned by the Kittitas Reclamation District.

Purpose and Need

Bull trout were listed as threatened over much of the species' range in 1998 (USFWS 1999). In September of 2015 a Federal Bull Trout Recovery Plan was finalized as mandated under the ESA. In it, the Yakima Basin was designated as one of 24 occupied "core" areas within the Mid-Columbia Recovery Unit (USFWS 2015). Over the last 100 years bull trout in the Yakima River Basin have experienced dramatic declines in distribution and abundance despite ESA listing status and conservation and recovery efforts (WDFW 2004). Several distinct populations remain at critically low abundances, including Ahtanum Creek where bull trout have experienced a steady decline and are currently at risk of extirpation (WDFW unpublished data). Populations in both the Teanaway River and Cle Elum River watersheds are believed to have already been extirpated. The Naches River fluvial populations meet minimum effective population size for viability when considered as an aggregate group. No local populations or aggregate of currently connected local populations meet the mean annual threshold of 1,000 spawners theoretically necessary to maintain genetic variation indefinitely. The Upper Yakima River populations lack connectivity, precluding consideration as a functional aggregate of local populations, but even with connectivity the threshold would not likely be achievable based on current abundance estimates.

Evidence of natural recovery of bull trout in the Yakima Basin has not been achieved. After the Bull Trout was listed in 1999, nearly all the populations have declined or remained stable. The storage reservoirs will be a major hurdle in natural re-colonization of tributaries. Genetic flow between populations have also been restricted. All are an integral part in the upper Yakima River Basin as part of comprehensive basin-wide recovery and conservation efforts for bull trout in the basin. The proposed action was presented to the Yakima Basin Bull Trout Working Group and was one of the strategies presented in both the Yakima Bull Trout Action Plan (2012) and the Bull Trout Recovery Plan (USFWS 2015). The proposed reintroduction approach involves the translocation of bull trout into these areas from one or multiple sources (i.e., donor populations) originating from within the Yakima River Basin, but out-of-basin sources (e.g., Chiwawa River) may be considered in the future. This proposed action and future assessments will address

questions to inform the appropriateness of reintroduction following some key contingencies adapted from past studies.

The purpose of the Project is to assist in the recovery of Yakima Basin bull trout populations. This action is needed to support and enhance other recovery efforts that alone have not significantly improved basin bull trout populations. Some of these populations are near extirpation. The construction of this Facility will allow fisheries managers to support existing populations and begin reestablishing bull trout in areas they formally occupied.

Existing Site and Land Use

Existing structures on site include a dam tenders' residence (house), associated garage with lean to, detached garage, bunk house, abandoned outhouse, shed, well, septic, and propane tank. The Easton Diversion Dam and associated fish facilities are within the project parcel. The site is accessed from a gravel road, Lake Easton State Park Rd., which bisects the project site. One building is associated with the dam and associated facilities. Overhead, power, underground power, and communications are available at the site. (**Attachment 1**)

The project site is currently used by Reclamation and KRD for the operation and maintenance of the Easton Diversion Dam, KRD irrigation diversions, and the fish facilities. The parcel is zoned Forest and Range, and the land use is Rural Working. Under the Kittitas County Shoreline Master Program, Lake Easton, also known as the Easton Pool, and the Yakima River are designated Shoreline Rural Conservancy environment. The FEMA floodway and FIRM 500 year floodplain are mapped as existing in portions of the parcel outside of the building footprints (**Attachment 1**). No hazardous slopes are mapped within the project footprint. Lake Easton is mapped as a lacustrine limnetic unconsolidated bottom permanently flooded/impounded (L1UBHh) wetland and the Yakima River is mapped as a palustrine freshwater outflow artificial (PFOA) wetland.

Project Details

Location

The Project will be located at 1420 Railroad St. Easton, WA on Parcel # 518934, situated northeast of the Easton Dam and south of the Easton State Park (**Figure 1**). The parcel is owned by Reclamation. The Easton Diversion Dam and its associated facilities are owned by Reclamation and operated by the KRD.

Schedule and Timing

Project planning, design, and permitting for the Project are underway. Well drilling and Facility construction is anticipated to begin in spring 2025 and completion in spring of 2026. Facility operations are anticipated to begin directly after construction is completed in 2026.

Facility

The Facility will operate year round and have the capability to rear or recondition fish from egg to adult life stages. At full capacity, annual fish production will be approximately 3,000 lbs/year, requiring roughly 14,000 lbs of feed/year.

Pre-Application Meeting - Easton Rearing and Research Facility
Attachment 2. Project Narrative

Facility construction will include a prefabricated building with fish rearing facilities, storage areas and office space for YN staff; up to two new water wells and an underground water line running from the wells to the building, a facility process drain water discharge line running from the building to the Easton Diversion Dam fish ladder, and an electrical line. Project construction and operations do not require road alterations or improvements or facility fencing. The facility is being designed to use up to 320 gallons per minute (gpm) of well water. The YN has applied for two water rights including a non-consumptive production water right and a smaller consumptive right for the Facility. To facilitate building and water system construction some land will be cleared, and trenches will be dug. Approximately 15- 20 trees will be removed. Facility details include:

Building and Parking: The building will include rearing facilities, storage areas, office space, and a bathroom.

- Building - One-story, pre-engineered metal building with the following approximate dimensions: 4,123 sf (62 ft x 66.5 ft).
 - The facility building will be designed as a stand-alone building with no plans for future expansion.
 - The facility building needs to be ADA compliant to meet code requirements.
 - The building will be constructed with steel.
 - The foundation will be reinforced concrete slab.
 - Depth of excavation for foundation is a concrete slab on grade.
- Parking lot - The parking area dimensions will be approximately 2,800 square feet (40 ft x 70 ft) east of the building between the building and the access road. This area will be used for parking and feed delivery.
 - The parking lot will be gravel.

Septic/Sanitary Sewer System: Septic facilities for the building will utilize a sewer tank on site.

- The waste storage tank will be sized based on the frequency of pumping provided by the client and will be located outside of the Facility building, to the north.
- There will be one sink, one shower and one toilet. Job water will be provided using potable water and will consist of two 1-inch frost free hydrants. Additionally, floor drains in the Mechanical room and the Dry Storage room will be discharged into the sewer tank.

Electrical line: An overhead line will be run from an existing power line to the southeast corner of the building.

Wells and water lines: Current design includes two wells, one for production (main well) and a secondary for emergency use. The secondary well will be wired to the main well and can be operational when the voltage at the main well drops. The line connections will be underground.

- The main production well will be developed to provide up to 320 gpm. Well depths will range between 50 and 100 feet. Up to 300 square feet may need to be cleared to

Pre-Application Meeting - Easton Rearing and Research Facility
Attachment 2. Project Narrative

develop each well site. When well sites are determined (after existing well pump tests) some clearing may be needed for site access.

- Water lines from the wells to the building will be placed underground. Trenches for line placement will be up to 4.5 feet deep.
- Process Drain Water:
 - All Facility process drain water, including clean building roof runoff, will be in a pipe and trenched, buried underground draining and discharging to the Easton Diversion Dam fish ladder. Trenches for line placement will be about 2 feet wide and up to 4.5 feet deep. The process drain water conveyance system will be designed to provide flow velocities greater than 4 fps to maintain material in suspension.
 - Based on fish production numbers and loading calculations, the Facility operations do not meet the thresholds required for obtaining a NPDES Upland Finfish Hatching and Rearing General Permit (WAC 173-221A), for the discharge water.

Staging for construction & fuel storage sites:

- Staging area. Two sites have been identified for project staging areas. These areas are currently open areas with little to no vegetation so no trees will be removed from these areas. Dimensions of the areas are about 6,200 square feet, and 1,100 square feet. Equipment and materials will be placed in the staging areas.
- Fuel storage: Fuel storage for construction will be within the staging sites defined above. Diesel will be stored in an above ground tank.

Project Access/Roads: Access for project construction will use existing roads. There are no plans to construct new roads or upgrade existing roads; however, there may be a need to clear trees and brush for temporary access for well site development if they cannot be placed next to existing roads.

Project fill: Limited fill will be used.

Construction equipment list: Equipment that may be used for construction include pickups, a small crane, a skid steer, a small excavator, and a dump truck.

Other project components: Refer to drawings or maps for additional details and information about the project.

- Fencing: The Project does not include the installation of fencing around the property or Facility. The building site is behind a locked road gate. Facility staff and a dam tender will be onsite daily.
- All project construction will occur on Reclamation owned land.
- There are no current plans for future construction or development.
- Revegetation will occur in disturbed areas not directly in use by the project Facility.

Pre-Application Meeting - Easton Rearing and Research Facility
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Stormwater: Stormwater from pollution generating impervious surfaces (PGIS) will be conveyed via catch basins, storm sewer pipes and ditches into an infiltration pond (2,370 square feet bottom footprint) for 100% infiltration.

Figure 1. Vicinity Map



Data Sources: Kittitas County, USFWS, USGS, WSDOT. Basemap Sources: Esri, NASA, NGA, USGS.
Date: September 21, 2022

From: [Zach Torrance-Smith](#) on behalf of [Jamey Ayling](#)
To: [Jeremy Larson](#); [Steph Mifflin](#); [Zach Torrance-Smith](#); [Dan Young](#); [Marvin Douvier \(SH\)](#); [Jackie Sharp](#); [Tate Mahre](#); [Cameron Curtis](#); [Samantha Cox](#); [Public Health Inspectors](#); [Downes, Scott G \(DFW\)](#); [Jennifer.Nelson@dfw.wa.gov](#); [cassandra.weekes@dfw.wa.gov](#); [Jacob.Prilucik@wsdot.wa.gov](#); [SCPlanning@wsdot.wa.gov](#); [AviationLandUse@wsdot.wa.gov](#); [Jamey Ayling](#); [Ellie Myers](#); [Bradley Gasawski](#); [wduke@usbr.gov](#); [urban@krdistrict.org](#)
Subject: FW: Webex meeting invitation: KRD - Jacobs Bull Trout Rearing Facility Pre-App
Start: Wednesday, January 29, 2025 9:00:00 AM
End: Wednesday, January 29, 2025 10:00:00 AM
Location: <https://kittitascounty.webex.com/kittitascounty/j.php?MTID=m1e696eb3af4b1bfe68b9234e874ecbaf>
Attachments: [Webex meeting.ics](#)
[Attachment 1. Site Overview.pdf](#)
[Attachment 2. Easton Rearing & Research Facility Pre-app Project Narrative.pdf](#)
[Preapplication-Meeting Easton Rearing and Research Facility KRD and USBR Signed.pdf](#)

Good afternoon,

Attached you will find the application materials for the “KRD/Jacobs Facility for Bull Trout” pre-application meeting, which is scheduled on January 29, 2025, at 9am in the CDS Conference Room. Please let me know if you have any questions or issues accessing the materials. This meeting will also be available to attend virtually via WebEx: <https://kittitascounty.webex.com/kittitascounty/j.php?MTID=m1e696eb3af4b1bfe68b9234e874ecbaf>
<<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=m1e696eb3af4b1bfe68b9234e874ecbaf>>

Internal Link: PM-25-00001 KRD/Jacobs Facility for Bull Trout
<<file:///kitnt/departement/teams/CDS/Projects/Pre%20Application%20Files/Pre%20App%202025/PM-25-00001%20WNF%20-%20DNR%20PARCEL%20518934>>

Thanks!

-----Original Appointment-----

From: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>
Sent: Tuesday, January 21, 2025 12:58 PM
To: Jamey Ayling; Zach Torrance-Smith
Subject: Webex meeting invitation: KRD - Jacobs Bull Trout Rearing Facility Pre-App
When: Wednesday, January 29, 2025 9:00 AM-10:00 AM America/Los_Angeles.
Where: <https://kittitascounty.webex.com/kittitascounty/j.php?MTID=m1e696eb3af4b1bfe68b9234e874ecbaf>

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Jamey Ayling is inviting you to a scheduled Webex meeting.

Wednesday, January 29, 2025

9:00 AM | (UTC-08:00) Pacific Time (US & Canada) | 1 hr

Join meeting <<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=m1e696eb3af4b1bfe68b9234e874ecbaf>>

More ways to join:

Join from the meeting link

<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=m1e696eb3af4b1bfe68b9234e874ecbaf>
<<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=m1e696eb3af4b1bfe68b9234e874ecbaf>>

Join by meeting number

Meeting number (access code): 2495 432 7752

Meeting password: N4Bi94XVyH2

Tap to join from a mobile device (attendees only)

+1-408-418-9388,,24954327752## <tel:%2B1-408-418-9388,,*01*24954327752%23%23*01*> United States Toll

Join by phone

+1-408-418-9388 United States Toll

Global call-in numbers <<https://kittitascounty.webex.com/kittitascounty/globalcallin.php?MTID=mf8fc49ccfa26a6ce5021c73a0d690ce8>>

Join from a video system or application

Dial 24954327752@kittitascounty.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Need help? Go to <https://help.webex.com> <<https://help.webex.com>>