



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"

ZONING CONDITIONAL USE PERMIT APPLICATION

(Proposing a use, such as a Bed & Breakfast or Campground, per KCC 17.15 & 17.60A)

A preapplication conference is REQUIRED per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

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.)
SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800) (Pick-up SEPA Checklist form if required)
Project Narrative responding to Questions 9-12 on the following pages.

APPLICATION FEES

Table with 2 columns: Amount and Description. Rows include fees for Kittitas County Community Development Services, Department of Public Works, Fire Marshal, and Environmental Health. Total fees are \$5,139.00 (SEPA not required) and \$6,499.00 (SEPA required).

FOR STAFF USE ONLY

Form area for staff use containing signature lines, date, receipt number, and a 'RECEIVED' stamp from Kittitas County CDS dated JAN 11 2021.

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

GENERAL APPLICATION INFORMATION

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

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

Name: Sweetwater Ranch Enterprises LLC
Mailing Address: 1371 Charlton Road
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 509-929-4482
Email Address: sweetwaterrancheburg@gmail.com

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.

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

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

If different than land owner or authorized agent.

Name: Leann Adams
Mailing Address: 1371 Charlton Road
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 509-929-4482
Email Address: sweetwaterrancheburg@gmail.com

4. Street address of property:

Address: 1371 Charlton Road
City/State/ZIP: Ellensburg WA 98926

5. Legal description of property (attach additional sheets as necessary):

Section 29; TWP 19; RGE 19; PTN SE1/4 & Section 29; TWP 19; RGE 19; NE1/4 NE1/4 SE1/4

6. Tax parcel number: 205736 (10 acres) & 558434 (58.83 acres)

7. Property size: 68.83 acres (acres)

8. Land Use Information:

Zoning: Ag-20 Comp Plan Land Use Designation: Rural Working

9. 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: See Project Description

PROJECT NARRATIVE

Include responses as an attachment to this application

- 10. **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 and all qualitative features of the proposal; include every element of the proposal in the description.
- 11. **Provision of the zoning code applicable:** 17.29 & 17.15
- 12. **A conditional use or administrative conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria from KCC 17.60A.015 is met for this particular project (attach additional sheets as necessary):**
 - A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.
 - B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that:
 - i. It will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or
 - ii. The applicant shall provide such facilities; or
 - iii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.
 - C. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.
 - D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.
 - E. The proposed use will ensure compatibility with existing neighboring land uses.
 - F. The proposed use is consistent with the intent and character of the zoning district in which it is located.
 - G. For conditional uses outside of Urban Growth Areas, the proposed use:
 - i. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;
 - ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(16**));
 - iii. Requires only rural government services; and
 - iv. Does not compromise the long term viability of designated resource lands.

****PLEASE NOTE THAT RCW 36.70A.030(16) IS THE CORRECT CITATION IT IS INCORRECTLY CITED IN KCC 17.60A.015.7(B). THIS WILL BE CORRECTED DURING THE 2019 ANNUAL DOCKET PROCESS.**

AUTHORIZATION

- 13. 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 Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

**Signature of Authorized Agent:
(REQUIRED if indicated on application)**

Date:

X *Hearn J. Adams*

1/11/21

**Signature of Land Owner of Record
(Required for application submittal):**

Date:

X *Hearn J. Adams*

1/11/21

17.28A.100 Access requirement.

No dwelling shall be constructed or located on a lot or parcel which is not served by a legal sixty-foot (60) right-of-way or existing county road. (Ord. 2013-001, 2013; Ord. 2005-05, 2005)

17.28A.110 Setback lines.

None of the following uses shall be located within the distances indicated of any public street or road, any school or public park, or any dwelling (except such dwelling as may exist upon the same property with the restricted use):

1. Within one and one-half (1½) miles:
 - a. (Publisher's note: this item intentionally left blank.)
 - b. Farms or establishments for feeding of garbage or other refuse to hogs or other animals:
 - i. Provision is made that all such operations of subsections 1 and 2 shall be conducted in compliance with all state and county health regulations, and
 - ii. Complete protection from any potential detrimental effects such use might have on surrounding properties and/or use zones will be provided;
2. (Publisher's note: this item intentionally left blank.)
3. Within one hundred (100) feet: barns, shelters or other buildings or structures for keeping or feeding of any livestock, poultry, or other animals or birds whether wild or domestic;
4. Feedlots containing fifty (50) to one hundred (100) head at a density of less than five hundred (500) square feet per head for a period of six (6) months or more shall be located no closer than three hundred (300) feet to any existing home, school or park. (Ord. 2013-001, 2013; Ord. 2005-05, 2005)

17.28A.130 Repealed.

(Ord. 2013-001, 2013; Ord. 2012-009, 2012; Ord. 2009-25, 2009; Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 2005-05, 2005)

17.28A.140 Repealed.

(Ord. 2013-001, 2013; Ord. 2007-22, 2007)

Chapter 17.29**A-20 – AGRICULTURE ZONE*****Sections**

- 17.29.010 Purpose and intent.
- 17.29.020 Allowed uses.
- 17.29.030 Repealed.
- 17.29.040 Lot size required.
- 17.29.050 Yard requirements – Front yard.
- 17.29.060 Yard requirements – Side yard.
- 17.29.070 Yard requirements – Rear yard.
- 17.29.075 Yard requirements– Zones adjacent to Commercial Forest Zone.
- 17.29.080 Yard requirements – Sale or conveyance restrictions.
- 17.29.090 Dimensional requirements.
- 17.29.100 Repealed.
- 17.29.110 Access.
- 17.29.120 Special setback requirements.
- 17.29.130 Repealed.

* For provisions on the right to farm for protection of agricultural activities, see Ch. 17.74. For provisions on the commercial agricultural and commercial agricultural overlay zones, see Ch. 17A.55.

Prior history: Ords. 81-Z-1, 80-Z-2, 68-1.

17.29.010 Purpose and intent.

The agriculture (A-20) zone is an area wherein farming, ranching and rural life styles are dominant characteristics. The intent of this zoning classification is to preserve fertile farmland from encroachment by nonagricultural land uses; and protect the rights and traditions of those engaged in agriculture. (Ord. 2013-008, 2013; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)

17.29.020 Allowed uses.

Uses allowed in the agriculture (A-20) zone include those uses pursuant to KCC Chapter 17.15. (Ord. 2013-008, 2013; Ord. 2013-001, 2013; Ord. 2012-009, 2012; Ord. 2011-013, 2011; Ord. 2009-25, 2009; Ord. 2007-22, 2007; Ord. 92-1 (part), 1992; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)

17.29.030 Repealed.

(Ord. 2013-001, 2013; Ord. 2012-009, 2012; Ord. 2009-25, 2009; Ord. 2007-22, 2007; Ord. 2001-13 (part), 2001; Ord. 93-6 (part), 1993; Ord. 92-1 (part), 1992; Ord. 90-10 (part), 1990; Res. 83-10, 1983)

17.29.040 Lot size required.

1. Minimum lot (homesite) requirements in the agricultural (A-20) zone are:
 - a. (20) acres, unless within a conservation plat as provided for in KCC Chapter 16.09, Cluster Platting and Conservation Platting
 - b. In no case shall there be more than one dwelling (residence) on any lot or tax parcel unless such parcel is twice the required minimum (twenty-(20)-acre) size.
 - c. One-half (½) acre for lots in a conservation plat.
2. Agriculture Study Overlay Zone: Properties containing prime farmland soils with capability grades between 1 and 4 shall be a minimum of twenty (20) acres in size. (Ord. 2016-023, 2016; Ord. 2013-001, 2013; Ord. 2010-014, 2010; Ord. 2009-25, 2009; Ord. 2007-22, 2007; Ord. 96-15 (part), 1996; Ord. 95-13 (part), 1995; Ord. 83Z-2 (part), 1983; Res. 83-10, 1983)

17.29.050 Yard requirements – Front yard.

There shall be a minimum front yard of twenty-five (25) feet. (Ord. 2013-001, 2013; Ord. 96-19 (part), 1996; Res. 83-10, 1983)

17.29.060 Yard requirements – Side yard.

Side yard shall be a minimum of five (5) feet. (Ord. 2019-013, 2019; Ord. 2013-001, 2013; Res. 83-10, 1983)

17.29.070 Yard requirements – Rear yard.

There shall be a rear yard with a minimum depth of twenty-five (25) feet to the main building. (Ord. 2013-001, 2013; Res. 83-10, 1983)

17.29.075 Yard requirements – Zones Adjacent to Commercial Forest Zone

Properties bordering or adjacent to the Commercial Forest zone are subject to a two hundred (200)-foot setback from the Commercial Forest Zone. (KCC 17.57.050(1)). For properties where such setback isn't feasible, development shall comply with KCC 17.57.050(2). (Ord. 2013-001, 2013; Ord. 2007-22, 2007)

17.29.080 Yard requirements – Sale or conveyance restrictions.

No sale or conveyance of any portion of a lot for other than a public purpose shall leave a structure or the remainder of the lot with less than the minimum lot, yard, or setback requirements of this zone. (Res. 83-10, 1983)

17.29.090 Dimensional requirements.

The minimum average lot width shall be two hundred (200) feet. No platted lot or parcel may be created with a dimensional ratio greater than 4:1. (Ord. 2013-001, 2013; Res. 83-10, 1983)

17.29.100 Division of nonconforming lots.

Repealed by Ord. 95-13. (Res. 83-10, 1983)

17.29.110 Access.

No dwelling shall be constructed or located on a lot or parcel which is not served by a legal sixty-(60)-foot right-of-way or existing county road. (Ord. 2013-001, 2013; Res. 83-10, 1983)

17.29.120 Special setback requirements.

None of the following uses shall be located within the distances indicated of any public street or road, any school or public park, or any dwelling (except such dwelling as may exist upon the same property with the restricted):

1. Within one and one-half (1½) miles:
 - a. (Deleted by Ord. 88-5)
 - b. Farms or establishments for feeding of garbage or other refuse to hogs or other animals:
 - i. Provisions made that all other operations (subdivisions 1 and 2 of Section 17.28.110A1) shall be conducted in compliance with all state and county health regulations, and
 - ii. Reasonable protection from any potential detrimental effects such use might have on surrounding properties will be provided.
2. (Deleted by Ord. 87-11)
3. Within one hundred (100) feet:
 - a. Barns, shelters or other buildings or structures for keeping or feeding of any livestock, poultry, or other animals or birds whether wild or domestic.
4. Feed lots containing fifty (50) to one hundred (100) head at a density of less than five hundred (500) square feet per head for a period of six (6) months or more shall be located no closer than three hundred (300) feet to any existing home, school or park. (Ord. 2013-001, 2013; Ord. 88-5 (part), 1988; Ord. 87-11 (part), 1987; Res. 83-10, 1983)

17.29.130 Repealed.

(Ord. 2013-001, 2013; Ord. 2007-22, 2007)

Chapter 17.30

R-R – Rural Recreation Zone*

Sections

17.30.010 Purpose and intent.

17.30.020 Allowed uses.

17.30.040 Lot size required.

17.30.050 Yard requirements.

17.30.055 Yard requirements– Zones Adjacent to Commercial Forest Zone.

* Chapter 17.19 R-3 – Rural-3 Zone was renumbered from 17.30 (Ord. 2013-001, 2013)

17.30.010 Purpose and intent.

The purpose and intent of the Rural – Recreation zone is to provide areas where residential development may occur on a low density basis or in residential clusters. A primary goal and intent in siting R-R zones will be to promote rural recreation residential development associated with the many natural amenities found within Kittitas County. (Ord. 2013-001, 2013)

17.30.020 Uses permitted.

Uses allowed in the Rural Recreation zone include those uses pursuant to KCC Chapter 17.15. (Ord. 2013-001, 2013)

17.30.040 Lot size required.

The minimum residential lot size in the Rural Recreation zone shall be:

1. Five (5) acres, unless within a cluster plat as provided for in KCC Chapter 16.09, Cluster Platting and Conservation Platting;
2. For lots in cluster plats, the county may approve lots as small as one half (½) acre with the ability to increase the base density of one (1) unit per five (5) acres to a density of 0.4 units per acre (2 units per 5 acres), provided development rights are transferred pursuant to KCC Chapter 17.13.

(Ord. 2013-001, 2013)

17.30.050 Yard requirements.

There shall be a minimum front yard setback of twenty-five (25) feet. Side and rear yard setbacks shall be fifteen (15) feet. (Ord. 2013-001, 2013)

17.15.060.1 Allowed Uses in Rural Non-LAMIRD Lands

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use * See KCC Chapter 17.08 Definitions	Rural Non-LAMIRD							
	Rural Residential		Rural Working		Rural Recreation			Rural Residential & Rural Recreation
	Ag 5 ⁴⁹	Rural 5 ⁴⁹	Ag 20 ⁴⁹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
A. Agriculture								
Agricultural Enhanced Uses*			p ⁵⁵	p ⁵⁵		p ⁵⁵		
Animal boarding*	P	P	P	P		CU	CU	
Agriculture processing*	CU ²³		CU ²³	CU ^{**}		P		
Agriculture production*	p ²⁴	P	P	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴
Farm Stand,*	p ²² / AC ⁵¹	P	p ²² / AC ⁵¹	p ²² / AC ⁵¹				
Agriculture Sales,*	CU		CU			P		
Dairy	CU	CU	CU	CU	CU	CU	CU	
Feedlot*			CU	CU ^{**}				
Grazing*	P	P	P	P	P	P	P	P
Marijuana processing*								
Marijuana production*								
Marijuana, retail sales*								
Nurseries	P	P	P	CU ^{**}		P		
Riding academies	CU		CU	CU	CU		CU	
Small-scale event facility*	AC ⁴⁵ / CU							
U-Pick/U-Cut Operations*	P / AC ⁵¹	CU	P / AC ⁵¹	P / AC ⁵¹			CU	
Farm Visit	CU	CU	AC ⁵¹	AC ⁵¹	CU	Cu	CU	p ⁵²
Commercial Activities associated with agriculture*	AC		AC					
	Ag 5 ⁵¹	Rural 5 ⁵¹	Ag 20 ⁵¹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
B. Civic Uses/Community Services								
Cemetery	p ²¹	p ²¹	p ²¹	CU ^{**}				
Clubhouses, fraternities and lodges*	AC ⁴⁴	AC ⁴⁴	AC ³	AC ³⁵	AC		AC	
Cultural and education facilities					P		P	
Libraries			CU ³			CU		
Meeting facilities					P			
Museums and galleries						CU		
Religious institutions	CU		CU	CU	CU	CU	CU	
Schools, public or private*	p ²⁵		p ²⁵	CU			CU	
Interpretive Center*			AC	AC			AC	
	Ag 5 ⁵¹	Rural 5 ⁵¹	Ag 20 ⁵¹	Forest & Range	Master Planned	General Commercial	Rural Recreation	PUD
C. Commercial								
Auction sales of non-agriculture products						CU		
Bank						CU		

Solar Power Production Facilities	57	57	57	57	57	57	57	57
Utilities	P ⁹ /ACU ⁹ /CU ⁹	P ⁹ /ACU ⁹ /CU ⁹	P ¹⁰ /ACU ¹⁰ /CU ¹⁰	P ⁹ /ACU ⁹ /CU ⁹	P ¹¹ /ACU ¹¹ /CU ¹¹	P ⁹ /ACU ⁹ /CU ⁹	P ⁹ /ACU ⁹ /CU ⁹	P ⁹ /ACU ⁹ /CU ⁹
Watershed management activities*	PA	PA	PA	PA	PA	PA	PA	

** Publisher's Note: Footnote 37 was erroneously referenced in this section by Ordinance 2013-001

17.15.060.2 Footnotes Associated with Rural Non-LAMIRD Use Table.

1. Provided use is integrated into and supports the on-site recreational nature of the master planned resort and short-term visitor accommodation units constitute greater than fifty percent (50%) of the total resort accommodation units.
2. No new residence shall be permitted except that related to the business or enterprises allowed in this zone such as janitor or night watchman. Any such residence shall meet the requirements of the residential zone.
3. Not permitted in the Agriculture Study Overlay Zone. Clubhouses, fraternities and lodges limited to facilities that serve traditional rural or resource activities (such as granges).
4. Provided:
 - a. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
 - b. The shelters must conform with all applicable building and health regulations;
 - c. The number of shelters shall not exceed four (4) per twenty (20) contiguous acres of land area;
 - d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
 - e. Should the parent agricultural operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable buildings and health regulations.
5. No sign advertising a home occupation shall exceed sixteen (16) square feet in size. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. In-home daycares with six (6) or fewer individuals receiving care in a twenty-four (24) hour period are permitted; in-home daycares with seven to twelve (7-12) individuals receiving care in a twenty-four (24) hour period require a Conditional Use Permit.
6. Provided short-term visitor accommodation units constitute greater than fifty percent (50%) of the total resort accommodation units.
7. When used for temporary occupancy for a period not-to-exceed one (1) year related to permanent home construction or seasonal/temporary employment.
8. Public transportation deadhead stations permitted; passenger terminals are a Conditional Use.
9. Utilities are defined and regulated by KCC Chapter 17.61, Utilities.
10. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Not permitted in the Agriculture Study Overlay Zone.
11. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Limited to the capital facilities, utilities, and services necessary to maintain and operate the master planned resort.
12. In considering proposals for location of campgrounds, the Board shall consider at a minimum the following criteria:
 - a. Campgrounds should be located at sufficient distance from existing rural residential/residential development so as to avoid possible conflicts and disturbances;
 - b. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow;
 - c. Landscaping or appropriate screening should be required and maintained where necessary for buffering;
 - d. Adequate and convenient vehicular access, circulation and parking should be provided;
 - e. Public health and safety of campers and those reasonably impacted by the campground (i.e. health, water, sanitation).
13. Campgrounds and Recreational vehicle sites with power and water are permitted; campgrounds and recreational vehicle sites without power and water require a conditional use permit.
14. The following standards shall apply to the approval and construction of mini-warehouses:
 - a. A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or sight screening;
 - b. All buildings with storage units facing property boundaries shall have a minimum setback of thirty-five (35) feet;
 - c. No commercial or manufacturing activities will be permitted within any building or storage unit;
 - d. Lease documents shall spell out all conditions and restrictions of the use;
 - e. Signs, other than on-site direction aids, shall number not more than two (2) and shall not exceed forty (40) square feet each in area.
15. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
16. Limited to farm implement repair and maintenance.
17. Limited to offices directly related to tourism and recreation.
18. Retail sales are limited to groceries and sales directly related to tourism and recreation. Structural footprint containing all of these activities may not exceed 4,000 square feet.
19. Limited to composting facilities.
20. Limited to those services typically found on other destination resort properties and designed to serve the convenience needs of the users and employees of the master planned resort. Shall be designed to discourage use from non-resort users by locating such services well within the site rather than on its perimeter.
21. No new cemeteries. Existing cemeteries may expand or enlarge in compliance with applicable standards and regulations.
22. When located no more than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.
23. Hay processing, and small-scale processing of agricultural products produced on the premises are permitted without a conditional use permit.
24. Excluding swine and mink, provided a minimum of one (1) acre is available. When located in the Liberty Historic Overlay Zone, this use is subject to the provisions of KCC Chapter 17.59.
25. Existing schools are permitted; new schools require a conditional use permit. Not permitted in the Agriculture Study Overlay Zone.
26. Recreational vehicle storage may be enclosed or outdoor storage of recreational vehicles or both. Permitted where the use is only serving a residential PUD or in the Rural Recreation and Forest and Range zoning districts and subject to the following standards and conditions:
 - a. All stored vehicles must be licensed if required by law, and operational. This land use does not include vehicle sales.
 - b. Unless it is limited to serving a residential PUD and otherwise permitted or authorized, recreational vehicles shall not be stored outside when the site is contiguous to a residential zoning district.
 - c. No commercial or manufacturing activities are permitted except when recreational vehicle/equipment service and repair has been permitted subject to the requirements of KCC 17.15.060.2 Footnote 60.
 - d. In the Forest and Range zoning district, and when not limited to serving a recreational planned unit development, the site shall either be:
 - i. Contiguous to a State Highway, or
 - ii. Contiguous to a designated urban arterial or rural collector road located near a highway intersection or freeway interchange.

- iii. It is not necessary for the site to have direct access to such arterial, collector or highway to meet this requirement.
 - e. Recreational vehicle storage shall be designed to be compatible with the surrounding rural character, subject to the following standards:
 - i. Storage areas shall be enclosed with a minimum five-foot-high, security fence. The applicant may be required to provide additional plans for aesthetic improvements and/or site-screening.
 - ii. Additional setbacks, physical barriers or site-screening may be required on sites that border resource lands in the Commercial Agriculture or Commercial Forest zoning districts.
 - iii. Findings shall be made that the proposal does not require urban governmental services such as municipal sewer or water service and does not compromise the long-term viability of designated resource lands.
 - iv. Measures shall be taken to protect ground and surface water.
- Electric Vehicle Infrastructure subject to provisions of KCC Chapter 17.66.
27. Subject to the following requirements:
 - a. ADUs shall be allowed as a permitted use within designated UGAs;
 - b. ADUs shall be subject to obtaining an Administrative Use permit in areas outside UGAs;
 - c. Only one ADU shall be allowed per lot;
 - d. Owner of the property must reside in either the primary residence or the ADU;
 - e. The ADU shall not exceed the square footage of the habitable area of the primary residence;
 - f. All setback requirements for the zone in which the ADU is located shall apply;
 - g. The ADU shall meet the applicable health department standards for potable water and sewage disposal;
 - h. No mobile homes or recreational vehicles shall be allowed as an ADU;
 - i. The ADU shall provide additional off-street parking;
 - j. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists.
 - k. An ADU must have adequate acreage to meet maximum density within the zone classification.
 28. Subject to the following requirements:
 - a. Accessory Living Quarters shall be located within an owner-occupied primary residence;
 - b. Accessory Living Quarters are limited in size to no greater than fifty percent (50%) of the habitable area of the primary residence;
 - c. The Accessory Living Quarters are subject to applicable health district standards for water and sewage disposal;
 - d. Only one (1) Accessory Living Quarters shall be allowed per lot;
 - e. Accessory Living Quarters are to provide additional off-street parking;
 - f. Accessory Living Quarters are not allowed where an Accessory Dwelling Unit or Special Care Dwelling exists.
 29. Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.
 30. Subject to the following requirements:
 - a. The Special Care Dwelling must meet all setback requirements for the zone in which it is located;
 - b. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal;
 - c. Placement is subject to obtaining a building permit for the manufactured home;
 - d. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements;
 - e. The Special Care Dwelling unit cannot be used as a rental unit;
 - f. The Special Care Dwelling unit must be removed when the need for care ceases;
 - g. A Special Care Dwelling is not permitted on the same lot where an Accessory Dwelling Unit or Accessory Living Quarter exists.
 - h. Park model trailers shall obtain the same building permit as for placement of a manufactured home.
 - i. Park model trailers shall be inspected and approved by Washington State Department of Labor and Industries.
 31. Structures and facilities associated with the operation of shooting ranges are permitted and subject to all associated Kittitas County building codes and regulations. Shooting Ranges may be operated in conjunction with other permitted or conditional uses for the specified zone. Shooting Ranges are subject to periodic inspection and certification as deemed necessary by the Kittitas County Sheriff's Department. In considering proposals for the location of Shooting Ranges a detailed site plan shall be required; the Board's review of said site plan and the proposal as a whole shall include, but not be limited, to the following criteria:
 - a. The general health, safety, and welfare of surrounding property owners, their livestock, their agricultural products, and their property.
 - b. Adherence to the practices and recommendations of the "NRA Range Sourcebook."
 - c. Adherence to the practices and recommendations of the "EPA Best Management Practices for Lead at Outdoor Shooting Ranges."
 - d. Proposed shooting ranges in areas designated as agricultural land of long-term commercial significance shall comply with RCW 36.70A.177(3) as currently existing or hereafter amended, and shall be limited to lands with poor soils or those unsuitable for agriculture.
 32. Subject to the provisions of KCC Chapter 17.66, Electric Vehicle Infrastructure.
 33. Single family homes located in Twin Pines Trailer Park, Central Mobile Home Park, or Swiftwater shall be subject to the provisions of KCC Chapter 17.24, Historic Trailer Court Zone.
 34. When located in the Liberty Historic Overlay Zone, this use is subject to the provisions of KCC Chapter 17.59.
 35. Limited to facilities that serve traditional rural or resource activities (such as granges). Allowed as a permitted use in the Liberty Historic Overlay Zone, subject to the provisions of KCC Chapter 17.59.
 36. Allowed only as a conditional use in the Liberty Historic Overlay Zone, subject to the provisions of KCC Chapter 17.59.
 37. Prohibited in the Liberty Historic Overlay Zone. Temporary asphalt plants only.
 38. As of September 1, 1998, mobile homes are no longer allowed to be transported and placed within Kittitas County. Those units presently located in Kittitas County that are to be relocated within Kittitas County must have a fire/life inspection approved by the Washington State Department of Labor and Industries. Mobile homes located in Twin Pines Trailer Park, Central Mobile Home Park, or Swiftwater shall be subject to the provisions of KCC Chapter 17.24, Historic Trailer Court Zone.
 39. Permitted when located within an established mining district; conditional use permit required when located outside established mining district.
 40. Single family homes located in Twin Pines Trailer Park, Central Mobile Home Park, or Swiftwater shall be subject to the provisions of KCC Chapter 17.24, Historic Trailer Court Zone.
 41. Pursuant to RCW 70.128.140.
 42. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
 43. Includes truck stop operations. Minor repair work permitted.
 44. Limited to facilities that serve traditional rural or resource activities (such as granges).
 45. Use shall not exceed 10,000 square feet and no more than eight (8) events shall occur within a calendar year.
 46. Existing facilities are permitted; new facilities require a conditional use permit. Limited to agricultural products.
 47. Limited to seasonal, non-structural hay storage.
 48. Services limited to resource based industries

vehicles such as travel trailers, camping trailers, truck campers and motor homes. A recreational vehicle is not considered a mobile or manufactured home and is not constructed to the International Building Code standards. A recreational vehicle has a green and silver insignia from the Department of Labor and Industries. (Ord. 2013-001, 2013; Ord. 2007-22, 2007; Ord. 98-22 (part), 1998)

17.08.465A Recreational vehicle park.

"Recreational vehicle park" means land designed to accommodate predominantly recreational vehicles (RVs) used as temporary living quarters for recreation or vacation purposes with sewage facilities approved by the County Health Department and a maximum allowable stay of one hundred eighty (180) days in a calendar year. (Ord. 2013-012, 2013)

17.08.465B Recreational vehicle/equipment service and repair.

This definition is the same as "Vehicle/equipment service and repair" (KCC 17.08.560A) except that it is limited to recreational vehicles, not limited to motorized vehicles and equipment and does not include gas and service stations stay of one hundred eighty (180) days in a calendar year. (Ord. 2019-013, 2019;)

17.08.466 Refuse disposal/recycling.

"Refuse collection/recycling" means a facility for the collection of solid waste or recyclables for sorting, compaction, composting, processing (including changing the form of materials) or transfer to a landfill. This definition excludes concrete recycling. (Ord. 2013-001, 2013)

17.08.467 Religious institutions.

"Religious institutions" means churches, synagogues, temples and other places where gathering for worship is the principle purpose of the use. (Ord. 2013-001, 2013)

17.08.468 Resource based industry.

"Resource based industry" means an industry based on natural resources including but not limited to recreation-related tourism, agriculture, fisheries, forestry and mining. (Ord. 2013-001, 2013)

17.08.469 Restaurant.

"Restaurant" means a retail establishment selling food and/or drink for consumption on the premises or for take-out, including accessory on-site food preparation, This definition excludes taverns. (Ord. 2013-001, 2013)

17.08.469A Retail sales

"Retail sales" means selling goods or services to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This definition excludes agriculture sales.

(Ord. 2014-015, 2014; Ord. 2014-004, 2014; Ord. 2013-001, 2013)

* Publisher's Note: § 17.08.469A was erroneously included. This section should refer to 17.08.395.

17.08.470 Rezone.

"Rezone" means an amendment to the zoning ordinance, requiring the same enactment as an original zoning. (Res. 83-10, 1983)

17.08.471 Rock Crushing.

"Rock crushing" means an activity which reduces the size and weight of rock material into useable building or landscaping material. (Ord. 2013-001, 2013)

17.08.469 RV Storage.

A commercial indoor and or outdoor space/area used to store recreational vehicle for any amount of time.. (Ord. 2018-001, 2013)

17.08.472 Services.

"Services" means establishments primarily engaged in providing individual or professional services within the place of business, such as beauty and barber shops, retail laundry and dry-cleaning including coin-operated, garment alterations and repair, photo studios, shoe repair, pet grooming, photography and photo reproduction, real estate offices, personal accountants, entertainment media rental or other indoor rental services, and repair of personal or household items. (Ord. 2013-001, 2013)

17.08.480 School, public or private.

"Public or private school" means an institution which offers instruction and study required to be taught in the public schools of the state of Washington. Trade schools are specifically excluded from this definition. (Ord. 2013-001, 2013; Res. 83-10, 1983)

17.08.485 Shooting range.

"Shooting range" means an area or facility designated or operated for archery (including crossbows), and/or the discharging and operation of lawfully possessed, lawful firearms, as defined in RCW Chapter 9.41; with the exception of:

1. Any law enforcement or military shooting range; or
2. Incidental target practice areas on private property.

(Ord. 2013-001, 2013; Ord. 2009-25, 2009)

17.08.487 Sending site.

"Sending site" means designated lot or lots from where landowners may sell their development rights in exchange for placing a conservation easement on the property. (Ord. 2009-25, 2009)

17.08.490 Small-scale event facility.

"Small-scale event facility" means a facility that is open to the public for events, seminars, wedding or other social gatherings. May include eating and food preparation facilities provided meals are only served to guests attending events.

(Ord. 2013-012, 2013; Ord. 2013-001, 2013; Ord. 98-22 (part), 1998)

17.08.500 Special care dwelling.

"Special care dwelling" means a Manufactured Home or Park Model Trailer providing separate living quarters for the purpose of providing care to an immediate family member. (Ord. 2013-001, 2013; Ord. 2007-22, 2007; Ord. O-2006-01, 2006)

RR-G5: Activities generally should not require extension of urban governmental services.

RR-G6: Land use should be consistent with protection of surface and ground water flows and recharge/discharge areas.

“Rural development” refers to development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element.” (RCW 36.70A.030(17))

“Rural governmental services” include those public services and public facilities historically and typically delivered at an intensity usually found in rural areas, and may include domestic water systems, fire and police protection services, transportation and public transit services, and other public utilities associated with rural development and normally not associated with urban areas. (RCW 36.70A.030(18))

The Resource section of this Chapter refers to the commercial agriculture, forest, and mineral resources of long-term significance that are not characterized by urban growth. (RCW 36.70A.170)

8.3 POLICIES

Kittitas County planning policies help define rural and resource lands, appropriate land uses and service levels, and unique rural features. They also identify innovative land use techniques which may be used to protect these features.

Rural policies are intended to enhance and protect the County’s rural character, and to encourage appropriate rural land use patterns and service levels. As Kittitas County is a primarily rural area, many of the goals and policies listed in this and other elements are intended to be interpreted through a broad-spectrum rural lens. Rural Lands planning policies include:

RR-P1: The County shall promote the retention of its overall character by establishing zoning classifications that preserve rural character identified to Kittitas County.

RR-P2: In order to protect and preserve Resource Lands, non-resource development and activities on adjacent Rural lands shall require preservation of adjacent vegetation, existing landforms (e.g. ravines) or use of other methods that provide functional separation from the resource land use.

RR-P3: The use of cluster platting and conservation platting shall be encouraged in specific rural areas to lessen the impacts upon the environment and traditional agricultural/forestry uses and to provide services most economically. The use of other innovative land use techniques that protect rural character and resource land uses will be evaluated for future implementation.

RR-P4: A certain level of mixed uses in rural areas and rural service centers is acceptable and may include limited commercial, service, and rural industrial uses.

RR-P5: Protecting and preserving resource lands shall be given priority. Proposed development allowed and adjacent to resource lands shall be conditioned to protect resource lands from negative impacts from that development.

RR-P6: Allow for lands which offer adequate supply of rock and gravel resources located in areas compatible for such uses and conditioned so that operation does not negatively impact rural character.

RR-P7: Policies will be consistent with Kittitas County's "right to farm" ordinance, 17.74 KCC.

8.4 RURAL LANDS

8.4.1 Introduction

Kittitas County's rural land use designation consists of a balance of differing natural features, landscape types, and land uses. Rural land uses consist of dispersed and clustered residential developments, farms, ranches, wooded lots, and agricultural and recreational/commercial and industrial uses that serve local, national and international populations as customers. Rural landscapes encompass the full range of natural features including wide open agriculture and range land, forested expanses, rolling meadows, ridge lines and valley walls, distant vistas, streams and rivers, shorelines and other critical areas.

Rural lands exhibit a vibrant and viable landscape where a diversity of land uses and housing densities are compatible with rural character. "Rural character," as identified through scientific research over the past two decades, indicates that residents of rural communities, homebuilders, and planners see it in various ways depending upon the community and the rural area. This research demonstrates that "rural character" is not identical in all areas and must be determined by communities. Overall, the research shows that "rural character" is best determined by concepts existing within the community such as existing densities and building materials (Tilt, et. al., 2006), "nature-related areas" particularly having forest, not just trees, and open spaces related to the community (Kaplan, Austin, 2004, 2003, and 2001), and "natural amenities and perception of recreational and (individual community) residential development" (Mascouriller, 2002). Study shows that cluster development, when used not to increase density creating suburban or urban-like environments, are most marketable, and preserve "open spaces" desired by communities and potential residents most effectively of all development techniques at this time (Burney, 2006 and Lacey, 1990).



Kittitas County residents, through an extensive public involvement process in 2012, provided descriptions of "rural" that they wish to preserve. Such descriptions include many of the conclusions presented by scientific research including, "natural open spaces and streams," "forests," "recreational opportunities and spaces," "agriculture lands and activities," "mountain views," and "development away from urban areas." These descriptions capture the essence of "rural



character” in Kittitas County, and fall squarely within the broad definition in RCW 36.70A.030.

“Rural character” in Kittitas County is predominantly a visual landscape of open spaces, mountains, forests, and farms and the activities which preserve such features. It balances environmental, forest, and farm protection with a variety of rural development and recreational opportunities. Many sizes and shapes of properties can be found in the Rural Lands as well as assorted economic activities and opportunities, small rural residential development, and recreational opportunities throughout the County. The Interstate and State Highway systems which traverse the length and width of the County introduce countless travelers and visitors to the County. The County’s highways and byways provide access to opportunities and means to create and preserve agri-tourist activities. They also provide access to extensive outdoor recreation activities identified by State law and by residents of Kittitas County as being “rural.” This rich mix of uses and transportation systems allows the variety of lifestyle choice, which makes up the fabric of rural Kittitas County community life.

The most common uses in rural lands are agriculture, recreation and logging, which have been basic industries historically and remain important in terms of employment, income and tax base. Kittitas County will strive to encourage and support these activities in areas they occur and are appropriate. Some choose a private, more independent lifestyle, or space for small farm activities. Others choose the more compact arrangement found in clustering, with its accompanying open space and close neighbors designed in ways that enhance and preserve rural character.

One of the main attractions of the rural residential lifestyle is the low intensity of development and the corresponding sense of a slower pace of living. Part of what creates that attraction is the rural-level facilities and services. This Comprehensive Plan supports and preserves this rural lifestyle by limiting service levels to those historically provided in the County’s rural areas. Residents should expect County services, such as road maintenance and emergency responses to be limited and to decrease as the distance from a rural activity center or urban area increases.

8.4.2 Planning for Rural and Resource Lands

Present rural land uses in Kittitas County are a mixture of diverse development patterns stemming from trends established decades ago. The County has been characterized as having an abundance of rural uses including the strong recreational opportunities throughout the entire area. The existence of mountainous topography, intense forest lands, and large lakes in the Upper Kittitas County area draws large populations to skiing, camping, hunting, and hiking opportunities. Vibrant river and stream waters invite sports fishermen from around the State to the area. Hunting is prevalent in all areas of the County, including the middle portion of the region where sage and tall grasses are abundant for game bird and mammal habitat.

The Lower Valley of Kittitas County has extensive irrigation and rich soils which have been valuable for agriculture and vital to the economy. Many farms have existed over a century and are very characteristic of the County’s dominant rural character. Small, unincorporated communities exist throughout the County. These communities provide distinct, yet small scale services which rural residents depend upon. Many of these communities are located within “Limited Area of More Intensive Rural Development” or LAMIRDS as defined with the Washington State Growth Management Act. Combined, this mix of rural densities and uses has created a landscape unique to Kittitas County’s rural lifestyle.

The Rural and Resource element is intended to preserve rural character through adopted goals and policies designed to encourage and protect the types of uses that are characteristic to the rural area. The goals and policies are intended to accomplish this in part by reducing conflicting land uses within the County's rural area while providing a variety of rural densities, protecting agriculture land resources and activities, guarding the County's water resources and insuring appropriate services and facilities for such environments.

A variety of rural densities characteristic to a rural environment are encouraged through the adoption of goals and policies within this Element. This Element also provides for a variety of rural uses which are compatible with the County's rural character, and decrease the need for road and utility improvements, police and fire protection, schools in rural areas and other services often found in more urban environments. Without limiting these types of urban services, their existence can often contribute to "rural sprawl," or the scattering of development throughout rural areas which can be inconsistent with an identified rural character. The proper mix of rural uses and densities permits rural growth to be accommodated in a variety of areas where it is compatible with both resource and urban activities.

The goals and policies of this Element are also intended to provide for the preservation of viable and vibrant landscapes associated with rural character. At the same time, these policies seek to capitalize on the recreational characteristics while preserving the natural resources in the County.

Nonconforming Lots

Nonconforming lots, i.e. lots that do not meet the County's current zoning standards - present a challenge to the County's plans to preserve the rural character of the County outside Urban Growth Areas. A recent count yielded approximately 5,900 nonconforming lots that fall below the minimum lot size for the rural areas. These are legally created lots that were created prior to the current zoning and subdivision rules.

Because these lots were created legally, they are theoretically capable of being developed in the future. However, in practical terms, the majority of these lots are unlikely to be able to meet existing development standards, ranging from legal access (many are landlocked) to meeting the minimum lot size necessary for the provision of septic systems and a well (since neither public water nor sewer are available).

Addressing the issue of nonconforming lots is a challenge that the County recognizes will need long-term, incentive-based approaches. Over time the County may consider inclusion of those nonconforming lots most capable of future development for inclusion in a Transfer of Development Rights program or some similar incentive program.

8.4.3 Purpose of Rural Lands

Following are goals that relate to the general intent of Rural Lands:

RR-G7: The County should consistently work to preserve and maintain the rural character of Kittitas County for the benefit of its residents.

RR-G8: The County should strive to sustain and protect the westerly mountainous, recreational open-space, and its easterly non-resource agricultural and rangeland activities.

RR-G9: The County should continue to explore ways to provide rural economic opportunity.



RR-G10: The County should look for opportunities for a variety of rural density and housing choices while maintaining rural character and protecting health and safety.

RR-G11: The County should provide for infrastructure and services necessary to rural development.

The *policies* outlined below are intended to reduce conflicting land uses within the entire County's rural area while providing a variety of rural densities, protecting open spaces, and insuring that appropriate services and facilities are provided for rural developed environments.

RR-P8: Incentive-based land use strategies will be examined and adopted to encourage land uses which are compatible to the rural environment.

RR-P9: Encourage development activities and establish development standards which enhance or result in the preservation of rural lands.

RR-P10: Allow for a variety of rural densities which maintain and recognize rural character, agricultural activities, rural community and development patterns, open spaces and recreational opportunities.

RR-P11: Only allow comprehensive plan amendments, rezones, bonus densities, and other measures that increase rural densities where adequate supplies of potable water are available that will not adversely affect surface and ground water and agriculture.

RR-P12: Set allowed densities based on the available water resources and reserve adequate resources to support the Kittitas County's economic base, including agriculture.

RR-P13: Development shall be located distances from streams, rivers, lakes, wetlands, critical areas determined necessary and as outlined within existing Shorelines Management Program, the Critical Areas Ordinance and other adopted resource ordinances in order to protect ground and surface waters.

RP-14: Uses common in rural areas of Kittitas County enhancing rural character, such as agriculture uses in Lower Kittitas and rural residential uses and recreation uses in Upper Kittitas shall be protected from activities which encumber them.

RP-15: Give preference to land uses in Rural-designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities.

RR-P16: Land use development within the Rural area that is not compatible with Kittitas County rural character or agricultural activities as defined in RCW 90.58.065(2)(a) will not be allowed.

RR-P17: Limit development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas. Direct rural development to lands that have adequate public services.

RR-P18: Buffer standards and regulations should continue to be developed that will be used between incompatible rural uses.

RR-P17: Cottage and home occupations which are rural in nature are allowed within all rural land use designations and regulations. Impact upon surrounding environments and upon existing public services shall be considered when such industries are proposed.

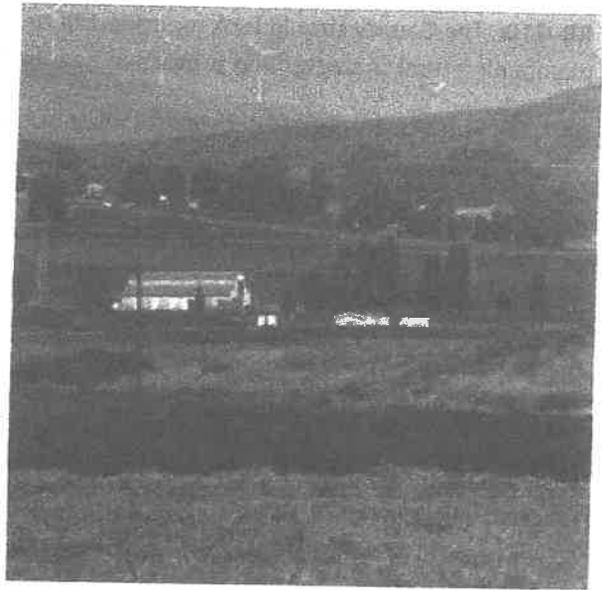
RR-P18: Future “General Commercial” zones will not be allowed outside Urban Growth Areas and LAMIRDs.

RR-P19: Kittitas County will provide criteria within its zoning code to determine what uses will be permitted within rural zone classifications in order to preserve rural character.

RR-P20: Residential and commercial buildings outside Type 1 LAMIRDs will be located in areas buffered by vegetation to maintain Kittitas County’s historic rural character.

RR-P21: Functional separation and setbacks found necessary for the protection of water resources, rural character and/or visual compatibility with surrounding rural areas shall be required where development is proposed.

RR-P22: Provisions will be made for roadside stands, farmers’ markets, “U-pick,” and customer share cropping operations.



8.4.4 Rural Designations

Rural Lands are divided by function of the uses intended. The purpose of placing certain lands in these land use designations is to accommodate these various functions. The following *goals* are intended to guide the designation of rural lands:

RR-G12: Permit residential development in rural areas which enhance and protect rural character.

RR-G13: Preserve and protect non-resource forests and agriculture lands which are dominant in Kittitas County.

RR-G14: Provide opportunity for development for recreational purposes which are consistent with rural character and protect public health and safety.

RR-G15: Provide opportunity for limited development of rural community.

8.4.5 Rural Land Use Descriptions

Rural areas provide a choice in living environments through a mix of large lots and existing smaller lots in rural centers and Limited Areas of More Intensive Rural Development (LAMIRDs).

Table 8-1 identifies the Rural Land Use designations within the Kittitas County rural areas and corresponding zoning classifications. The table also displays the estimated acreages of each designation and classification determined by the Geographic Information System (GIS) of the County. The land use designations are limited in number to reflect the functions within the rural areas of the County.



Four land use designations have been identified within the Rural Land Use Plan. **Rural Residential** lands are those which are adjacent or near UGAs or LAMIRDs. They generally have a lower population density than urban areas but higher than most rural areas. A limited level of government services usually exists, and they are often inside Fire Districts and are outside flood areas and most hazard areas. Rural Residential lands are characterized by activities generally associated with small-scale farms, dispersed single-family homes, and some types of recreational uses and open spaces. Lands are typically too far from the urban area to enable cost-effective provision of public services, and the typical uses do not require urban services.

The second rural designation within the Plan is the **Rural Working** lands. Uses within this designation generally encourage farming, ranching and storage of agriculture products, and some commercial and industrial uses compatible with the rural environment and supporting agriculture and/or forest activities. Areas in this designation often have low population densities with larger parcel sizes compared to Rural Residential areas. Agriculture and forestry activities are generally less in scope than in the Resource lands.

Rural Recreation is the third land use designation. These lands often include scenic roadways, vistas, ski and hiking areas, and recreational and seasonal recreation residences. They include resort activities and provide limited commercial services to tourists and seasonal residents where rural character is preserved. Rural Recreation lands may be located in flood or other hazard areas where fishing and outdoor activities are prevalent.

The final rural lands designation is **Limited Areas of More Intensive Rural Development, or LAMIRDs**. These areas are often small, rural communities where rural residents and others can gather, work, shop, entertain, and reside. Commercial and industrial development compatible with rural character may continue to locate and prosper in rural areas under limited conditions. LAMIRDs are typically areas that were developed prior to the enactment of the Growth Management Act.

Zone classifications shown in **Table 8-1** outline the zones designed to achieve the goals and policies outlined in the designations. There are relatively few classifications within the Rural Residential and Rural Working lands. Most zoning classifications exist within the LAMIRDs since they allow a broader and more intense mix of uses.

Table 8-1 Rural Land Use Designations, Corresponding Zoning Classifications and Acreages

Type of Land Use	Land Use	Use Intensity	Description	Acres	Zoning Classification	Acres ¹
Resource	Commercial Agriculture	Resource Lands	Agricultural lands of long-term commercial significance	289,515.8	Commercial Agriculture	289,515.8
	Commercial Forest	Resource Lands	Forest lands of long-term commercial significance	800,275.0	Commercial Forest	800,275.0
	Mineral Lands	Resource Lands	Mineral lands of long-term commercial significance	5,690.7	Zoning Classification Varies ²	5,690.7
Section Total:						1,095,481.5
Rural	Rural Working	Low	Supports Ag, Timber and Mineral uses not in resource lands	328,754.3	Agriculture 20	111,226.4
					Forest and Range	217,527.9
	Rural Residential	Moderate	Residential opportunities with rural character outside of UGAs and LAMIRDS	29,900.9	Agriculture 5	11,921.6
					Rural 5	17,936.5
					General Commercial	0.7
					Planned Unit Development	42.1
	Rural Recreation	Moderate	Activities to support and enhance recreational opportunities	10,461.9	General Commercial	22.0
					Master Planned Resort	6,444.5
					Planned Unit Development	363.8
	LAMIRD	More Intense	Non-incorporated urban-like development	1,210.4	Rural Recreation	3,681.7
					Agriculture 20	28.3
					Agriculture 3	42.4
					Forest and Range	77.6
					General Commercial	194.2
					General Industrial	4.7
Highway Commercial					45.2	
Light Industrial					36.3	
Limited Commercial					13.6	
Planned Unit Development					218.0	
Residential	412.3					
Residential 2	41.8					
Rural 3	42.4					
Rural 5	53.6					
Section Total:						370,327.6
County Total:				1,465,809.1	1,465,809.1	

¹ Acreages are approximate.

Note: The totals in this table are subject to change based on improved accuracy of GIS shapefiles and assessor's information.



Rural Residential

Following are the goals of the Rural Residential designation:

RR-G16: Allow for residential opportunity with rural character and a variety of densities outside UGAs without population expecting all urban services.

RR-G17: Generally, provide services supporting rural development and lower population densities.

RR-G18: Designate areas where lots are generally less than 10 acres in size and have a common land use pattern.

RR-G19: Permit siting in areas generally without commercial activity.

RR-G20: Protect residential activities from flooding areas and natural hazard areas.

RR-G21: Preserve views of open space while providing opportunity for variety of rural densities.

The following are policies for activities on Rural Residential lands:

RR-P23: Municipal, or public urban services should not be extended outside of urban growth areas in Rural Lands. However, municipal services may be provided to a Master Planned Resort which is approved pursuant to County Comprehensive Plan policies and development regulations so long as all costs directly attributable to the extension of such services to the resort or community, including capacity increases, are fully borne by the resort or community.

RR-P24: Residential development near water will limit impervious surfaces to the size necessary to conduct the allowed use proposed on the site.

RR-P25: New rural residential development shall provide adequate water for domestic use.

RR-P26: Capital Facilities and Utilities may be sited, constructed, and operated by outside public service providers (or sited, constructed, and/or operated jointly with a Master Planned Resort (MPR), limited area of more intensive rural development (LAMIRD)) on property located outside of an urban growth area if such facilities and utilities are located within the boundaries of such resort or community which is approved pursuant to County Comprehensive Plan policies and development regulations.

RR-P27: Electric and natural gas transmission and distribution facilities may be sited in any areas of Kittitas County including "Rural" designated areas, municipalities, UGAs, Master Planned Resorts, and LAMIRDS.

RR-P28: Public services and public facilities established under RCW 36.70A.070(5)(d) are limited to just those necessary to serve the developed area boundaries and will not be allowed to expand into adjacent Rural Lands.

RR-P29: Essential public facilities as defined in RCW 36.70A.200 shall be allowed located in rural lands when:

- The nature of the facility requires spaces for operation not commonly found in UGAs
- Can be self-supporting and not depend upon services of municipalities
- Operational needs require use of rural lands

Operation of such facilities will not affect the activity or nature of rural lands.

RR-P30: Clustering of development can only occur where it results in the protection of open space and protects against conflicts with the use of farming or other resource lands. When clustering of development is proposed on land that shares boundaries with public lands and provides existing public access to recreational uses on adjacent public lands, easements for public access connections shall be considered during development review. The open space portion of the cluster development shall be located to protect fish & wildlife habitat and migration corridors.

RR-P31: County restrictions on free-running dogs shall be developed and enforced.

RR-P32: Residential uses, where permitted, shall be located where farming and forestry activities and opportunities are not negatively impacted.

RR-P33: Residences will be located to create the least interference with the movement of farm vehicles and farmlands.

RR-P34: The benefits of cluster residential development will be explored with criteria for such to occur in rural areas. Criteria, such as limited density, open space minimums and lot size maximums, will be developed to preserve the rural character existing in the area where clustering is proposed.

RR-P35: Cluster residential development in forested areas will be sited to maintain visual compatibility with the surrounding landscape and to limit the removal of natural vegetation and trees.

RR-P36: Planned Unit Developments (PUD) in rural areas will only be established where such developments will not result in high density environments which require urban services and reduce maintenance of rural character.

RR-P37: Innovative housing developments which preserve rural character will be encouraged.

RR-P38: Future amendments should consider placing more emphasis on public benefits that can be accessed and enjoyed by the general public, such as public access trails, publicly accessible formal and informal recreation features, and contiguous open space protected in perpetuity through conservation easements.

RR-39: Public benefits of cluster platting that are provided as Transfer Development Rights lots shall be specifically identified on recorded plats and maintained through easements, covenants, plat notes or other mechanisms.

Rural Working

Following are the goals pertaining to the designation of Rural Working lands:

RR-G22: Provide preservation of agriculture activities where producers can live and work on their own lands separate from Resource Lands.

RR-G23: Support the continuation, whenever possible, of agriculture, timber and mineral uses on lands not designated for long-term commercial significance.



RR-G24: Provide some buffer between rural residential lands and resource lands.

RR-G25: Provide areas of low intensity land use activities within the agriculture and forest activities.

The following are policies for activities on Rural Working lands:

RR-P40: Conveyance instruments including plats and short plats, development permits and building permits, within 500 feet of land designated as Rural Working lands or Resource Lands shall contain a notice to potential buyers and residents as directed within RCW 36.70A.060(1)(b).

RR-P41: Right to farm ordinances will continue and new ordinances achieving the objective will be researched.

RR-P42: Irrigation delivery facilities should be managed and maintained to facilitate the unimpeded delivery of water to agricultural lands.

RR-P43: Kittitas County will continue to research new land use techniques such as Transfer Development Rights, Purchase of Development Rights and open space preservation tools to provide economic incentives to farmers to continue agriculture activities.



RR-P44: Planned Unit Developments (PUD) should be prohibited in Rural Working land zones.

RR-P45: Commercial/Industrial development in Rural Working lands shall be compatible to the rural environment, and must be developed as determined necessary to not significantly impact surface and groundwater.

RR-P46: Development standards for access, lot size and configuration, fire protection, water supply and dwelling unit location will be adopted for development within or adjacent to forest and agriculture lands.

RR-P47: Kittitas County will continue to research innovative incentive-based strategies – including tax incentives - that encourage and support farming activity.

RR-P48: Kittitas County will encourage voluntary farm conservation and agriculture preservation activities, and support activities engaged in agriculture preservation.

RR-P49: In addition to the notice requirements in RCW 36.70A.060(1)(b), non-farming residents should be informed on the practices of farming so that they are aware of the non-urban activities and impacts that occur in the agricultural environment.

RR-P50: Open ranges are a resource land not subject to nuisance complaints due to residential activity.

RR-P51: Where proposed residential development is determined in conflict with natural resource activities, all mitigation measures to make the development compatible with the activities shall be completed and cost borne by the developer.

Liberty Historic District

The Liberty Historic District is an historic mining town recognized by the National Register of Historic Places. Development in this district is subject to the Historic District Overlay Zone.

Liberty Historic Land Use Issues and Concerns:

- 1) The Liberty Historic District is a nationally designated historic district in the County.
- 2) The surrounding forested lands around Liberty are important to the natural historic character of the town site, including the four privately owned parcels.
- 3) The designation of the Liberty townsite as a special historical suburban classification would require the development of a community water system.
- 4) Liberty has a small finite number of buildable lots.

RR-P52: The Liberty Historic District is in the Rural Working land use designation. To ensure compatibility with the historic district, development in the adjacent forest lands shall conform to any standards that assure compatibility.

RR-P53: Future development in the historic district shall be primarily residential and be consistent with any existing or new design review standards.

Rural Recreation

Following are the goals pertaining to the Rural Recreation designation:

RR-G26: Maintain and enhance the extraordinary and expansive recreational opportunities in Kittitas County.

RR-G27: Provide safe opportunities to develop public and private recreational spaces while preserving rural character.

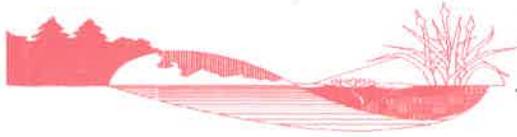
RR-G28: Increase rural tourist and rural recreational spaces while maintaining environments characteristic to rural areas.

RR-G29: Allow for and encourage commercial activities characteristic to recreational activity while maintaining rural character.

Substantial amounts of recreation lands in this County are owned by the public and private parties. These provide more than ample opportunities for water recreation, hunting, fishing, camping, hiking, trail riding, winter recreation and wildlife viewing. In addition to publicly-owned areas, many private businesses cater to the public in providing skiing, golfing, camping and trail riding on private lands.

Rural recreation in Kittitas County is also largely provided in the form of recreational residences, primarily in the upper western area of the County. These developments are often "second homes" for persons living in other parts of the State. These recreational residences are a significant contributor to the County's economy.





Sewall Wetland Consulting, Inc.

PO Box 880
Fall City, WA 98024

Phone: 253-859-0515

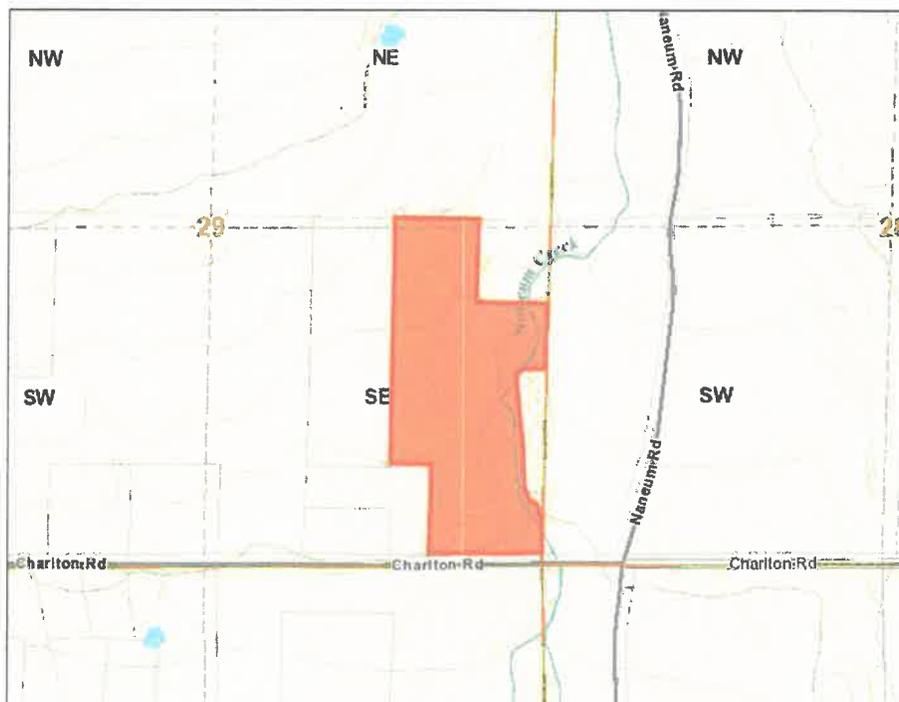
January 11, 2021

Leann Adams
Sweetwater Ranch
1371 Charlton Rd
Ellensburg, WA98926

RE: Critical Area Report – Parcel #558434
Kittitas County, Washington
SWC Job #19-191

Dear Leann,

This report describes our observations of any jurisdictional wetlands, streams and/or buffers on or within 200' of Parcel #558434, located at 13171 Charlton Road, in unincorporated Kittitas County, Washington (the "site"). The 58.83 acre site is within the SE ¼ of Section 29, Township 19 North, Range 19 East of the W.M.



Above: Vicinity Map of site



Above: Aerial photograph from Kittitas Mapsifter website.

METHODOLOGY

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site and within 200' of the site on November 20 and 22, 2019. The study area was limited to the area west of Naneum Creek and its un-named tributary, as a portion of the site is located east of Naneum Creek.

The site was reviewed using methodology described in the **Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)** (USACOE September 2008) as required by the US Army Corps of Engineers starting in June of 2009. This is the methodology currently recognized by the Kittitas County for wetland determinations and delineations. The site was also reviewed using methodology described in Soil colors were identified using the 1990 Edited and Revised Edition of the **Munsell Soil Color Charts** (Kollmorgen Instruments Corp. 1990).

Wetlands in the shoreline zone of Kittitas County are rated using the 2014 Washington State Department of Ecology Washington State *Wetland Rating System for Eastern Washington, 2014 Update* dated June 2014 Publication No. 14-06-018.

The ordinary high water mark (OHWM) of streams was located based upon the criteria described in the *Washington Department of Ecology draft publication Determining The Ordinary High Water Mark on Streams In Washington State* (WADOE Publication 08-06-001, March 2008).

OBSERVATIONS

Existing Site Documentation.

Prior to visiting the site, a review of several natural resource inventory maps was conducted. Resources reviewed included the National Wetland Inventory Map, WDNR Fpars Stream Typing Map, Kittitas County flood mapping, WDFW Priority Habitats and Species Maps, and the NRCS Soil Survey online mapping and Data.

National Wetlands Inventory (NWI)

The NWI map depicts a large forested and scrub shrub wetland along Naneum Creek on the eastern side of the site. There is also a pond type feature erroneously mapped where a large ponderosa pine is located in the southern pasture. All irrigation ditches on the site are erroneously shown as stream type features.

The USFWS data indicates this wetland was based on aerial photograph interpretation of a color infrared photograph from 2017 with no field

verification. Although some wetland is located within the forested areas along Naneum Creek, it is a much smaller area than incorrectly mapped in this inventory map which included all forested areas as wetland.



Above: NWI map of the area of the site

Soil Survey

According to the NRCS Soil Mapper website, the site is mapped as containing Weirman and Weirman-Kayak complex (moderately well drained) as well as Millhouse cobbly ashy loam which is a well-drained soil. Both of these soils are generally formed in alluvium and are not considered "hydric" soils according to the publication Hydric Soils of the United States (USDA NTCHS Pub No.1491, 1991).



Above: NRCS soil map of the site.

WADNR FPARS website

According to the WADNR FPARS website with stream types layers activated, Naneum Creek is depicted as a Type S water, and the small un-named tributary entering the Naneum from the northwest is depicted as a Type F water. In contrast to the inaccurate NWI map, this map correctly does not identify irrigation ditches on and near the site as streams.



Above: WDNR Fpars Stream Mapping of the area of the site.

Kittitas County Mapsifter – Flood Layer

The Kittitas County Mapsifter website depicts the 100 year floodplain as a narrow band along both Naneum Creek, and its un-named tributary.

WDFW Priority Habitats and Species Maps

The WDFW Priority Habitats and Species mapping for the site depicts the site located within a Township that contains breeding area for the Golden Eagle, as well as a “management buffer” for the Northern Spotted Owl, as

well as an area of regular concentrations of mule deer as well as shrub steppe (*entire township has pink shading*).



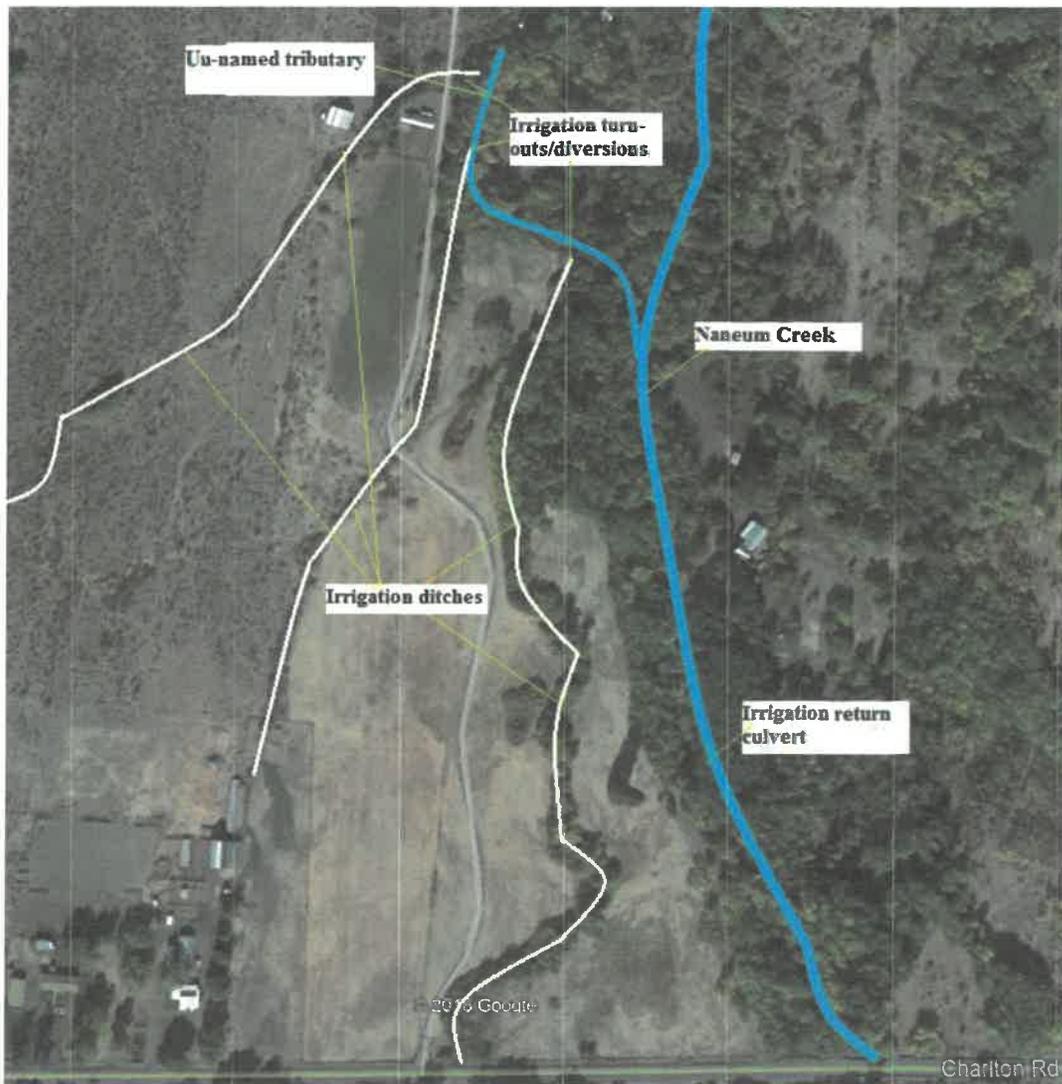
Above: Kittitas County Mapsifter Floodplain mapping.



Above : WDFW Priority Habitat Mapping of the site.

Field observations

The site consists of an agricultural property containing a gravel access road/driveway that provides access from Charlton Road, several agricultural buildings on the northwest side of the site, paddock areas and mowed hayfields. Several irrigation ditches diverted off the un-named tributary pass through the pasture areas of the site. These are noted in the image below.



Above: Map of the approximate location of the main irrigation features on the site.

Two creeks are located on the site, one, an –un-named tributary, enters the northern side of the site and passes south and east before entering Naneum Creek. There are two irrigation turnouts from this creek to the east of the horse barn which direct irrigation water through pipes and a ditch to off-site properties to the southwest, and to the southern portion of the site where irrigation waters are used to water the pastures. There is also a turnout approximately 200' west of the junction of Naneum Creek and the tributary. This area contains a rock dam across the tributary with a plastic liner where water is diverted to a dug ditch running along the edge of the tree-line to the south.

Naneum Creek is located along the eastern side of the site and is a well-defined channel oriented in a roughly north-south orientation. As previously mentioned, the un-named tributary enters Naneum Creek near the northern end of the site. Naneum Creek then drains south in a channel with approximately 6' tall banks to the south where it passes under a driveway access bridge before it reaches Charlton Road.

Although the area surrounding both of these creeks is depicted as wetland on the NWI maps, only a small portion of this area is wetland as described later in this report. Most of this area is upland elevated 4'-7' above the creek elevations and vegetated with a mix of scattered cottonwoods, ponderosa pine, Oregon grape, snowberry, and some dogwood.

Soils in this forested upland area consists of a dry, cobbly loam with soil colors of 10YR3/3-3/4 with no hydric soil indicators or evidence of wetland hydrology.

The pastures on the site are a mix of pasture grasses and weedy species including orchard grass, cheatgrass, knapweed, tumble mustard, English plantain, and timothy.

Soils in the pasture upland area consists of a dry, sandy, cobbly loam with soil colors of 10YR3/3 with no hydric soil indicators or evidence of wetland hydrology.

Wetlands

There are two small wetland areas located south of the un-named tributary and west of Naneum Creek within the forested area. These

wetlands are located within low areas that are probably inundated during flood events, particularly Wetland A which has a direct connection to Naneum Creek. Below is a description of these wetlands;

Wetland A

Wetland A is a narrow forested and scrub-shrub wetland that connects to Naneum Creeks western bank between OHWM flags W36 & W37 (*see attached survey map*). This wetland appears to backflood from Naneum Creek when water levels are high. The southern irrigation ditch that comes off the un-named tributary is located just west of portions of this wetland and it appears some seepage from this ditch, elevated about 6' above the wetland, also provides some hydrology to this area.

This wetland was flagged with pink flagging labeled A1-A33. Vegetation noted within this wetland includes black cottonwood, scattered red-osier dogwood, pacific willow, and unidentified sedge.

Soil pits excavated within this wetland area revealed a cobbly loam with a color of 10YR 2/2 with common, medium, distinct redoximorphic concentrations. Soils saturated at the surface during our non-growing season observation of the wetland.

Using the 2014 Washington State Department of Ecology Washington State *Wetland Rating System for Eastern Washington, 2014 Update* dated June 2014 Publication No. 14-06-018, and rating this wetland as a "riverine" wetland, this wetland scored a total of 21 points with 8 for habitat. This indicates a Category II wetland. Based upon Kittitas County Code Chapter 17B.05.020G.1, Category II wetlands for a low-moderate intensity land use have a 150' buffer measured from the wetland edge.

Wetland B

Wetland B is a small scrub shrub wetland located northeast of Wetland A but separated by a small area of upland. This wetland also appears to flood when the creeks on site are in flooding conditions and therefore was also reviewed as a riverine wetland. Wetland B is vegetated with a mix of red-osier dogwood, sedge and hedge nettle. This wetland was flagged with pink flags labeled B1-B13.

Soil pits excavated within this wetland area revealed a cobbly loam with a color of 10YR 2/2 with common, medium, distinct redoximorphic concentrations. Soils saturated at the surface during our non-growing season observation of the wetland.

Using the 2014 Washington State Department of Ecology Washington State *Wetland Rating System for Eastern Washington, 2014 Update* dated June 2014 Publication No. 14-06-018, and rating this wetland as a “riverine” wetland, this wetland scored a total of 21 points with 7 for habitat. This indicates a Category II wetland. Based upon Kittitas County Code Chapter 17B.05.020G.1, Category II wetlands for a low-moderate intensity land use have a 150’ buffer measured from the wetland edge.

Un-named Tributary

The western ordinary high water mark (OHWM) of the un-named tributary was delineated with blue flags W1-W26. The creek joins Naneum Creek at flag W26.

This creek is approximately 8’-10’ in width with a cobble and gravel substrate, has a somewhat modified channel which appears to have been channelized with numerous irrigation turnouts and one dam previously described, which blocks any fish migration in the channel.

WADNR has mapped this stream as a Type F water (see page 6 of this report. According to KCC 17B.05.020K-1, Type F waters have a 100’ buffer measured from the OHWM.

Naneum Creek

The western OHWM of Naneum Creek was flagged with blue flags W36-W46, which was the last flag placed by the wooden driveway bridge on the south end of the site. Naneum Creek is considered a Shoreline of the State or a Type 1/S water. Per KCC 17B.05.050.B.1, Shoreline streams have a 100’ buffer in areas designated “Rural Conservancy” as is the site.

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com .

Sincerely,
Sewall Wetland Consulting, Inc.



Ed Sewall
Senior Wetlands Ecologist PWS #212

Attached: Data sheets & Rating Form

REFERENCES

Cowardin, L., V. Carter, F. Golet, and E. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish and Wildlife Service, FWS/OBS-79-31, Washington, D. C.

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1. U. S. Army Corps of Engineers Waterways Experiment Station, Vicksburg, Mississippi.

Muller-Dombois, D. and H. Ellenberg. 1974. Aims and Methods of Vegetation Ecology. John Wiley & Sons, Inc. New York, New York.

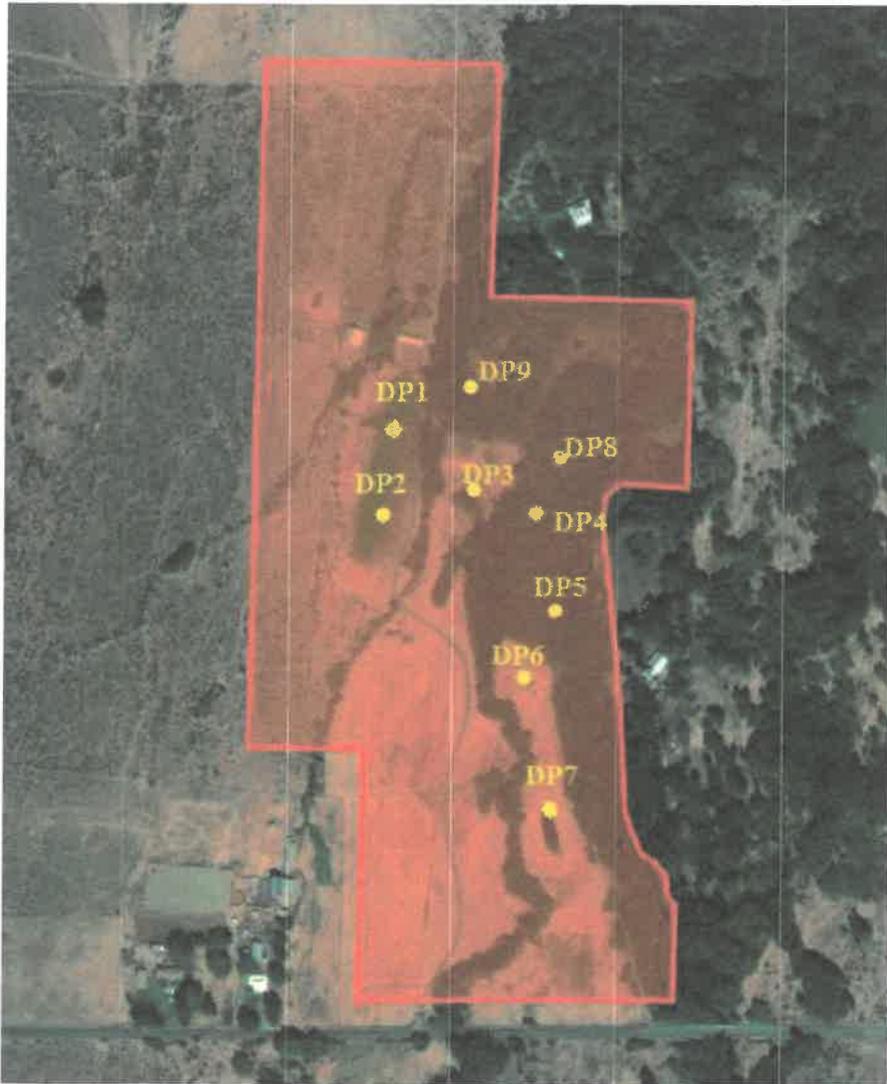
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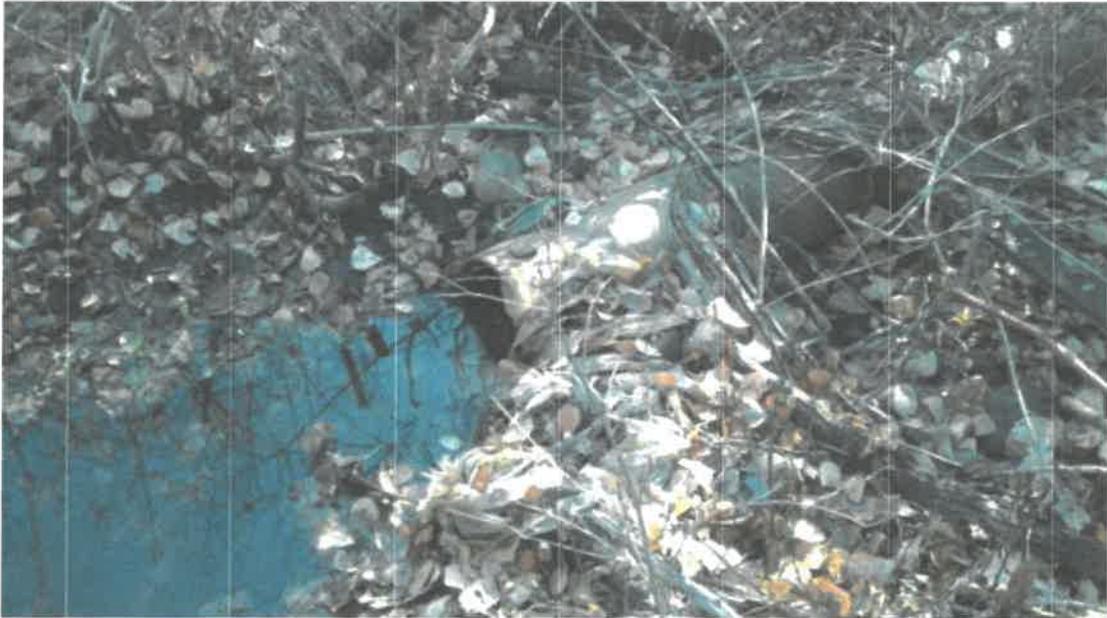
Reed, P., Jr. 1988. National List of Plant Species that Occur in Wetlands: Northwest (Region 9). 1988. U. S. Fish and Wildlife Service, Inland Freshwater Ecology Section, St. Petersburg, Florida.

Reed, P.B. Jr. 1993. 1993 Supplement to the list of plant species that occur in wetlands: Northwest (Region 9). USFWS supplement to Biol. Rpt. 88(26.9) May 1988.

USDA NRCS & National Technical Committee for Hydric Soils, September 1995. Field Indicators of Hydric Soils in the United States - Version 2.1



Above: Locations of data points.



Above and below: Irrigation diversions on un-named tributary





Above: Wetland A

Below: Pasture area looking north just east of wooded area containing wetland A & B





*Above: Looking north towards horse barn.
Below: Looking south across horse pasture south of barn.*





*Above: looking north across horse pasture.
Below: Un-named tributary*





Above: Un-named tributary.

Below: Irrigation diversion dam on Un-named tributary





Above: Naneum Creek

Below: Looking north at Naneum Creek where Un-named tributary (on left) joins the main stem of the creek.





CRAIG PROPERTIES
SEC. 23, T. 19 N., R. 19 E., W.M.

TPN 205736

TPN 558434

TPN 558434

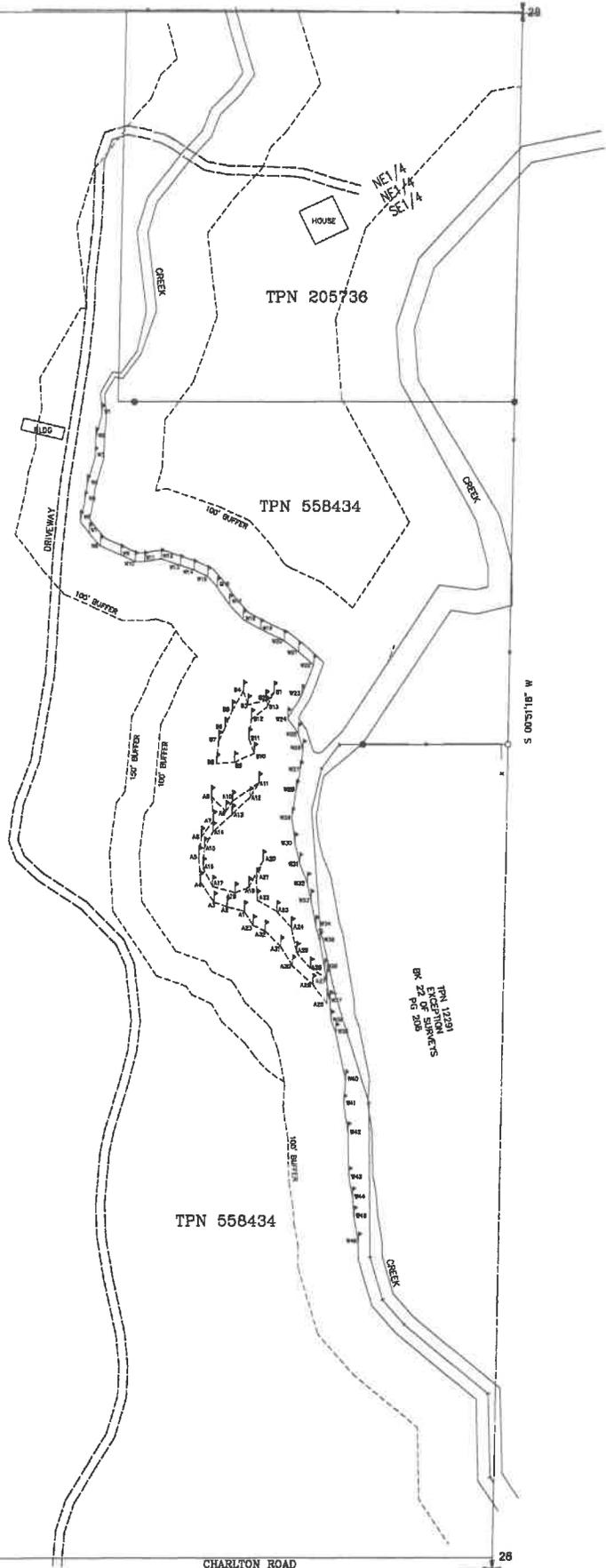
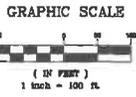
CHANDLER ROAD



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

BARN

ADD



EXCEPTION

Pasture on west
by horse barn

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Sweetwater Tract City/County: WY/Teton Sampling Date: 11-22-19
 Applicant/Owner: _____ State: _____ Sampling Point: DP#1
 Investigator(s): Ed Scowell Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes _____ No <input checked="" type="checkbox"/>		
Wetland Hydrology Present?	Yes _____ No <input checked="" type="checkbox"/>		
Remarks:			

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>0</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>2</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>0</u> (A/B)
4. _____	_____	_____	_____	Prevalence Index worksheet:	
Total Cover: _____				Total % Cover of:	Multiply by:
Sapling/Shrub Stratum				OBL species _____	x 1 = _____
1. _____	_____	_____	_____	FACW species _____	x 2 = _____
2. _____	_____	_____	_____	FAC species _____	x 3 = _____
3. _____	_____	_____	_____	FACU species _____	x 4 = _____
4. _____	_____	_____	_____	UPL species _____	x 5 = _____
5. _____	_____	_____	_____	Column Totals:	(A) _____ (B) _____
Total Cover: _____				Prevalence Index = B/A = _____	
Herb Stratum				Hydrophytic Vegetation Indicators:	
1. <u>Centaurea spp</u>	<u>30</u>		<u>NI</u>	___ Dominance Test is >50%	
2. <u>Plantago lanceolata</u>	<u>5</u>		<u>FAC</u>	___ Prevalence Index is ≤3.0 ¹	
3. _____	_____	_____	_____	___ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
4. _____	_____	_____	_____	___ Problematic Hydrophytic Vegetation ¹ (Explain)	
5. _____	_____	_____	_____	___ Indicators of hydric soil and wetland hydrology must be present.	
6. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/>	
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
Total Cover: _____					
Woody Vine Stratum					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
Total Cover: _____					
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____					
Remarks:					

SOIL

Sampling Point: DP#1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
16	10YR3/3						Sandy loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix. ²Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) (LRR C) <input type="checkbox"/> 1 cm Muck (A6) (LRR D) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8) <input type="checkbox"/> Vernal Pools (F9)	Indicators for Problematic Hydric Soils²: <input type="checkbox"/> 1 cm Muck (A6) (LRR C) <input type="checkbox"/> 2 cm Muck (A10) (LRR B) <input type="checkbox"/> Reduced Vertic (F18) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Other (Explain in Remarks)
--	---	--

²Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes _____ No

Remarks:

No indicators

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1) (Nonriverine)
- Sediment Deposits (B2) (Nonriverine)
- Drift Deposits (B3) (Nonriverine)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Water-Stained Leaves (B9)

- Salt Crust (B11)
- Biotic Crust (B12)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Flowed Soils (C6)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water Marks (B1) (Riverine)
- Sediment Deposits (B2) (Riverine)
- Drift Deposits (B3) (Riverine)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Thin Muck Surface (C7)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No Depth (inches): _____
 Water Table Present? Yes _____ No Depth (inches): _____
 Saturation Present? Yes _____ No Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No indicators

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Sweetwater Ranch City/County: Kittitas Sampling Date: 11-22-19
 Applicant/Owner: _____ State: WA Sampling Point: DP#2
 Investigator(s): Ed Sewell Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/> Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks:	

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>1</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)
4. _____	_____	_____	_____	
Total Cover: _____				
Sapling/Shrub Stratum				Prevalence Index worksheet:
1. _____	_____	_____	_____	Total % Cover of: _____ Multiply by:
2. _____	_____	_____	_____	OBL species _____ x 1 = _____
3. _____	_____	_____	_____	FACW species _____ x 2 = _____
4. _____	_____	_____	_____	FAC species _____ x 3 = _____
5. _____	_____	_____	_____	FACU species _____ x 4 = _____
6. _____	_____	_____	_____	UPL species _____ x 5 = _____
7. _____	_____	_____	_____	Column Totals: _____ (A) _____ (B)
8. _____	_____	_____	_____	Prevalence Index = B/A = _____
Total Cover: _____				Hydrophytic Vegetation Indicators:
1. _____				___ Dominance Test is >50%
2. _____				___ Prevalence Index is ≤3.0 ¹
3. _____				___ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
4. _____				___ Problematic Hydrophytic Vegetation ¹ (Explain)
5. _____				
6. _____				
7. _____				
8. _____				
Total Cover: _____				¹ Indicators of hydric soil and wetland hydrology must be present.
Woody Vine Stratum				Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/>
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
Total Cover: _____				
% Bare Ground in Herb Stratum _____		% Cover of Biotic Crust _____		
Remarks:				

SOIL

Sampling Point: DPT#2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
16	10YR3/3						Cobbly lean	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix. ²Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) Indicators for Problematic Hydric Soils³:

- | | | |
|--|---|---|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Sandy Redox (S5) | <input type="checkbox"/> 1 cm Muck (A9) (LRR C) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Stripped Matrix (S6) | <input type="checkbox"/> 2 cm Muck (A10) (LRR B) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1) | <input type="checkbox"/> Reduced Vertic (F18) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) | <input type="checkbox"/> Red Parent Material (TF2) |
| <input type="checkbox"/> Stratified Layers (A5) (LRR C) | <input type="checkbox"/> Depleted Matrix (F3) | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR D) | <input type="checkbox"/> Redox Dark Surface (F6) | |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Dark Surface (F7) | |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Redox Depressions (F8) | |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Vernal Pools (F9) | |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | | |

³Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No

Remarks:

No indicators

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- | | |
|--|--|
| <input type="checkbox"/> Surface Water (A1) | <input type="checkbox"/> Salt Crust (B11) |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Biotic Crust (B12) |
| <input type="checkbox"/> Saturation (A3) | <input type="checkbox"/> Aquatic invertebrates (B13) |
| <input type="checkbox"/> Water Marks (B1) (Nonriverine) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) |
| <input type="checkbox"/> Sediment Deposits (B2) (Nonriverine) | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Drift Deposits (B3) (Nonriverine) | <input type="checkbox"/> Presence of Reduced Iron (C4) |
| <input type="checkbox"/> Surface Soil Cracks (B6) | <input type="checkbox"/> Recent Iron Reduction in Flowed Soils (C6) |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Water-Stained Leaves (B9) | |

Secondary Indicators (2 or more required)

- | |
|--|
| <input type="checkbox"/> Water Marks (B1) (Riverine) |
| <input type="checkbox"/> Sediment Deposits (B2) (Riverine) |
| <input type="checkbox"/> Drift Deposits (B3) (Riverine) |
| <input type="checkbox"/> Drainage Patterns (B10) |
| <input type="checkbox"/> Dry-Season Water Table (C2) |
| <input type="checkbox"/> Thin Muck Surface (C7) |
| <input type="checkbox"/> Crayfish Burrows (C8) |
| <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) |
| <input type="checkbox"/> Shallow Aquitard (D3) |
| <input type="checkbox"/> FAC-Neutral Test (D5) |

Field Observations:

Surface Water Present? Yes _____ No Depth (inches): _____
 Water Table Present? Yes _____ No Depth (inches): _____
 Saturation Present? Yes _____ No Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Sweetwater City/County: Ki Hinds Sampling Date: 11-27-14
 Applicant/Owner: _____ State: WA Sampling Point: DP#3
 Investigator(s): Ed Seaman Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NW classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No _____	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks:	

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Populus tremula</u>	<u>50</u>		<u>FAC</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)
2. _____				Total Number of Dominant Species Across All Strata: <u>2</u> (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
4. _____				
Total Cover: _____				
Sapling/Shrub Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet:
1. <u>Rosa pratincola</u>	<u>60</u>		<u>FAC</u>	Total % Cover of: _____ Multiply by: _____
2. _____				OBL species _____ x 1 = _____
3. _____				FACW species _____ x 2 = _____
4. _____				FAC species _____ x 3 = _____
5. _____				FACU species _____ x 4 = _____
6. _____				UPL species _____ x 5 = _____
7. _____				Column Totals: _____ (A) _____ (B)
8. _____				Prevalence Index = B/A = _____
Total Cover: _____				
Herb Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators:
1. _____				<input type="checkbox"/> Dominance Test is >50%
2. _____				<input type="checkbox"/> Prevalence Index is >3.0 ¹
3. _____				<input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
4. _____				<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)
5. _____				
6. _____				
7. _____				
8. _____				
Total Cover: _____				
Woody Vine Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present?
1. _____				Yes _____ No <input checked="" type="checkbox"/>
2. _____				
Total Cover: _____				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				
Remarks:				

SOIL

Sampling Point: DP#3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
16	10YR	3/3					Sandy loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix. ²Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> 1 cm Muck (A9) (LRR C)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> 2 cm Muck (A10) (LRR B)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Reduced Vertic (F18)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Stratified Layers (A5) (LRR C)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 1 cm Muck (A9) (LRR D)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> Vernal Pools (F9)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes _____ No

Remarks: *no indicators*

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (2 or more required)
Primary Indicators (any one indicator is sufficient)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water Marks (B1) (Riverine)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Sediment Deposits (B2) (Riverine)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Drift Deposits (B3) (Riverine)
<input type="checkbox"/> Water Marks (B1) (Nonriverine)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Drift Deposits (B3) (Nonriverine)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Biotic Crust (B12)	
<input type="checkbox"/> Aquatic Invertebrates (B13)	
<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	
<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	
<input type="checkbox"/> Presence of Reduced Iron (C4)	
<input type="checkbox"/> Recent Iron Reduction in Flowed Soils (C6)	
<input type="checkbox"/> Other (Explain in Remarks)	

Field Observations:

Surface Water Present? Yes _____ No Depth (inches): _____

Water Table Present? Yes _____ No Depth (inches): _____

Saturation Present? Yes _____ No Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: *no indicators*

WETLAND DETERMINATION DATA FORM – Arid West Region

Wet A

Project/Site: Sweetwater Ranch City/County: Kittitas Sampling Date: 11-22-19
 Applicant/Owner: _____ State: WA Sampling Point: DP#4
 Investigator(s): Ed Sewall Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NW classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Remarks:	

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____				Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
2. _____				
3. _____				
4. _____				
Total Cover: _____				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum				
1. <u>Salix subsericea</u>	<u>30</u>		<u>FACW</u>	
2. _____				
3. _____				
4. _____				
5. _____				
Total Cover: _____				Hydrophytic Vegetation Indicators: ___ Dominance Test is >50% ___ Prevalence index is >3.0 ¹ ___ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present. Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____
Herb Stratum				
1. <u>Carex sp</u>	<u>70</u>		<u>FACW</u>	
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
Total Cover: _____				
Woody Vine Stratum				
1. _____				
2. _____				
Total Cover: _____				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				
Remarks:				

SOIL

Sampling Point: DP#4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
4	10YR 2/2							
16	10YR 3/2		Common medium distinct				Sandy loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, ²Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 1 cm Muck (A9) (LRR C)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 2 cm Muck (A10) (LRR B)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Reduced Vertic (F15)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Stratified Layers (A5) (LRR C)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 1 cm Muck (A6) (LRR D)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> Sandy Mucky Mineral (B1)	<input type="checkbox"/> Vernal Pools (F9)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)		

³Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)	Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input checked="" type="checkbox"/> Water Marks (B1) (Riverine)
<input type="checkbox"/> High Water Table (A2)	<input checked="" type="checkbox"/> Sediment Deposits (B2) (Riverine)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Drift Deposits (B3) (Riverine)
<input type="checkbox"/> Water Marks (B1) (Nonriverine)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Drift Deposits (B3) (Nonriverine)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Crayfish Burrows (C6)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Shallow Aquitard (D3)
	<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes No Depth (inches): _____

Water Table Present? Yes No Depth (inches): _____

Saturation Present? Yes No Depth (inches): 3"

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

wet A

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: Sweetwater Park City/County: Kittitas Sampling Date: 11-22-19
Applicant/Owner: Ed Small State: WA Sampling Point: DP#5
Investigator(s): Ed Small Section, Township, Range:
Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):
Subregion (LRR): Lat: Long: Datum:
Soil Map Unit Name: NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
Are Vegetation, Soil, or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
Are Vegetation, Soil, or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes No
Hydric Soil Present? Yes No
Wetland Hydrology Present? Yes No
Is the Sampled Area within a Wetland? Yes No
Remarks:

VEGETATION

Tree Stratum (Use scientific names.) Absolute % Cover Dominant Species? Indicator Status
1. Salix lasiolepis 40 FACW
2.
3.
4.
Total Cover:
Spring/Shrub Stratum
1. Cornus stolonifera 20 FACW
2.
3.
4.
5.
Total Cover:
Herb Stratum
1. Carex spp 30 FACW
2.
3.
4.
5.
6.
7.
8.
Total Cover:
Woody Vine Stratum
1.
2.
Total Cover:
% Bare Ground in Herb Stratum % Cover of Biotic Crust
Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)
Prevalence index worksheet:
Total % Cover of: Multiply by:
OBL species x 1 =
FACW species x 2 =
FAC species x 3 =
FACU species x 4 =
UPL species x 5 =
Column Totals: (A) (B)
Prevalence Index = B/A =
Hydrophytic Vegetation indicators:
Dominance Test is >50%
Prevalence Index is <=3.0
Morphological Adaptations (Provide supporting data in Remarks or on a separate sheet)
Problematic Hydrophytic Vegetation (Explain)
Indicators of hydric soil and wetland hydrology must be present.
Hydrophytic Vegetation Present? Yes No

SOIL

Sampling Point: DAP5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
16	10YR 2/2		common		medial dubut		Cobbly	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix. ²Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S6)	<input type="checkbox"/> 1 cm Muck (A9) (LRR C)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 2 cm Muck (A10) (LRR B)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Reduced Vertic (F18)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Stratified Layers (A5) (LRR C)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 1 cm Muck (A9) (LRR D)	<input checked="" type="checkbox"/> Redox Dark Surface (F8)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Vernal Pools (F9)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)		

³Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)		Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Salt Crust (B11)	<input checked="" type="checkbox"/> Water Marks (B1) (Riverine)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Biotic Crust (B12)	<input checked="" type="checkbox"/> Sediment Deposits (B2) (Riverine)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Drift Deposits (B3) (Riverine)
<input type="checkbox"/> Water Marks (B1) (Nonriverine)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Drift Deposits (B3) (Nonriverine)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Recent Iron Reduction in Flowed Soils (C8)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Water-Stained Leaves (B9)		<input type="checkbox"/> Shallow Aquitard (D3)
		<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): _____	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Sweetwater Canal City/County: Ks Ariz Sampling Date: 11-22-14
 Applicant/Owner: _____ State: WA Sampling Point: DP# 6
 Investigator(s): Ed Scully Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks:	

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (AB)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
Total Cover: _____				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Saccol/Shrub Stratum				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: ___ Dominance Test is >50% ___ Prevalence Index is ≤3.0 ¹ ___ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present. Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____
Total Cover: _____				
Herb Stratum				
1. <u>Agropyron repens</u>	<u>85</u>	<u>FAC</u>	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
Total Cover: _____				
Woody Vine Stratum				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
Total Cover: _____				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				
Remarks:				

SOIL

Sampling Point: DP#6

Profile Description: (Describes to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
14	10YR 3/3						Sandy loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix. ²Location: PL=Pure Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 1 cm Muck (A9) (LRR C)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 2 cm Muck (A10) (LRR B)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Reduced Vertic (F18)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Stratified Layers (A5) (LRR C)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 1 cm Muck (A8) (LRR D)	<input type="checkbox"/> Redox Dark Surface (F8)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Vernal Pools (F9)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)		

³Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes _____ No

Remarks: *No indicators*

HYDROLOGY

Wetland Hydrology Indicators:

<u>Primary Indicators (any one indicator is sufficient)</u>		<u>Secondary Indicators (2 or more required)</u>
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Water Marks (B1) (Riverine)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Biotic Crust (B12)	<input type="checkbox"/> Sediment Deposits (B2) (Riverine)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Drift Deposits (B3) (Riverine)
<input type="checkbox"/> Water Marks (B1) (Nonriverine)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Drift Deposits (B3) (Nonriverine)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Recent Iron Reduction in Plowed Soils (C6)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Water-Stained Leaves (B9)		<input type="checkbox"/> Shallow Aquitard (D3)
		<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No <input checked="" type="checkbox"/>	Depth (inches): _____	Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>
Water Table Present? Yes _____ No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present? (includes capillary fringe) Yes _____ No <input checked="" type="checkbox"/>	Depth (inches): _____	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: *No indicators*

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Sweetwater Run City/County: Mitchell Sampling Date: 11-22-19
 Applicant/Owner: _____ State: WA Sampling Point: DP#7
 Investigator(s): Ed Seidl Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks:	

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>1</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
4. _____	_____	_____	_____	
Total Cover: _____				
Sapling/Shrub Stratum				Prevalence Index worksheet:
1. _____	_____	_____	_____	Total % Cover of: _____ Multiply by: _____
2. _____	_____	_____	_____	OBL species _____ x 1 = _____
3. _____	_____	_____	_____	FACW species _____ x 2 = _____
4. _____	_____	_____	_____	FAC species _____ x 3 = _____
5. _____	_____	_____	_____	FACU species _____ x 4 = _____
6. _____	_____	_____	_____	UPL species _____ x 5 = _____
7. _____	_____	_____	_____	Column Totals: _____ (A) _____ (B)
8. _____	_____	_____	_____	Prevalence Index = B/A = _____
Total Cover: _____				
Herb Stratum				Hydrophytic Vegetation Indicators:
1. <u>Phleum pratense</u>	<u>55</u>		<u>FAC</u>	<input type="checkbox"/> Dominance Test is >50%
2. <u>Carex spp</u>	<u>10</u>		<u>FAC</u>	<input type="checkbox"/> Prevalence Index is ≤3.0 ¹
3. _____	_____	_____	_____	<input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
4. _____	_____	_____	_____	<input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
Total Cover: _____				
Woody/Vine Stratum				Indicators of hydric soil and wetland hydrology must be present.
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
Total Cover: _____				
% Bare Ground in Herb Stratum _____		% Cover of Biotic Crust _____		Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks:				

SOIL

Sampling Point: DP#7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
16	10YR 2/2						coarse	low

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix. ²Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A6) (LRR C) <input type="checkbox"/> 1 cm Muck (A9) (LRR D) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8) <input type="checkbox"/> Vernal Pools (F9)	Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 1 cm Muck (A9) (LRR C) <input type="checkbox"/> 2 cm Muck (A10) (LRR B) <input type="checkbox"/> Reduced Vertic (F16) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Other (Explain in Remarks)
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³Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes _____ No

Remarks: *NO indicators*

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (any one indicator is sufficient) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) (Nonriverine) <input type="checkbox"/> Sediment Deposits (B2) (Nonriverine) <input type="checkbox"/> Drift Deposits (B3) (Nonriverine) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Biotic Crust (B12) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Flowed Soils (C6) <input type="checkbox"/> Other (Explain in Remarks)	Secondary Indicators (2 or more required) <input type="checkbox"/> Water Marks (B1) (Riverine) <input type="checkbox"/> Sediment Deposits (B2) (Riverine) <input type="checkbox"/> Drift Deposits (B3) (Riverine) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5)
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Field Observations:

Surface Water Present? Yes _____ No Depth (inches): _____

Water Table Present? Yes _____ No Depth (inches): _____

Saturation Present? Yes _____ No Depth (inches): _____
 (Includes capillary fringe)

Wetland Hydrology Present? Yes _____ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: *NO indicators*

WETLAND DETERMINATION DATA FORM – Arid West Region

wet B

Project/Site: Sweetwater Ranch City/County: Jefferson Sampling Date: 11-22-19
 Applicant/Owner: _____ State: WA Sampling Point: DP#8
 Investigator(s): Ed Scull Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWM classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Remarks:	

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
Total Cover: _____				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum				
1. <u>Cornus stolonifera</u>	<u>30</u>	<u>FACW</u>	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
Total Cover: _____				
Herb Stratum				
1. <u>Stachys coolidgei</u>	<u>20</u>	<u>FACW</u>	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
Total Cover: _____				
Woody Vine Stratum				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
Total Cover: _____				
% Bare Ground in Herb Stratum _____		% Cover of Biotic Crust _____		
Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____				
Remarks:				

SOIL

Sampling Point: DAB 8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features		Type	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
16	10YR 2/2		Common	reduced			coarse lo	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix. ²Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histic (A1)	<input type="checkbox"/> Sandy Redox (S5)	Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 1 cm Muck (A9) (LRR C)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> 2 cm Muck (A10) (LRR B)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Reduced Vertic (F18)
<input type="checkbox"/> Stratified Layers (A5) (LRR C)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> 1 cm Muck (A9) (LRR D)	<input checked="" type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Vernal Pools (F9)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)		³ Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)		Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Water Marks (B1) (Riverine)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Biotic Crust (B12)	<input checked="" type="checkbox"/> Sediment Deposits (B2) (Riverine)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Drift Deposits (B3) (Riverine)
<input type="checkbox"/> Water Marks (B1) (Nonriverine)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Sediment Deposits (B2) (Nonriverine)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Drift Deposits (B3) (Nonriverine)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Recent Iron Reduction in Plowed Soils (C6)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Water-Stained Leaves (B9)		<input type="checkbox"/> Shallow Aquitard (D3)
		<input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes No Depth (inches): _____

Water Table Present? Yes No Depth (inches): _____

Saturation Present? Yes No Depth (inches): - 8"

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Sweetwater Reach City/County: P. Hills Sampling Date: 11-22-19
 Applicant/Owner: _____ State: WA Sampling Point: DP#9
 Investigator(s): Ed Smith Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks:	

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Populus balsamifera</u>	<u>60</u>		<u>FAC</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)
2. _____				Total Number of Dominant Species Across All Strata: <u>3</u> (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66</u> (AB)
4. _____				
Total Cover: _____				
Sapling/Shrub Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet:
1. <u>Cornus stolonifera</u>	<u>20</u>		<u>FACW</u>	Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
2. <u>Symphoricarpos albus</u>	<u>20</u>		<u>FAC</u>	
3. _____				
4. _____				
5. _____				
Total Cover: _____				
Herb Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators:
1. _____				___ Dominance Test is >50% ___ Prevalence Index is ≤3.0 ¹ ___ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain)
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
Total Cover: _____				
Woody Vine Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present?
1. _____				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____				
Total Cover: _____				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				
Remarks:				

SOIL

Sampling Point: DP#9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features		Type	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
16	10W 3/3						cubby <i>low</i>	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix. ²Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) (LRR C) <input type="checkbox"/> 1 cm Muck (A9) (LRR D) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8) <input type="checkbox"/> Vernal Pools (F9)	Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 1 cm Muck (A9) (LRR C) <input type="checkbox"/> 2 cm Muck (A10) (LRR B) <input type="checkbox"/> Reduced Vertic (F18) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Other (Explain in Remarks)
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³Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes _____ No

Remarks: *no indicators*

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (any one indicator is sufficient) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) (Nonriverine) <input type="checkbox"/> Sediment Deposits (B2) (Nonriverine) <input type="checkbox"/> Drift Deposits (B3) (Nonriverine) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Biotic Crust (B12) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Plowed Soils (C6) <input type="checkbox"/> Other (Explain in Remarks)	Secondary Indicators (2 or more required) <input type="checkbox"/> Water Marks (B1) (Riverine) <input type="checkbox"/> Sediment Deposits (B2) (Riverine) <input type="checkbox"/> Drift Deposits (B3) (Riverine) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5)
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Field Observations:

Surface Water Present? Yes _____ No Depth (inches): _____

Water Table Present? Yes _____ No Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No Depth (inches): _____

Wetland Hydrology Present? Yes _____ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: *no indicators*

Wetland name or number A

Maps and figures required to answer questions correctly (Eastern Washington)

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes and classes of emergents	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2, H1.3	
Location of outlet (<i>can be added to map of hydroperiods</i>)	D 1.1, D1.4	
Boundary of 150 ft buffer (<i>can be added to another figure</i>)	D 2.2, D 5.2	
Polygon of area 1km from wetland edge - Including polygons for accessible habitat and undisturbed habitat	H 2.1, H2.2	
Screen capture of map of 303d listed waters in basin (from Ecology web site)	D 3.1, D 3.2	
Screen capture of list of TMDL's for WRIA in which unit is found (from web)	D 3.3	
Area of open water (<i>can be added to map of hydroperiods</i>)	H1.3.1	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes and classes of emergents	H 1.1, H 1.4	
Hydroperiods	H 1.2, H1.3	
Ponded depressions	R 1.1	
Boundary of 150 ft buffer (<i>can be added to another figure</i>)	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream (<i>can be added to another figure</i>)	R 4.1	
Polygon of area 1km from wetland edge -Including polygons for accessible habitat and undisturbed habitat	H 2.1, H2.2	
Screen capture of map of 303d listed waters in basin (from Ecology web site)	R 3.1	
Screen capture of list of TMDL's for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake-fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes and classes of emergents	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of 150 ft buffer (<i>can be added to another figure</i>)	L 2.2	
Polygon of area 1km from wetland edge (Including polygons for accessible habitat and undisturbed habitat)	H 2.1, H2.2	
Screen capture of map of 303d listed waters in basin (from Ecology web site)	L 3.1	
Screen capture of list of TMDL's for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes and classes of emergents	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants (<i>can be added to figure above</i>)	S 4.1	
Boundary of 150 ft buffer (<i>can be added to another figure</i>)	S 2.1, S 5.1	
Polygon of area 1km from wetland edge (Including polygons for accessible habitat and undisturbed habitat)	H 2.1, H2.2	
Screen capture of map of 303d listed waters in basin (from Ecology web site)	S 3.1, S 3.2	
Screen capture of list of TMDL's for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number A

HGM Classification of Wetland Units in Eastern Washington

For questions 1-4 the criteria described must apply to the entire unit being rated for it to be classified correctly.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-4 apply, and go to Question 5.

1. Does the entire wetland unit **meet both** of the following criteria?

- The vegetated part of the wetland is on the water side of the Ordinary High Water Mark of a body of permanent open water (without any plants on the surface) that is at least 20 acres (8 ha) in size

At least 30% of the open water area is deeper than 10 ft (3 m)

NO - go to 2 **YES - The wetland class is Lake-fringe (Lacustrine Fringe)**

2. Does the entire wetland unit **meet all** of the following criteria?

- The wetland is on a slope (*slope can be very gradual*),
- The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks.
- Does the water leaves the wetland **without being impounded?**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3ft diameter and less than 1 foot deep).

NO - go to 3 **YES - The wetland class is Slope**

3. Does the entire wetland unit **meet all** of the following criteria?

- The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river
- The overbank flooding occurs at least once every ten years.

NOTE: The riverine unit can contain depressions that are filled with water when the river is not flooding.

NO - go to 4 **YES - The wetland class is Riverine**

4. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year. *This means that any outlet, if present, is higher than the interior of the wetland.*

NO - go to 5 **YES - The wetland class is Depressional**

5. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a depressional wetland has a zone of flooding along its sides. **IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide).** Use the following table to identify the appropriate class to use for the rating system if you have several HGM

Wetland name or number A

classes present within your wetland. NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM Classes within the wetland unit being rated	HGM Class to Use in Rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake-fringe	Lake-fringe
Depressional + Riverine (the riverine portion is within the boundary of depression)	Depressional
Depressional + Lake-fringe	Depressional
Riverine + Lake-fringe	Riverine

*If you are unable still to determine which of the above criteria apply to your wetland, or if you have more than 2 HGM classes within a wetland boundary, classify the wetland as **Depressional** for the rating.*

Wetland name or number A

RIVERINE WETLANDS		Points (only 1 score per box)
Water Quality Functions - Indicators that site functions to improve water quality		
R 1.0 Does the wetland unit have the potential to improve water quality?		
R 1.1 Area of surface depressions within the riverine wetland that can trap sediments during a flooding event		
Depressions cover >1/3 area of wetland	points = 6	6
Depressions cover > 1/10 area of wetland	points = 3	
Depressions present but cover < 1/10 area of wetland	points = 1	
No depressions present	points = 0	
R 1.2 Structure of plants in the unit (areas with >90% cover at person height; not Cowardin classes):		
Forest or shrub > 2/3 the area of the wetland	points = 10	5
Forest or shrub 1/3 – 2/3 area of the wetland	points = 5	
Ungrazed, herbaceous plants > 2/3 area of wetland	points = 5	
Ungrazed herbaceous plants 1/3 – 2/3 area of wetland	points = 2	
Forest, shrub, and ungrazed herbaceous < 1/3 area of wetland	points = 0	
Total for R1	Add the points in the boxes above	11

Rating of Site Potential If score is: 12 – 16 = H 6 – 11 = M 0 – 5 = L
Record the rating on the first page

R 2.0 Does the landscape have the potential to support the water quality function at the site?		
R 2.1 Is the unit within an incorporated city or within its UGA?	Yes = 2 No = 0	0
R 2.2 Does the contributing basin include a UGA or incorporated area?	Yes = 1 No = 0	0
R 2.3 Does at least 10% of the contributing basin contain tilled fields, pastures, or forests that have been clearcut within the last 5 years?	Yes = 1 No = 0	0
R 2.4 Is > 10% of the buffer within 150 ft of wetland unit in land uses that generate pollutants?	Yes = 1 No = 0	1
R 2.5 Are there other sources of pollutants coming into the wetland that are not listed in questions R 2.1 – R 2.4? Source _____	Yes = 1 No = 0	0
Total for R 2	Add the points in the boxes above	1

Rating of Landscape Potential If score is: 3 – 6 = H 1 or 2 = M 0 = L
Record the rating on the first page

R 3.0 Is the water quality improvement provided by the site valuable to society?		
R 3.1 Is the unit along a stream or river that is on the 303 d list or on a tributary that drains to one?	Yes = 1 No = 0	1
R 3.2 Does the river on stream have TMDL limits for nutrients, toxics, or pathogens?	Yes = 1 No = 0	1
R 3. Has the site been identified in a watershed or local plan as important for maintaining water quality? (answer YES if there is a TMDL for the drainage in which unit is found)	Yes = 2 No = 0	0
Total for R 3	Add the points in the boxes above	2

Rating of Value: If score is: 2 – 4 = H 1 = M 0 = L
Record the rating on the first page

Wetland name or number A

RIVERINE WETLANDS		Points (only 1 score per box)
Hydrologic Functions	Indicators that site functions to reduce flooding and stream erosion	
R 4.0 Does the wetland unit have the potential to reduce flooding and erosion?		
R 4.1 Characteristics of the overbank storage the unit provides: <i>Estimate the average width of the wetland unit perpendicular to the direction of the flow and the width of the stream or river channel (distance between banks). Calculate the ratio: (average width of unit)/(average width of stream between banks).</i>		
If the ratio is more than 2 If the ratio is between 1 – 2 If the ratio is ½ - <1 If the ratio is ¼ - < ½ If the ratio is < ¼	points = 10 points = 8 points = 4 points = 2 points = 1	4
R 4.2 Characteristics of plants that slow down water velocities during floods: <i>Treat large woody debris as "forest or shrub". Choose the points appropriate for the best description. (polygons need to have >90% cover at person height NOT Cowardin classes):</i>		
Forest or shrub for more than 2/3 the area of the wetland. Forest or shrub for >1/3 area OR herbaceous plants > 2/3 area Forest or shrub for > 1/10 area OR herbaceous plants > 1/3 area Plants do not meet above criteria	points = 6 points = 4 points = 2 points = 0	6
Total for R 5		10

Rating of Site Potential If score is: 12 – 16 = H 6 - 11 = M 0 - 5 = L
Record the rating on the first page

R 5.0 Does the landscape have the potential to support the hydrologic functions at the site?		
R 5.1 Is the stream/river adjacent to the unit downcut?	Yes = 0 No = 1	0
R 5.2 Does the upgradient watershed include a UGA or incorporated area?	Yes = 1 No = 0	0
R 5.3 Is The upgradient stream or river controlled by dams?	Yes = 0 No = 1	1
Total for R 5		1

Rating of Landscape Potential If score is: 3 = H 1 or 2 = M 0 = L
Record the rating on the first page

R 6.0 Are the hydrologic functions provided by the site valuable to society?		
R 6.1 Distance to the nearest areas downstream that have flooding problems? <i>Choose the description that best fits the site.</i>		
The sub-basin immediately down-gradient of site has surface flooding problems that results in damage to human or natural resources Surface flooding problems are in a basin further down-gradient No flooding problems anywhere downstream	points = 2 points = 1 points = 0	1
R 6.2 Has the site has been identified as important for flood storage or flood conveyance in a regional flood control plan?		
Total for R 6		1

Rating of Value If score is 2 – 4 = H 1 = M 0 = L
Record the rating on the first page

Wetland name or number A

6

H 1.6. Special Habitat Features: <i>Check the habitat features that are present in the wetland unit. The number of checks is the score.</i> <input checked="" type="checkbox"/> Loose rocks larger than 4" or large, downed, woody debris (>4in. diameter) within the area of surface ponding or in stream. <input type="checkbox"/> Cattails or bulrushes are present within the unit. <input type="checkbox"/> Standing snags (diameter at the bottom > 4 inches) in the wetland unit or within 30 m (100ft) of the edge. <input type="checkbox"/> Emergent or shrub vegetation in areas that are permanently inundated/ponded. <input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (>45 degree slope) OR signs of recent beaver activity <input type="checkbox"/> Invasive species cover less than 20% in each stratum of vegetation (<i>canopy, sub-canopy, shrubs, herbaceous, moss/ground cover</i>) Maximum score possible = 6		1
H 1. TOTAL Score -	Add the check marks in the box above	7

Rating of Site Potential If score is: 12 - 16 = H 6 - 11 = M 0 - 5 = L
 Record the rating on the first page

H 2.0 . Does the landscape have the potential to support habitat at the site? H 2.1 Accessible habitat (only area of habitat abutting wetland unit). Calculate: % undisturbed habitat <u>15</u> + [(% moderate and low intensity land uses)/2] <u>15</u> = <u>30</u> % If total accessible habitat is: > 1/3 (33.3%) of 1km circle (~100 hectares) points = 3 20 - 33% of 1km circle points = 2 10- 19% of 1km circle points = 1 <10% of 1km circle points = 0		2
H2.2 Undisturbed habitat in 1km circle around unit. If: Undisturbed habitat > 50% of circle points = 3 Undisturbed habitat 10 - 50% and in 1-3 patches points = 2 Undisturbed habitat 10 - 50% and > 3 patches points = 1 Undisturbed habitat < 10% of circle points = 0		2
H2.3 Land use intensity in 1 km circle. If: > 50% of circle is high intensity land use points = (- 2) Does not meet criterion above points = 0		0
H 2.4 The wetland unit is in an area where annual rainfall is less than 12 inches, and its water regime is not influenced by irrigation practices, dams, or water control structures. (<i>Generally, this means outside boundaries of reclamation areas, irrigation district, or reservoirs</i>) points = 3		0
Total for H 2 Add the points in the boxes above		4

Rating of Landscape Potential If score is: 4- 6 = H 1-3 = M < 1 = L
 Record the rating on the first page

H 3.0 Is the Habitat provided by the site valuable to society? H3.1 Does the site provides habitat for species valued in laws, regulations or policies? (choose the highest score) Site meets ANY of the following criteria: points = 2 <input checked="" type="checkbox"/> It provides habitat for Threatened or Endangered species (any plant or animal on state or federal lists) <input checked="" type="checkbox"/> It is a "priority area" for an individual WDFW species <input type="checkbox"/> It is a Wetland With a High Conservation Value as determined by the Department of Natural Resources <input type="checkbox"/> It has 3 or more priority habitats within 100m (see Appendix B) <input type="checkbox"/> It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats within 100m (see Appendix B) points = 1 Site does not meet any of the criteria above points = 0		2
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Rating of Value If score is: 2 = H 1 = M 0 = L
 Record the rating on the first page

Wetland name or number A

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Please determine if the wetland unit meets the attributes described below and circle the appropriate Category.
 NOTE: A wetland may meet the criteria for more than one set of special characteristics. Record all those that apply. NOTE: All units should also be characterized based on their functions.

Wetland Type Check off any criteria that apply to the wetland. Circle the Category when the appropriate criteria are met.	Category
<p>SC 1.0 Vernal pools Is the wetland unit less than 4000 ft², and does it meet at least two of the following criteria?</p> <ul style="list-style-type: none"> — Its only source of water is rainfall or snowmelt from a small contributing basin and has no groundwater input — Wetland plants are typically present only in the spring; the summer vegetation is typically upland annuals. NOTE: If you find perennial, "obligate", wetland plants the wetland is probably NOT a vernal pool — The soil in the wetland are shallow (<1ft deep (30 cm)) and is underlain by an impermeable layer such as basalt or clay. — Surface water is present for less than 120 days during the "wet" season. <p>YES = Go to SC 1.1 NO - not a vernal pool</p> <p>SC 1.1 Is the vernal pool relatively undisturbed in February and March? YES = Go to SC 1.2 NO – not a vernal pool with special characteristics</p>	
<p>SC 1.2 Is the vernal pool in an area where there are at least 3 separate aquatic resources within 0.5 miles (other wetlands, rivers, lakes etc.)? YES = Category II NO = Category III</p>	<p>Cat. II Cat. III</p>
<p>SC 2.0 Alkali wetlands Does the wetland unit meets one of the following two criteria?</p> <ul style="list-style-type: none"> — The wetland has a conductivity > 3.0 mS/cm. — The wetland has a conductivity between 2.0 - 3.0 mS, and more than 50% of the plant cover in the wetland can be classified as "alkali" species (see Table 4 for list of plants found in alkali systems). — If the wetland is dry at the time of your field visit, the central part of the area is covered with a layer of salt. <p>OR does the wetland unit meets two of the following three sub-criteria?</p> <ul style="list-style-type: none"> — Salt encrustations around more than 80% of the edge of the wetland — More than ¾ of the plant cover consists of species listed on Table 4 — A pH above 9.0. All alkali wetlands have a high pH, but please note that some freshwater wetlands may also have a high pH. Thus, pH alone is not a good indicator of alkali wetlands. <p>YES = Category I NO – not an alkali wetland</p>	<p>Cat. I</p>

Wetland name or number A

<p>SC 5.0 Forested Wetlands Does the wetland unit have an area of forest rooted within its boundary that meets at least one of the following three criteria? (<i>Continue only if you have identified a forested class is present in question H 1.1</i>)</p> <ul style="list-style-type: none"> • The wetland is within the "100 year" floodplain of a river or stream • aspen (<i>Populus tremuloides</i>) represents at least 20% of the total cover of woody species — There is at least ¼ acre of trees (even in wetlands smaller than 2.5 acres) that are "mature" or "old-growth" according to the definitions for these priority habitats developed by WDFW (<i>see definitions in question H3.1</i>) <p>YES = go to SC 5.1 NO = <u>not a forested wetland with special characteristics</u></p>	
<p>SC 5.1 Does the wetland unit have a forest canopy where more than 50% of the tree species (by cover) are slow growing native trees (<i>see Table 7</i>) YES = Category I NO = go to SC 5.2</p>	<p>Cat. I</p>
<p>SC 5.2 Does the unit have areas where aspen (<i>Populus tremuloides</i>) represents at least 20% of the total cover of woody species. YES = Category I NO = go to SC 5.3</p>	<p>Cat. I</p>
<p>SC 5.3 Does the wetland unit have areas with a forest canopy where more than 50% of the tree species (by cover) are fast growing species. (<i>see Table 7</i>) YES = Category II NO = go to SC 5.5</p>	<p>Cat. II</p>
<p>SC 5.4 Is the forested component of the wetland within the "100 year floodplain" of a river or stream? YES = Category II</p>	<p>Cat. II</p>
<p>Category of wetland based on Special Characteristics Choose the "highest" rating if wetland falls into several categories. If you answered NO for all types enter "Not Applicable" on p.1</p>	
<p>NA</p>	

Wetland name or number A

Appendix B: WDFW Priority Habitats in Eastern Washington

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf>)

Count how many of the following priority habitats are within 330 ft (100m) of the wetland unit? *NOTE: This question is independent of the land use between the wetland unit and the priority habitat.*

Aspen Stands: Pure or mixed stands of aspen greater than 0.4 ha (1 acre).

Biodiversity Areas and Corridors: Areas of habitat that are relatively important to various species of native fish and wildlife (full descriptions in WDFW PHS report p. 152).

Old-growth/Mature forests: Old-growth east of Cascade crest: Stands are highly variable in tree species composition and structural characteristics due to the influence of fire, climate, and soils. In general, stands will be >150 years of age, with 25 trees/ha (10 trees/acre) that are > 53 cm (21 in) dbh, and 2.5-7.5 snags/ha (1 - 3 snags/acre) that are > 30-35 cm (12-14 in) diameter. Downed logs may vary from abundant to absent. Canopies may be single or multi-layered. Evidence of human-caused alterations to the stand will be absent or so slight as to not affect the ecosystem's essential structures and functions. Mature forests: Stands with average diameters exceeding 53 cm (21 in) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80 - 200 years old west and 80 - 160 years old east of the Cascade crest.

Oregon white Oak: Woodlands Stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (full descriptions in WDFW PHS report p. 158 - see web link above).

Riparian: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

Instream: The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.

Caves: A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

Cliffs: Greater than 7.6 m (25 ft) high and occurring below 5000 ft.

Talus: Homogenous areas of rock rubble ranging in average size 0.15 - 2.0 m (0.5 - 6.5 ft), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

Snags and Logs: Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 51 cm (20 in) in western Washington and are > 2 m (6.5 ft) in height. Priority logs are > 30 cm (12 in) in diameter at the largest end, and > 6 m (20 ft) long.

Shrub-steppe: A nonforested vegetation type consisting of one or more layers of perennial bunchgrasses and a conspicuous but discontinuous layer of shrubs (see Eastside Steppe for sites with little or no shrub cover).

Eastside Steppe: Nonforested vegetation type dominated by broadleaf herbaceous flora (i.e., forbs), perennial bunchgrasses, or a combination of both. Bluebunch Wheatgrass (*Pseudoroegneria spicata*) is often the prevailing cover component along with Idaho Fescue (*Festuca idahoensis*), Sandberg Bluegrass (*Poa secunda*), Rough Fescue (*F. campestris*), or needlegrass (*Achnatherum* spp.).

Juniper Savannah: All juniper woodlands.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number B

Sweetwater

RATING SUMMARY – Eastern Washington

Name of wetland (or ID #): Wetland B Date of site visit: 11-22-17

Rated by Ed Smith Trained by Ecology? Yes No Date of training _____

HGM Class Used for Rating Riverine Unit has multiple HGM classes? Y N

NOTE: Form is not complete without the figures requested (figures can be combined).
Source of base aerial photo/map _____

OVERALL WETLAND CATEGORY _____

1. Category of wetland based on FUNCTIONS

- Category I - Total score = 22 - 27
- Category II - Total score = 19 - 21
- Category III - Total score = 16 - 18
- Category IV - Total score = 9 - 15

Score for each function based on three ratings (order of ratings is not important)

- 9 = H,H,H
- 8 = H,H,M
- 7 = H,H,L
- 7 = H,M,M
- 6 = H,M,L
- 6 = M,M,M
- 5 = H,L,L
- 5 = M,M,L
- 4 = M,L,L
- 3 = L,L,L

FUNCTION	Improving Water Quality			Hydrologic			Habitat		
	Circle the appropriate ratings								
Site Potential	H	(M)	L	(H)	M	L	H	M	(L)
Landscape Potential	H	(M)	L	H	(M)	L	(H)	M	L
Value	(H)	M	L	H	(M)	L	(H)	M	L
Score Based on Ratings	7			7			7		

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2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY	
	Circle the appropriate category	
Vernal Pools	II	III
Alkali		I
Wetland with high conservation value		I
Bog		I
Old Growth or Mature Forest – slow growing		I
Aspen Forest		I
Old Growth or Mature Forest – fast growing		II
Floodplain forest		II
None of the above		<input checked="" type="checkbox"/>

Wetland name or number B

Maps and figures required to answer questions correctly (Eastern Washington)

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes and classes of emergents	D 1.3, H 1.1, H 1.4	
Hydroperiods	D 1.4, H 1.2, H1.3	
Location of outlet <i>(can be added to map of hydroperiods)</i>	D 1.1, D1.4	
Boundary of 150 ft buffer <i>(can be added to another figure)</i>	D 2.2, D 5.2	
Polygon of area 1km from wetland edge - Including polygons for accessible habitat and undisturbed habitat	H 2.1, H2.2	
Screen capture of map of 303d listed waters in basin (from Ecology web site)	D 3.1, D 3.2	
Screen capture of list of TMDL's for WRIA in which unit is found (from web)	D 3.3	
Area of open water <i>(can be added to map of hydroperiods)</i>	H1.3.1	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes and classes of emergents	H 1.1, H 1.4	
Hydroperiods	H 1.2, H1.3	
Ponded depressions	R 1.1	
Boundary of 150 ft buffer <i>(can be added to another figure)</i>	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream <i>(can be added to another figure)</i>	R 4.1	
Polygon of area 1km from wetland edge -Including polygons for accessible habitat and undisturbed habitat	H 2.1, H2.2	
Screen capture of map of 303d listed waters in basin (from Ecology web site)	R 3.1	
Screen capture of list of TMDL's for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake-fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes and classes of emergents	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of 150 ft buffer <i>(can be added to another figure)</i>	L 2.2	
Polygon of area 1km from wetland edge (Including polygons for accessible habitat and undisturbed habitat)	H 2.1, H2.2	
Screen capture of map of 303d listed waters in basin (from Ecology web site)	L 3.1	
Screen capture of list of TMDL's for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes and classes of emergents	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants <i>(can be added to figure above)</i>	S 4.1	
Boundary of 150 ft buffer <i>(can be added to another figure)</i>	S 2.1, S 5.1	
Polygon of area 1km from wetland edge (Including polygons for accessible habitat and undisturbed habitat)	H 2.1, H2.2	
Screen capture of map of 303d listed waters in basin (from Ecology web site)	S 3.1, S 3.2	
Screen capture of list of TMDL's for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number B

HGM Classification of Wetland Units in Eastern Washington

For questions 1-4 the criteria described must apply to the entire unit being rated for it to be classified correctly.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-4 apply, and go to Question 5.

1. Does the entire wetland unit **meet both** of the following criteria?

The vegetated part of the wetland is on the water side of the Ordinary High Water Mark of a body of permanent open water (without any plants on the surface) that is at least 20 acres (8 ha) in size

At least 30% of the open water area is deeper than 10 ft (3 m)

NO - go to 2 YES - The wetland class is **Lake-fringe (Lacustrine Fringe)**

2. Does the entire wetland unit **meet all** of the following criteria?

The wetland is on a slope (*slope can be very gradual*),

The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks.

Does the water leave the wetland **without being impounded**?

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3ft diameter and less than 1 foot deep).

NO - go to 3 YES - The wetland class is **Slope**

3. Does the entire wetland unit **meet all** of the following criteria?

The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river

The overbank flooding occurs at least once every ten years.

NOTE: The riverine unit can contain depressions that are filled with water when the river is not flooding.

NO - go to 4 YES - The wetland class is **Riverine**

4. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year. *This means that any outlet, if present, is higher than the interior of the wetland.*

NO - go to 5 YES - The wetland class is **Depressional**

5. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a depressional wetland has a zone of flooding along its sides. IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM

Wetland name or number B

classes present within your wetland. NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM Classes within the wetland unit being rated	HGM Class to Use in Rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake-fringe	Lake-fringe
Depressional + Riverine (the riverine portion is within the boundary of depression)	Depressional
Depressional + Lake-fringe	Depressional
Riverine + Lake-fringe	Riverine

*If you are unable still to determine which of the above criteria apply to your wetland, or if you have more than 2 HGM classes within a wetland boundary, classify the wetland as **Depressional** for the rating.*

Wetland name or number B

RIVERINE WETLANDS		Points (only 1 score per box)
Water Quality Functions - Indicators that site functions to improve water quality		
R 1.0 Does the wetland unit have the potential to improve water quality?		
R 1.1 Area of surface depressions within the riverine wetland that can trap sediments during a flooding event		
Depressions cover >1/3 area of wetland	points = 6	
Depressions cover > 1/10 area of wetland	points = 3	
Depressions present but cover < 1/10 area of wetland	points = 1	
No depressions present	points = 0	6
R 1.2 Structure of plants in the unit (areas with >90% cover at person height; not Cowardin classes):		
Forest or shrub > 2/3 the area of the wetland	points = 10	
Forest or shrub 1/3 - 2/3 area of the wetland	points = 5	
Ungrazed, herbaceous plants > 2/3 area of wetland	points = 5	
Ungrazed herbaceous plants 1/3 - 2/3 area of wetland	points = 2	
Forest, shrub, and ungrazed herbaceous < 1/3 area of wetland	points = 0	5
Total for R1	Add the points in the boxes above	11
Rating of Site Potential If score is: 12 - 16 = H 6 - 11 = M 0 - 5 = L <i>Record the rating on the first page</i>		

R 2.0 Does the landscape have the potential to support the water quality function at the site?		
R 2.1 Is the unit within an incorporated city or within its UGA?	Yes = 2 No = 0	0
R 2.2 Does the contributing basin include a UGA or incorporated area?	Yes = 1 No = 0	0
R 2.3 Does at least 10% of the contributing basin contain tilled fields, pastures, or forests that have been clearcut within the last 5 years?	Yes = 1 No = 0	0
R 2.4 Is > 10% of the buffer within 150 ft of wetland unit in land uses that generate pollutants?	Yes = 1 No = 0	1
R 2.5 Are there other sources of pollutants coming into the wetland that are not listed in questions R 2.1 - R 2.4? Source _____	Yes = 1 No = 0	0
Total for R 2	Add the points in the boxes above	1
Rating of Landscape Potential If score is: 3 - 6 = H 1 or 2 = M 0 = L <i>Record the rating on the first page</i>		

R 3.0 Is the water quality improvement provided by the site valuable to society?		
R 3.1 Is the unit along a stream or river that is on the 303 d list or on a tributary that drains to one?	Yes = 1 No = 0	1
R 3.2 Does the river on stream have TMDL limits for nutrients, toxics, or pathogens?	Yes = 2 No = 0	1
R 3. Has the site been identified in a watershed or local plan as important for maintaining water quality? (answer YES if there is a TMDL for the drainage in which unit is found)	Yes = 2 No = 0	0
Total for R 3	Add the points in the boxes above	2
Rating of Value: If score is: 2 - 4 = H 1 = M 0 = L <i>Record the rating on the first page</i>		

Wetland name or number B

6

H 1.6. Special Habitat Features: <i>Check the habitat features that are present in the wetland unit. The number of checks is the score.</i> <input checked="" type="checkbox"/> Loose rocks larger than 4" <u>or</u> large, downed, woody debris (>4in. diameter) within the area of surface ponding or in stream. <input type="checkbox"/> Cattails or bulrushes are present within the unit. <input type="checkbox"/> Standing snags (diameter at the bottom > 4 inches) in the wetland unit or within 30 m (100ft) of the edge. <input type="checkbox"/> Emergent or shrub vegetation in areas that are permanently inundated/ponded. <input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (>45 degree slope) OR signs of recent beaver activity <input checked="" type="checkbox"/> Invasive species cover less than 20% in each stratum of vegetation (<i>canopy, sub-canopy, shrubs, herbaceous, moss/ground cover</i>)		Maximum score possible = 6 2
H 1. TOTAL Score - Add the check marks in the box above		2

Rating of Site Potential If score is: 12 - 16 = H 6 - 11 = M 0 - 5 = L
 Record the rating on the first page

H 2.0 . Does the landscape have the potential to support habitat at the site?		
H 2.1 Accessible habitat (only area of habitat abutting wetland unit). Calculate: % undisturbed habitat <u>15</u> + ((% moderate and low intensity land uses)/2) <u>15</u> = <u>30</u> % If total accessible habitat is: > 1/3 (33.3%) of 1km circle (~100 hectares) points = 3 20 - 33% of 1km circle <u>points = 2</u> 10- 19% of 1km circle points = 1 <10% of 1km circle points = 0		2
H2.2 Undisturbed habitat in 1km circle around unit. If: Undisturbed habitat > 50% of circle points = 3 Undisturbed habitat 10 - 50% and in 1-3 patches <u>points = 2</u> Undisturbed habitat 10 - 50% and > 3 patches points = 1 Undisturbed habitat < 10% of circle points = 0		2
H2.3 Land use intensity in 1 km circle. If: > 50% of circle is high intensity land use points = (- 2) Does not meet criterion above <u>points = 0</u>		0
H 2.4 The wetland unit is in an area where annual rainfall is less than 12 inches, and its water regime is not influenced by irrigation practices, dams, or water control structures. (<i>Generally, this means outside boundaries of reclamation areas, irrigation district, or reservoirs</i>) points = 3		0
Total for H 2 Add the points in the boxes above		4

Rating of Landscape Potential If score is: 4 - 6 = H 1-3 = M < 1 = L
 Record the rating on the first page

H 3.0 Is the Habitat provided by the site valuable to society?		
H3.1 Does the site provides habitat for species valued in laws, regulations or policies? (choose the highest score) Site meets ANY of the following criteria: <u>points = 2</u> <input checked="" type="checkbox"/> It provides habitat for Threatened or Endangered species (any plant or animal on state or federal lists) <input type="checkbox"/> It is a "priority area" for an individual WDFW species <input type="checkbox"/> It is a Wetland With a High Conservation Value as determined by the Department of Natural Resources <input type="checkbox"/> It has 3 or more priority habitats within 100m (see Appendix B) <input type="checkbox"/> It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats within 100m (see Appendix B) points = 1 Site does not meet any of the criteria above points = 0		2

Rating of Value If score is: 2 = H 1 = M 0 = L
 Record the rating on the first page

Wetland name or number B

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Please determine if the wetland unit meets the attributes described below and circle the appropriate Category.
 NOTE: A wetland may meet the criteria for more than one set of special characteristics. Record all those that apply. NOTE: All units should also be characterized based on their functions.

Wetland Type		Category
<p>Check off any criteria that apply to the wetland. Circle the Category when the appropriate criteria are met.</p>		
<p>SC 1.0 Vernal pools Is the wetland unit less than 4000 ft², and does it meet at least two of the following criteria?</p> <ul style="list-style-type: none"> — Its only source of water is rainfall or snowmelt from a small contributing basin and has no groundwater input — Wetland plants are typically present only in the spring; the summer vegetation is typically upland annuals. NOTE: If you find perennial, "obligate", wetland plants the wetland is probably NOT a vernal pool — The soil in the wetland are shallow (<1ft deep (30 cm)) and is underlain by an impermeable layer such as basalt or clay. — Surface water is present for less than 120 days during the "wet" season. <p>YES = Go to SC 1.1 NO - not a vernal pool</p>	<p>SC 1.1 Is the vernal pool relatively undisturbed in February and March? YES = Go to SC 1.2 NO - not a vernal pool with special characteristics</p>	
	<p>SC 1.2 Is the vernal pool in an area where there are at least 3 separate aquatic resources within 0.5 miles (other wetlands, rivers, lakes etc.)? YES = Category II NO = Category III</p>	<p>Cat. II Cat. III</p>
<p>SC 2.0 Alkali wetlands Does the wetland unit meets one of the following two criteria?</p> <ul style="list-style-type: none"> — The wetland has a conductivity > 3.0 mS/cm. — The wetland has a conductivity between 2.0 - 3.0 mS, and more than 50% of the plant cover in the wetland can be classified as "alkali" species (see Table 4 for list of plants found in alkali systems). — If the wetland is dry at the time of your field visit, the central part of the area is covered with a layer of salt. <p>OR does the wetland unit meets two of the following three sub-criteria?</p> <ul style="list-style-type: none"> — Salt encrustations around more than 80% of the edge of the wetland — More than ¾ of the plant cover consists of species listed on Table 4 — A pH above 9.0. All alkali wetlands have a high pH, but please note that some freshwater wetlands may also have a high pH. Thus, pH alone is not a good indicator of alkali wetlands. <p>YES = Category I NO - not an alkali wetland</p>		<p>Cat. I</p>

Wetland name or number 13

<p>SC 3.0 Wetlands with High Conservation Value (WHCV)</p> <p>SC 2.1 Has the Department of Natural Resources updated their web site to include the list of Wetlands with High Conservation Value? YES - Go to SC 2.2 NO - Go to SC 2.3</p> <p>SC 2.2 Is the wetland unit you are rating listed on the DNR database as having a High Conservation Value? YES = Category I NO = not a WHCV</p> <p>SC 2.3 Is the wetland unit being rated in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf YES _____ - contact WNHP/DNR and go to SC 2.4 NO = not a WHCV</p> <p>SC 2.4 Has DNR identified the wetland within the S/T/R as a wetland with High Conservation value and is listed on their web site? YES = Category I NO _____ not an WHCV</p>	<p>Cat. I</p>
<p>SC 4.0 Bogs and Calcareous Fens</p> <p>Does the wetland unit (or any part of the wetland unit) meet both the criteria for soils and vegetation in bogs or calcareous fens. <i>Use the key below to identify if the wetland is a bog or calcareous fen. If you answer yes you will still need to rate the wetland based on its functions.</i></p> <p>SC 4.1. Does an area within the wetland unit have organic soil horizons (i.e. layers of organic soil), either peats or mucks, that compose 16 inches or more of the first 32 inches of the soil profile? (See Appendix C for a field key to identify organic soils)? Yes - go to SC 4.3 No - go to SC 4.2</p> <p>SC 4.2. Does an area within the unit have organic soils, either peats or mucks that are less than 16 inches deep over bedrock or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond?? Yes - go to SC 4.3 No - Is not a bog for rating</p> <p>SC 4.3. Does an area within the unit have more than 70% cover of mosses at ground level AND at least 30% of the total plant cover consists of species in Table 5? Yes - Category I bog No - go to SC 4.4</p> <p><i>NOTE: If you are uncertain about the extent of mosses in the understory you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16" deep. If the pH is less than 5.0 and the plant species in Table 5 are present, the wetland is a bog.</i></p> <p>SC 4.4 Is an area with peats or mucks forested (> 30% cover) with subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Englemann's spruce, or western white pine, AND any of the species (or combination of species) listed in Table 5 provide more than 30% of the cover under the canopy Yes - Category I bog NO - go to question SC 4.5</p> <p>5. Do the species listed in Table 6 comprise at least 20% of the total plant cover within an area of peats and mucks? Yes - Is a Calcareous Fen for purpose of rating No - go to Question 6</p> <p>6. Do the species listed in Table 6 comprise at least 10% of the total plant cover an area of peats and mucks, AND one of the two following conditions is met:</p> <ul style="list-style-type: none"> • Marl deposits (calcium carbonate (CaCO3) precipitate) occur on the soil surface or plant stems • The pH of free water ≥ 6.8 AND electrical conductivity ≥ 200 uS/cm at multiple locations within the wetland <p>Yes - Is a Category I calcareous fen No - Is not a calcareous fen</p>	<p>Cat. I</p>

Wetland name or number B

<p>SC 5.0 Forested Wetlands Does the wetland unit have an area of forest rooted within its boundary that meets at least one of the following three criteria? (Continue only if you have identified a forested class is present in question H 1.1)</p> <ul style="list-style-type: none"> • The wetland is within the "100 year" floodplain of a river or stream • aspen (<i>Populus tremuloides</i>) represents at least 20% of the total cover of woody species <p>— There is at least ¼ acre of trees (even in wetlands smaller than 2.5 acres) that are "mature" or "old-growth" according to the definitions for these priority habitats developed by WDFW (see definitions in question H3.1)</p> <p>YES = go to SC 5.1 NO = not a forested wetland with special characteristics</p>		
<p>SC 5.1 Does the wetland unit have a forest canopy where more than 50% of the tree species (by cover) are slow growing native trees (see Table 7)</p> <p>YES = Category I NO = go to SC 5.2</p>	<p>Cat. I</p>	
<p>SC 5.2 Does the unit have areas where aspen (<i>Populus tremuloides</i>) represents at least 20% of the total cover of woody species.</p> <p>YES = Category I NO = go to SC 5.3</p>	<p>Cat. I</p>	
<p>SC 5.3 Does the wetland unit have areas with a forest canopy where more than 50% of the tree species (by cover) are fast growing species. (see Table 7)</p> <p>YES = Category II NO = go to SC 5.5</p>	<p>Cat. II</p>	
<p>SC 5.4 Is the forested component of the wetland within the "100 year floodplain" of a river or stream?</p> <p>YES = Category II</p>	<p>Cat. II</p>	
<p>Category of wetland based on Special Characteristics Choose the "highest" rating if wetland falls into several categories. If you answered NO for all types enter "Not Applicable" on p.1</p>		<p>NA</p>

Wetland name or number B

Appendix B: WDFW Priority Habitats in Eastern Washington

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf>)

Count how many of the following priority habitats are within 330 ft (100m) of the wetland unit? *NOTE: This question is independent of the land use between the wetland unit and the priority habitat.*

___ **Aspen Stands:** Pure or mixed stands of aspen greater than 0.4 ha (1 acre).

___ **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report p. 152*).

___ **Old-growth/Mature forests:** Old-growth east of Cascade crest: Stands are highly variable in tree species composition and structural characteristics due to the influence of fire, climate, and soils. In general, stands will be >150 years of age, with 25 trees/ha (10 trees/acre) that are > 53 cm (21 in) dbh, and 2.5-7.5 snags/ha (1 - 3 snags/acre) that are > 30-35 cm (12-14 in) diameter. Downed logs may vary from abundant to absent. Canopies may be single or multi-layered. Evidence of human-caused alterations to the stand will be absent or so slight as to not affect the ecosystem's essential structures and functions. Mature forests: Stands with average diameters exceeding 53 cm (21 in) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80 - 200 years old west and 80 - 160 years old east of the Cascade crest.

___ **Oregon white Oak:** Woodlands Stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 - see web link above*).

___ **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

___ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.

___ **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

___ **Cliffs:** Greater than 7.6 m (25 ft) high and occurring below 5000 ft.

___ **Talus:** Homogenous areas of rock rubble ranging in average size 0.15 - 2.0 m (0.5 - 6.5 ft), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

___ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 51 cm (20 in) in western Washington and are > 2 m (6.5 ft) in height. Priority logs are > 30 cm (12 in) in diameter at the largest end, and > 6 m (20 ft) long.

___ **Shrub-steppe:** A nonforested vegetation type consisting of one or more layers of perennial bunchgrasses and a conspicuous but discontinuous layer of shrubs (see Eastside Steppe for sites with little or no shrub cover).

___ **Eastside Steppe:** Nonforested vegetation type dominated by broadleaf herbaceous flora (i.e., forbs), perennial bunchgrasses, or a combination of both. Bluebunch Wheatgrass (*Pseudoroegneria spicata*) is often the prevailing cover component along with Idaho Fescue (*Festuca idahoensis*), Sandberg Bluegrass (*Poa secunda*), Rough Fescue (*F. campestris*), or needlegrass (*Achnatherum* spp.).

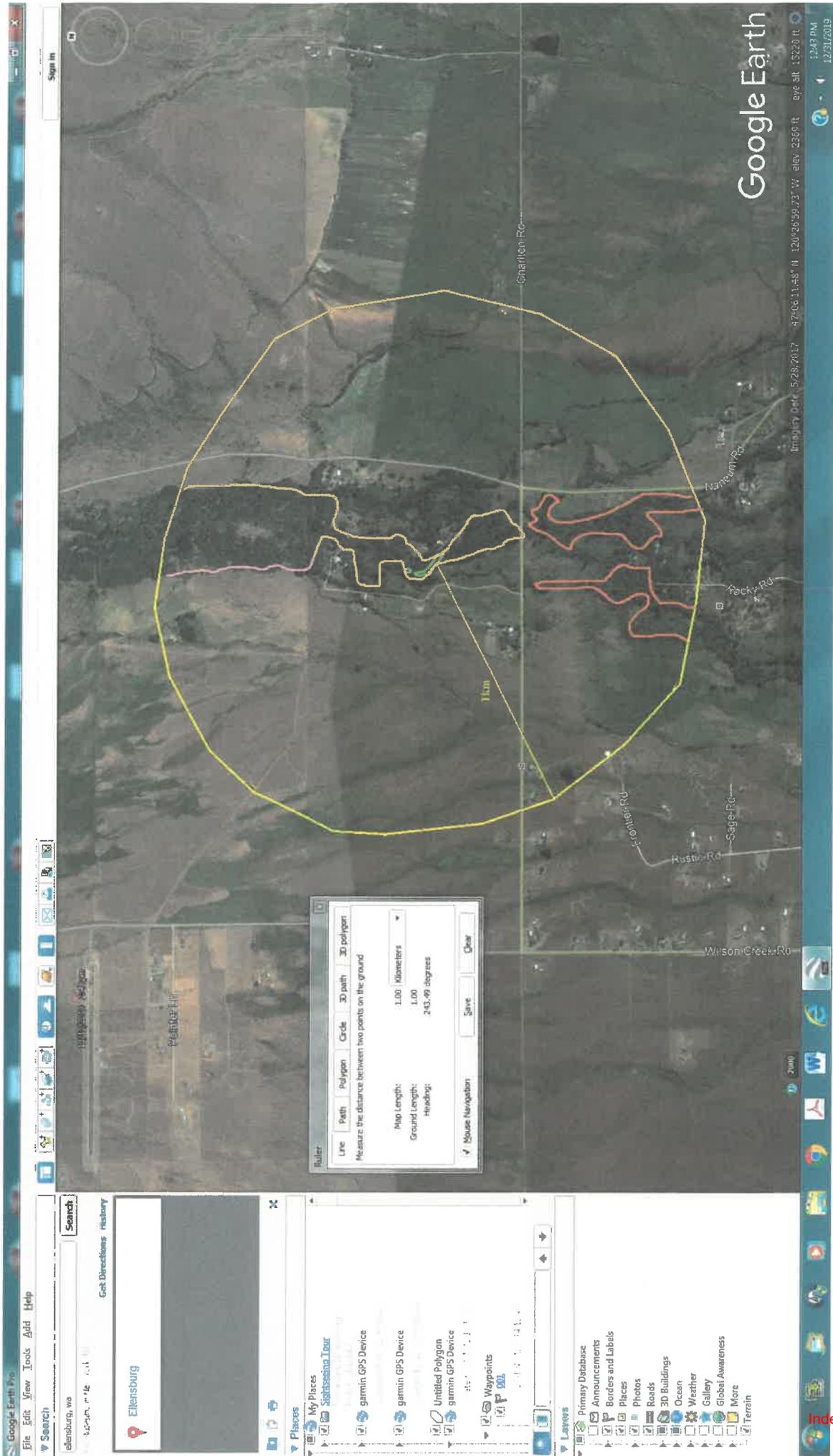
___ **Juniper Savannah:** All juniper woodlands.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

PHS Features Found

Common Name	Scientific Name	Priority Area	Display Resolution	Feature Type	Full Record
Golden eagle (show)	Aquila chrysaetos	Breeding Area	TOWNSHIP	Area	Show Full Record
Golden eagle (show)	Aquila chrysaetos	Breeding Area	TOWNSHIP	Area	Show Full Record
Northern Spotted Owl (show)	Strix occidentalis	Management Buffer	TOWNSHIP	Area	Show Full Record
Golden eagle (show)	Aquila chrysaetos	Breeding Area	TOWNSHIP	Area	Show Full Record
Mule deer (show)	Odocoileus hemionus hemionus	Regular Concentration	AS MAPPED	Area	Show Full Record
Shrub-steppe (show)	Null	Terrestrial Habitat	AS MAPPED	Area	Show Full Record

Layers: Aerial, Hybrid, Boundaries, Parcel, Street, Topography
 Toggle PHS: Turn PHS Data On
 PHS View Source: PHS Plus Public View



Sign in

Google Earth

Imagery Date: 5/28/2017 47°04'11.48" N 120°25'59.23" W alt: 2365 ft
12:43 PM 12/31/2019

Google Earth Pro
File Edit View Tools Add Help

Search
Ellensburg, wa
Get Directions history

Places
My Places
Stabsstano Tour
garmin GPS Device
garmin GPS Device
Untitled Polygon
garmin GPS Device
Waypoints

Layers
Primary Database
Announcements
Borders and Labels
Places
Photos
Roads
3D Buildings
Ocean
Weather
Gallery
Global Awareness
More
Terrain

Ruler

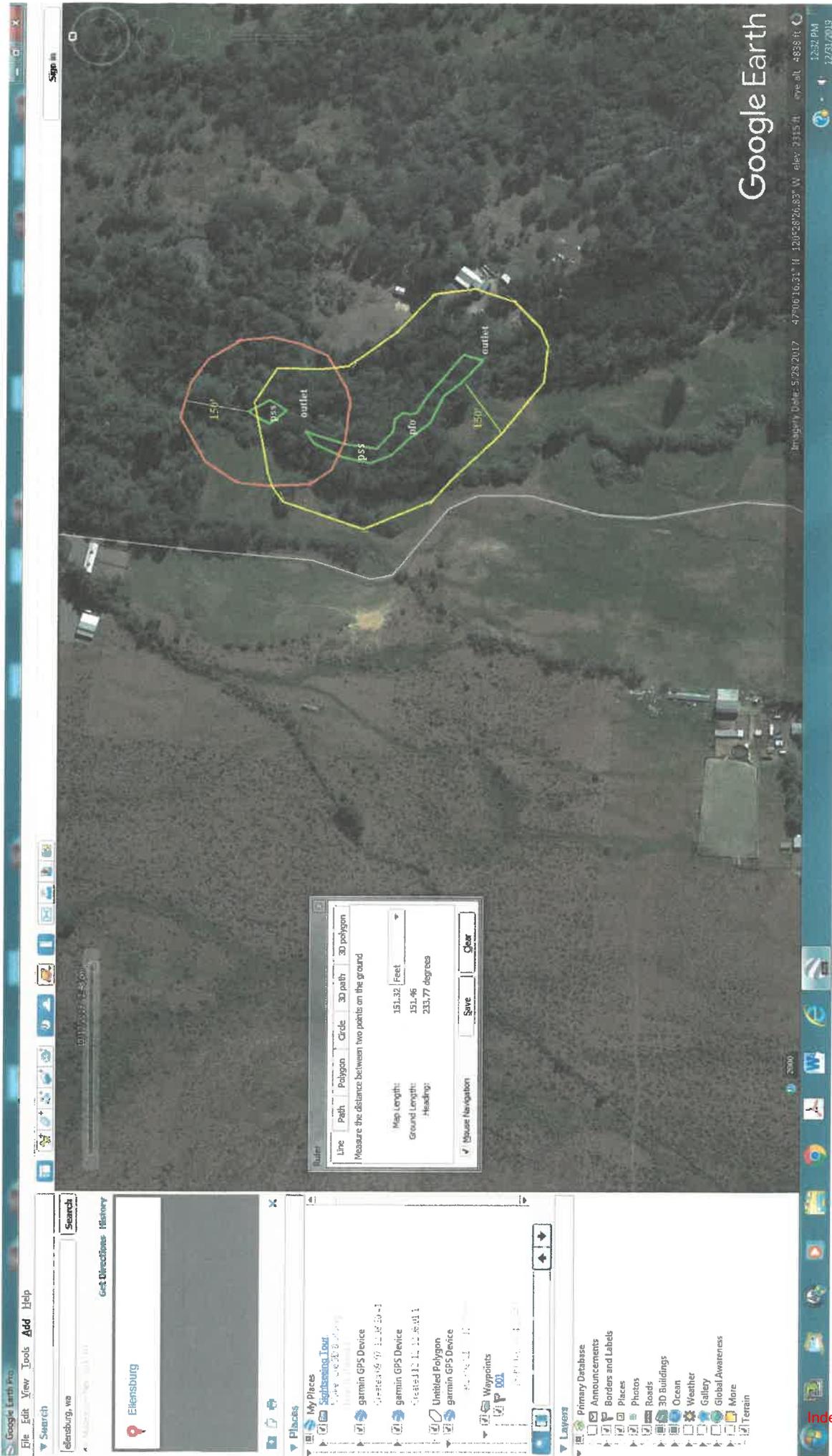
Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length:	1.00	Kilometers
Ground Length:	1.00	
Headings:	243.49	degrees

Mouse Navigation Save Clear

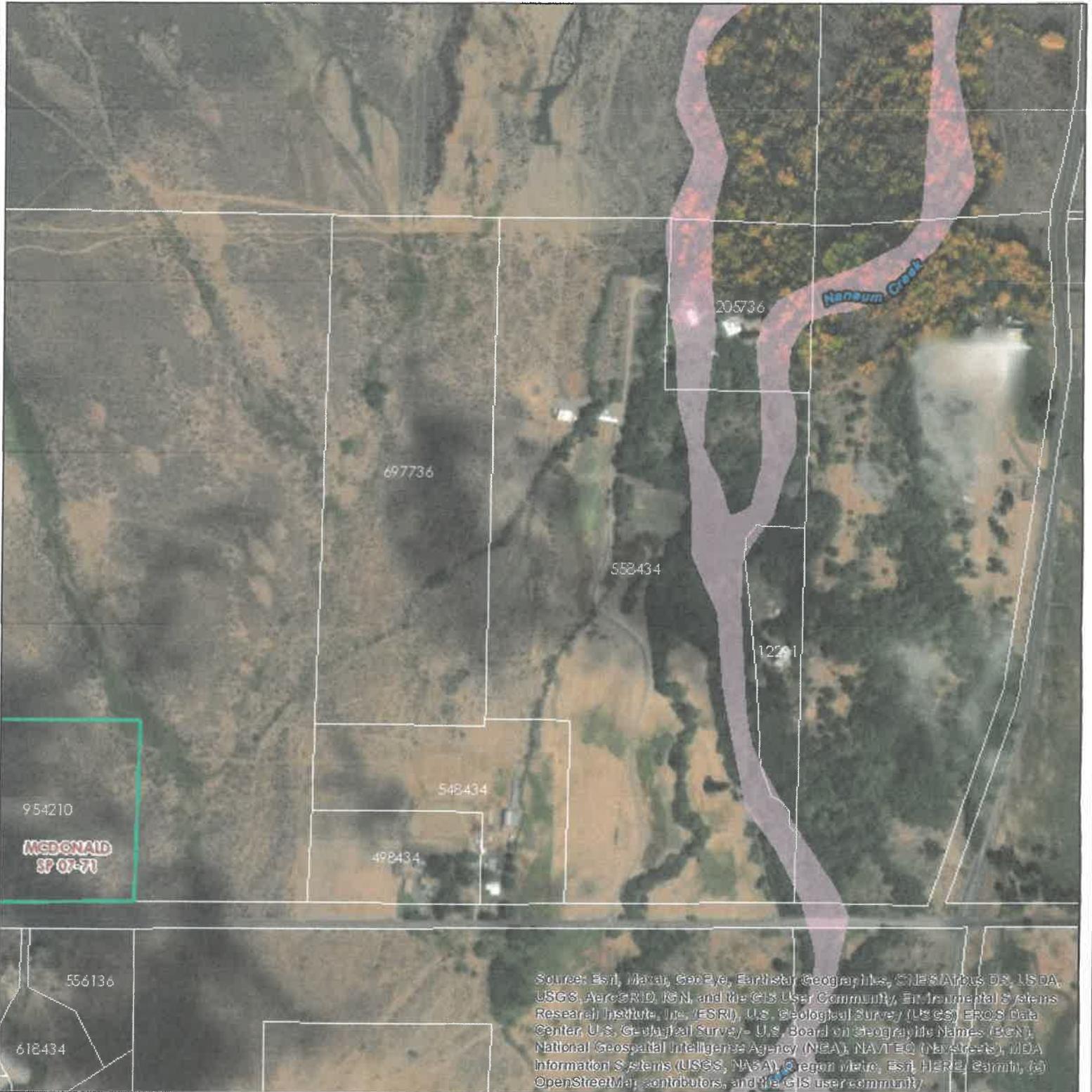
Index #2



**SWEETWATER RANCH EVENT FACILITY
EXHIBIT LIST**

- Exhibit A. Vicinity Map
- Exhibit B. Site Plan
- Exhibit C. Land Use Designation Map
- Exhibit D. Zoning Designation Map
- Exhibit E. Shoreline Designation Map
- Exhibit F. Floodplain Designation Map
- Exhibit G. Consistency
- Exhibit H. Critical Areas Report

Kittitas County Floodplain Map

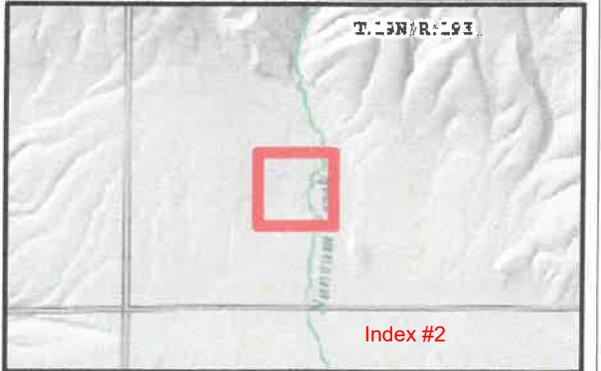


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) EROS Data Center, U.S. Geological Survey - U.S. Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (Navteq), NDA Information Systems (USGS, NASA), Oregon Metro, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

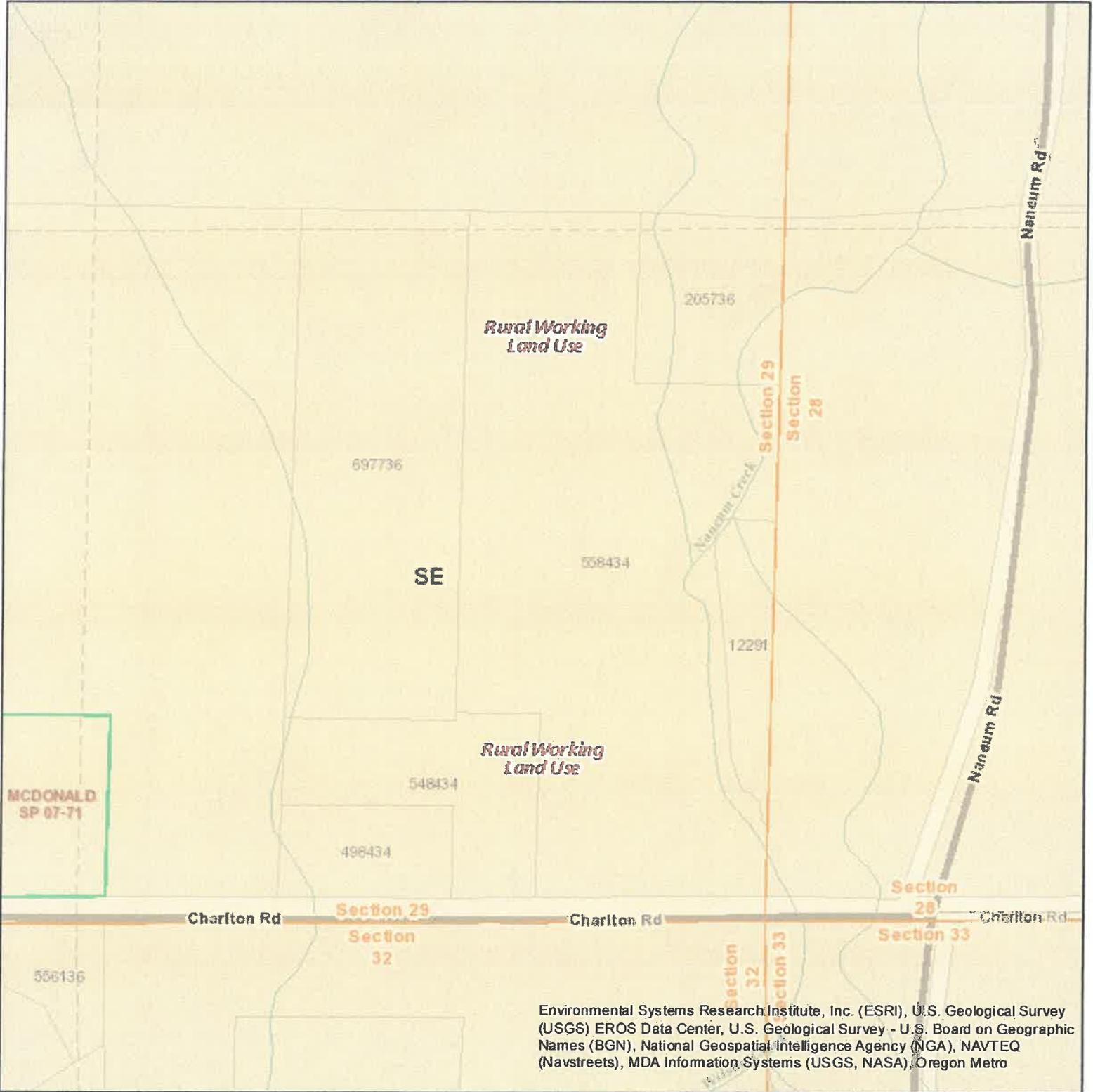
Date: 1/8/2021

1 inch = 752 feet
Relative Scale 1:9,028

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Kittitas County Land Use Map

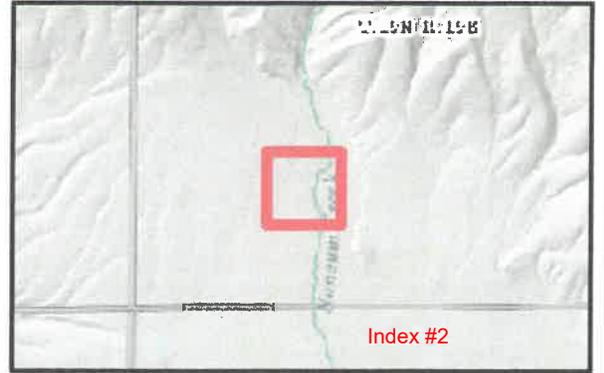


Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) EROS Data Center, U.S. Geological Survey - U.S. Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (Navstreets), MDA Information Systems (USGS, NASA), Oregon Metro

Date: 1/9/2021

1 inch = 752 feet
Relative Scale 1:9,028

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Index #2

***SWEETWATER
RANCH
EVENT
FACILITY***

APPLICANT:

**SWEETWATER RANCH ENTERPRISES LLC
1371 CHARLTON ROAD
ELLENSBURG WA 98926**

1. GENERAL PROPERTY INFORMATION:

Request: Event Facility with amenities

Property:	<u>Parcel Numbers</u>	<u>Tax Parcel Numbers</u>	<u>Acres</u>
	Parcel #: 558434	19-19-29000-0022	58.83 acres
	Parcel #: 205736	19-19-29000-0023	10 acres
	Total Acreage: 68.83		

Location: 1371 Charlton Road, Ellensburg WA 98926

Zoning: Kittitas County Zoning Code 17.29, Agricultural-20

Land Use: Rural Working

Shoreline: Rural Conservancy

2. PROJECT SETTING

The Project site is located on a total of 68.80 acres encompassing two tax parcels in Lower Kittitas County. The subject parcels are directly adjacent and north of Charlton Road. Naneum Creek transects through a portion of the 2 parcels on the eastern portion of the property. See Vicinity Map Exhibit A. The underlying zoning of the property is the Agricultural – 20 Zone, within the Rural Working land use designation of the Kittitas County Comprehensive Plan. See Exhibit C & D.

The project site is approximately 10.5 miles outside of the City of Ellensburg. The project site includes fairly flat terrain with a slight slope from the subject site towards Charlton Road. Naneum Creek is located on the eastern portion of parcels 205736 & 558434. Currently there are existing structures on site including but not limited to an existing single-family residence(not part of the proposed event facility) and an open sided pole barn that is 36'x48'(Event Facility proposed pole barn/pavilion) on parcel 205736. On Parcel 558434 there are existing buildings such as a barn and stables (Event Facility proposed structures (enclosed stable/tack rooms)) Associated with these structures is an existing riding arena. These structures are located on the west side of the driveway just south of Parking Area D. Also, on this parcel is a monitor style barn that is 48'x96' (Main Event Facility proposed structure). This structure is located on the east side of the driveway across from Parking Area C. See Site Plan, Exhibit B.

3. PROJECT OBJECTIVE

The project objective is to obtain a conditional use permit for an Event Facility that will hold events including but not limited to weddings, barbeques, graduations parties, full season recreational activities, and other similar styled events. It is anticipated that an

event will have anywhere from 250 to 275 people. This proposal will be in a rural environment that compliments the natural setting, character and use within the area.

4. PROJECT DESCRIPTION

The Sweetwater Ranch Event Facility will consist of the following as described below. See also Site plan Map Exhibit B.

a. Existing Open sided pole barn (Proposed Event Facility Structure)

This structure is currently built and on the property. This structure has been built with a ruff cut wood/cabin/rural life feeling. This structure is a pole barn with open sides (no outer walls) and is 36' x 48' equaling 1,728 sq. ft., a concrete floor, and metal roofing.

b. Existing Monitor Style Barn (Proposed Event Facility Structure)This is an existing monitor style looking barn that is 48'x96 equaling 4,608 sq. ft. that is built on the property. This structure is an enclosed pole barn with large doors on the sides and ends, concrete floor down the middle bay with pavers to be added on the outside.

c. Barn and Stable (Proposed Event Facility Structure)

These are existing structures on the west side of the driveway. Mainly used for storage of feed for horses etc. other items.

d. Septic

Currently there is an existing single-family residence on site that contains an associated septic system (this structure is not part of the event facility proposal).

3-6 Portable toilets along with handwashing stations that will be used for events with the disposal of waste occurring by a local septic contractor.

Dump Tank: A dump tank may be installed that would have the ability to be pumped by a local septic contractor and as allowed by KC Health Dept.

e. Water

Water: Sweetwater Ranch is currently in the process of obtaining water that will hopefully and eventually serve this proposal. Sweetwater Ranch currently has senior Naneum Creek water rights and a ground water right that pertains to their properties. This proposal includes onsite catering whether this is provided directly by the applicant, who contains a catering license, or the event applicant hiring a catering company to provide services for the event. This catering will also include the ability for requiring event applicants to provide their own beverages/water for their events.

f. Traffic & Parking

Access entering the proposed site will be off of Charlton Road. Once entering the site, the existing driveway continues into the property with multiple areas identified as parking

for events. See Site plan Map Exhibit B.

5. OPERATIONS

The event facility will operate full time as the seasons will allow in Kittitas County. It is anticipated that the hours of operation will be anywhere from noon to midnight. This time frame includes event applicants the ability for setting up and cleaning up the event .

Catering: This proposal requires catering whether this is provided directly by the applicant, who contains a catering license, or the event applicant hiring a catering company to provide services for their event. This catering will also include the ability for Sweetwater to require event applicants to provide their own beverages/water for their events.

Power: The site is currently served with power from KC P.U.D..

Solid Waste Disposal: There will be numerous garbage cans placed throughout the event facility that will be regularly monitored during events. A dumpster area will be provided near the existing barns on the west side of the existing driveway. This disposal structure will be within an enclosed area providing protection. See Site plan Map Exhibit B for the main dumpster location.

Lighting: Lighting currently occurs within the existing residence and existing structures on site. The users will most likely have lights associated with the vehicles along with lanterns and fire pits.

Access:

General Road Access/Road circulation:

Access to the project site will be directly off of Charlton Road. As you enter the property off of Charlton Road you will head directly north on an existing driveway. The driveway width is 26 feet with an estimated 15-foot gravel surface. This driveway heads north through pastureland that is flat and providing the ability for two-way traffic. This driveway passes numerous identified parking areas (Areas A thru E) on both sides eventually accessing the main event facility on the right with parking on your right and left-hand side of the existing driveway. Just north of the parking area and on your left you will see existing structures (stables, arena and large barn). As you continue passing these structures you will eventually turn to your right accessing the single-family residence and the existing dry open sided pole barn. Please note that with the driveway and the adjacent land being flat allows for the ability of two vehicles traveling in and out and more importantly provides emergency services vehicles good access. See Site plan Map Exhibit B.

Parking area descriptions:

As you drive into the subject properties the parking areas, as previously described, are on both sides of the driveway. It is anticipated that these events will hold 125-137 parking

spaces with the ability to spread parking throughout these multiple parking areas. These areas are flat, rock free with some irrigated pastureland. Furthermore, the parking areas are large enough that traffic circulation will operate sufficiently by having one way in and one way out of those parking areas using two access points for each parking area. As you get to the Parking Area E, this area could have minimal parking but also be used as a turnaround. There will be trails associated with this event facility proposal that will provide access to the event facility properties (Trails to actual facilities from parking areas, trails for patrons to see the facility site, and possibly along buffers etc. See Site plan Map Exhibit B.

Fire Safety:

The event facility, as stated in earlier sections, will maintain the grounds with their existing irrigation in order to maintain pasture ground in the immediate vicinity of the event facilities. A portion of this irrigation system has also been placed underground with risers etc. that will provide irrigation but the ability to use as fire suppression. There will be at least 8 or more fire extinguishers established throughout the main event and pole barn facilities. These extinguishers will be established and located with the top mounted no more than 4 feet off the floor. These extinguishes will also be serviced annually. This proposal may also establish and install fire alarms providing additional safety for events. With existing doors on the main event facility structure (monitor barn) it is possible to establish panic door systems, but the goal of this proposal is to have doors completely open during events as not all events will be inside. The main event facility will have pavers or some type of hard surface on the main entrance side of the main event facility. As explained in the Access and parking sections, the existing driveway width is est. at 26' with a gravel surface estimated at 15'. This width and with the immediate/adjacent ground being flat creates the ability to expand the width of the gravel surface for two-way traffic or areas of bulb-outs that will also allow safe emergency access. The parking areas are large enough that traffic circulation will operate sufficiently by having one way in and one way out of those parking areas using two access points for each parking area. As you get to the Parking Area E, this area could have minimal parking but also be used as a turnaround. Sweetwater Ranch will continue to run cattle on their property that also provides fire wising aspects and has also been proven to provide an addition technique of fire prevention. At the current time Sweetwater Ranch is in the process of obtaining water for the future, but until that is achieved catering will occur with each event and water will be provided through that avenue thus providing a dry facility.

Surroundings:

The existing event structures and appearances blend into the surrounding environment to the greatest extend possible. The existing structures are stained, painted or otherwise finished to blend into the surrounding environment, while at the same time preserving the existing rural character by being located in a centralized location of 68 acres of private property.

Agricultural practices:

Sweetwater Ranch continues to use the land in its natural states while at the same time continuing its agricultural uses. Types of these uses can and does contain horse, cattle and, farming on site. These uses (agricultural uses) can also be used for grazing of surrounding lands, parking areas, areas around proposed event structures as another method of fire, weed, pasture management, and most importantly as an aesthetic value for event holders.

Fencing:

If needed fencing will be used sparingly. If wood fencing is used it will be stained, painted or in a natural state and otherwise finished to appear to be unobtrusive and blend into the surrounding environment. Please note that Sweetwater Ranch also runs cattle on the subject property. As part of these activities there may be fences (barbwire, hot wire etc.) established in order to control the livestock and their location at the same time keeping them away from the event facility.

Landscaping and Maintenance:

Landscaping & continued agricultural uses/maintenance will occur to keep the site clean. Vegetation along the property lines adjacent to neighboring landowners will not be removed, other than continued maintenance, as it provides an existing/natural established buffer.

CODE & POLICY CONSISTENCY

A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the Public Health, Peace, Welfare, or Safety or to the character of the surrounding neighborhood (KCC 17.60A.015. 1).

In regard to public health concerns this proposal is using an existing site with existing structures on site. The subject property currently contains existing water rights that will also serve this proposal (irrigation/possible domestic needs etc.). The applicant is currently in the process of obtaining water rights, that may serve this proposal. This proposal could include onsite catering whether this is provided directly by the applicant, who contains a catering license, or the event applicant hiring a catering company to provide services for the event. This catering will include the ability to require event applicants to provide their own beverages/water for their events, if needed. By allowing the Events to provide their own water is an additional benefit to the public health, safety and Welfare by not using existing water from onsite.

An additional benefit to the Public Health, Safety and Welfare is that this project will provide the use of the portable toilets, therefore not discharging waste material into the ground.

The applicant contains existing irrigation water rights and will be continuing their pasture irrigation and other agricultural uses associated with water. This provides a benefit to the

public health, safety and Welfare, as this irrigation of the pastures land will provide fire suppression, of the surrounding grounds, that could occur.

The Public Peace of the county will also be benefited by approval of this proposal by the following:

This proposal will has placed the event facilities on two parcels, totaling 68.83 acres, and more specifically somewhat in the center of the proposed site location. This location provide buffers to the north and east with dense vegetation that will provide noise reduction along with being 493 feet from the closest point of the western property line to the main event facility and just over 1,000 feet to the existing neighbors home from the main event facility. It's important to also note that the open side pole barn event facility is located farther to the north at an estimated 2,000 feet. With these distances and dense vegetation buffers, at the same time incorporating the Kittitas County Noise Ordinance that provides time limitations for events, this proposal has provided more than ample enough of thought and protection of the public peace for this proposal.

The Public Safety of the county will also be benefited by approval of this proposal by the following:

This proposal will also provide safe year-round access for health and personal safety emergencies on a well-maintained private gravel driveway on site and also off of surrounding public county roads in the area like Naneum, Charlton and numerous other roads in the area. These roads, being county-maintained roads, not only reduce the risks to individual users but also reduce the risks to the community at large.

This proposal also provides for an open ingress and egress of the facilities (event structures (open pole barn & Barn containing multiple accesses). Furthermore, fire extinguishers located throughout the facilities, with the guidance of the County Fire Marshal, and the ability to use the existing irrigation water further assists in controlling any potential fire incidents. These components of the project by themselves meets the criteria for providing public safety benefits and combined provide a standard that cannot be achieved in many other areas of the rural county.

The Public Welfare of the county will also be benefited by approval of this proposal by the following:

A benefit to the Public Welfare is that the applicants existing event facility structures are located outside of the designated wetlands and their associated buffer distances in perpetuity. By abiding by these buffers and the event facilities located outside of the shoreline designated areas will further preserve the Naneum Creek and its associated riparian areas at the same time the applicants, may in the future, create trails throughout the property therefore providing some additional slower type of recreation as part of this event facility proposal.

B. The proposed use at the proposed locations will not be unreasonably detrimental

to the economic welfare of the county and that it will not create excessive public cost for facilities and services (KCC 17.60A.015. 2) by finding that:

This proposal, as the aforementioned describes will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services finding that that this proposal will use private funds to improve and maintain the existing driveway, parking areas, using existing structures already on site. The proposal will provide employees to manage the site creating a safe and protected environment for users. Furthermore, by having possible employee will provide an additional economic boost by creating possible jobs, even though these jobs may be seasonal. Access to the site will be open and maintained for the local fire district, sheriffs, and medical services in case emergency services are needed. An economic boost would be provided by holding events here would have impact on the local business, such as restaurants, local grocery stores, and hotels (for out-of-town guests) just to name a few.

C. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code (KCC 17.60A.015. 3).

The proposed use complies with Kittitas County Code 17.29 Agricultural-20 and the associated uses within that zone listed in Kittitas County Code 17.15. Event Facilities are considered a conditional use permit within this zone when they are proposing more than 8 events a year and exceeding 10,000 square feet.

D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise (KCC 17.60A.015. 4).

This proposal is using existing infrastructure (existing driveways, structures, and pasture already on site all outside of identified wetlands and staying outside of shorelines of Naneum Creek. By staying within the existing areas and using the existing structures this proposal is reducing material impacts and impacts to the environment.

E. The proposed use will ensure compatibility with existing neighboring land uses (KCC 17.60A.015. 5).

This proposal is consistent with and characteristic of the existing development in the immediate vicinity of the subject properties. This proposal will enhance the surrounding properties by placing this event facility within 68.83 acres and maintaining the view-shed of the area along with not prohibiting or affecting the continuation of recreational uses or neighboring land uses within the area.

F. The proposed use is consistent with the intent and character of the zoning district in which it is located (KCC 17.60A.015. 6).

This proposal provides for an area, within Kittitas County, to hold event facilities consistent with the allowed uses, specifically conditional uses under KCC 17.15, under the Agricultural-20 zoning. This proposal not only protects the existing farming, ranching and rural lifestyle characteristics but more importantly incorporates these

characteristics into the proposal by continuing their uses.

G. For conditional uses outside of Urban Growth Areas, the proposed use (KCC 17.60A.015. 7):

A. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural & Resource Lands.

This conditional use proposal is consistent with the rural lands (Chapter 8) of the Kittitas County Comprehensive plan, which allows for a variety of rural densities.

The property is within the land use designation of “Rural Lands” as described in Chapter 8 of the comprehensive plan. The proposal meets the general policies and objectives (GPOs) for rural lands of the Kittitas County (KC) Comprehensive plan. For example, RR-G2, RR-G3, RR-G4, RR-G9, & RR-G25 gpo’s are examples of consistency with KC Comprehensive Plan. See Exhibit D.

B. Preserves “rural character” as defined in Growth Management Act (RCW 36.70A.030(15)).

This proposal is consistent with preserving “Rural Character.” This proposal will occur on a developable portion of land. This proposal has shown how the event facility will be laid out protecting the natural visual landscape along Naneum Creek and identified wetlands. Event Users will hold their event for a short time than leave having minimal impact on the surrounding lands. This proposal is going to use private services therefore not requiring urban governmental services. As for the protection of surface and ground water flows, this proposal will be using its existing water rights for irrigation and with the possibility of water purchased from a private water bank (in process) or other allowed avenues. By doing this we are using land that has already existing structures, driveways and pastureland for parking therefore not being converted to development of sprawl and low density and incorporating the existing uses of agriculture such as ranching, cattle, horses, pasture ground etc. in this propose event facility.

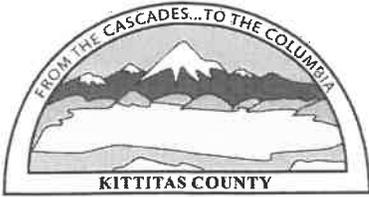
C. Requires only rural governmental services; and

The proposal is only using rural governmental service. Majority of the services will be provided and funded privately by the applicant. Furthermore, this proposal is within the rural area where city services are not supplied. Rural governmental service include Kittitas County Sheriff’s Dept., local Fire District, local county roads and the local hospital district in the vicinity, all of which receive a share of taxes from landowners.

D. Does not compromise the long-term viability of designated resource lands.

This proposal/site does not compromise the long-term viability of designated resources, as this land and adjacent surrounding lands are not designated commercial resource lands (Commercial Forest & Commercial Agricultural of long-term commercial significance).

More importantly there are required goals and policies that require protection of these types of commercial resource lands.



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD21-00097

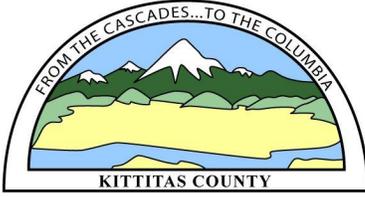
411 N. Suby St., Suite 2
Ellensburg, WA 98926
509-927-7306 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: SWEETWATER RANCH
1371 CHARLTON RD
ELLENSBURG WA 98920

Cashier: KATHY BOOTS
Payment Type: CHECK (1241)

Date: 01/11/2021

ACU-21-00001 Zoning Conditional Use Permit		1371 CHARLTON RD ELLENSBURG		
<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>	
Administrative Conditional Use Permit (Health)	\$275.00	\$275.00	\$0.00	
Conditional Use Permit (Public Works)	\$1,140.00	\$1,140.00	\$0.00	
Administrative Conditional Use Permit	\$2,640.00	\$2,640.00	\$0.00	
Conditional Use Permit (Fire)	\$329.00	\$329.00	\$0.00	
ACU-21-00001 TOTALS:	\$4,384.00	\$4,384.00	\$0.00	
TOTAL PAID:		\$4,384.00		



KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD21-00546

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: SWEETWATER RANCH
1371 CHARLTON RD
ELLENSBURG WA 98926

Cashier: MOLLY ROCKHILL
Payment Type: CHECK (1246)

Date: 02/19/2021

CU-21-00002 Zoning Conditional Use Permit 1371 CHARLTON RD ELLENSBURG

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
SEPA Checklist	\$1,360.00	\$1,360.00	\$0.00
Administrative Conditional Use Permit (Health)	\$510.00	\$235.00	\$275.00
Administrative Conditional Use Permit	\$3,160.00	\$520.00	\$2,640.00
CU-21-00002 TOTALS:	\$5,030.00	\$2,115.00	\$2,915.00
TOTAL PAID:		\$2,115.00	



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

APPLICATION FEES:

\$600.00 Kittitas County Community Development Services (KCCDS)**

\$250.00 Kittitas County Department of Public Works**

\$510.00 Kittitas County Public Health

\$1,360.00 Total fees due for this application (One check made payable to KCCDS)

** Note:KCCDS and PW fees are waived if project is a VSP sponsored fish enhancement project.

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): _____	DATE: _____	RECEIPT# _____	 DATE STAMP IN BOX
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A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Sweetwater Ranch Event Facility

2. Name of applicant: [\[help\]](#)

Sweetwater Ranch Enterprises LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

1371 Charlton Road, Ellensburg WA 98926

4. Date checklist prepared: [\[help\]](#)

1-8-2021

5. Agency requesting checklist: [\[help\]](#)

Kittitas County Community Development Services Department

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

As soon as approvals are granted.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No. Please see project narrative for this conditional use permit.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Critical Areas has been completed for this proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None to our knowledge.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

None to our knowledge other than this conditional use permit and associated items.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

See Project Narrative.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

See Project Narrative and associated exhibits.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

The site is fairly flat.

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

This site is fairly flat (0-1% slope).

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

See Critical Areas report, specifically page 4 identifying soils that are on site.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None to our knowledge.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

There is no excavation or filling occurring as this proposal is using existing structures on site. Furthermore, there may be the need to refresh the driveway with gravel as part of ongoing maintenance.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

None to our knowledge. It must be noted that this proposal is using existing structures and existing driveway etc.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

None to our knowledge as this proposal is using existing structures and driveway. If anything maybe 0-1% if that.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

No measures are needed. All structures are existing. The existing groundcover is agricultural pasture ground that is irrigated and maintained immediately around the main structures.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

There are no emissions to air from this proposal other than standard equipment and vehicles.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None to our knowledge.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

There are no measures needed as this proposal is not impacting emissions, or causing other impacts to air.

3. Water [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Naneum creek and irrigation water

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No there will be no work over, in, or adjacent (within 200') of Naneum Creek.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None as this proposal is using existing and established structures, driveways, pastures etc.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

This proposal contains senior irrigation water rights and a groundwater right. Furthermore this proposal may obtain water through future water transfer or a existing water bank.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No. Majority of this proposal (existing structures) is located outside of the 100 year floodplain. With that said, there is one existing structure that is within the 100yr floodplain and that is the open sided pole barn.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

This proposal contains existing septic system associated with the existing single family residence that is on site. There will be no discharges of waste materials to surface waters to our knowledge.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

The applicant contains senior water rights along with an existing groundwater certificate. The existing residence is served off of an existing well. The applicant may in the future obtain additional water from a water bank etc. Currently this proposal will provide catering /beverages or require renters of the facility to provide their own catering/beverages etc. therefore groundwater will not be withdrawn for drinking purposes at this time. If the applicant obtains water through other avenues then this may occur in the future.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Currently there is existing septic system permitted associated with the existing single family residence.

This proposal will also require portable toilets to be onsite the day of events. Sweetwater Ranch will obtain these portable toilets & contract with a provider for waste removal.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

The standard runoff water from existng buildings will shed off roofs onto adjacent pasture ground directly infiltrating into the ground. No wate will flow directly into other waters.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Not to our knowledge.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

Not to our knowledge, as this proposal is located within existing pature ground that is irrigated.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

None.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

None, as the proposal is using existitng structures etc., other than some possible hazard trees etc.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

See Critical Areas report.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Landscaping may occur and if so will use native vegetation and the like or other types of plantings to enhance the site.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Maybe some limited canada thistle but other than that none to our knowledge.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Birds (turkeys, starlings to name a few). Deer, elk, bear are within the area etc.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None. Also see Critical Areas Report.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not to our knowledge. Mule deer and elk move through the area. See Critical Areas Report.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

This proposal doesn't require any mitigation, as this proposal is on private property.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None to our knowledge.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Standard electricity is currently located within and will be used to supply power etc. to the proposed event facility. In the future this proposal may use solar power as a future energy conservation measure.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

None at this time but in the future may use solar power as a future energy conservation feature.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

None to our knowledge.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None to our knowledge.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None to our knowledge.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None to our knowledge.

- 4) Describe special emergency services that might be required. [\[help\]](#)

It is not anticipated that special emergency services will be required.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

No measures are needed as there is no environmental health hazards to our knowledge associated with this proposal.

- b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Vehicle traffic from Charlton Road and existing noise from surrounding agricultural practices occurring.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Vehicle traffic from attending an event (arriving & leaving). There could be noise associated with actual events, like music, cheering etc. Noise could be mid afternoons through the evening.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

The proposed event facility would implement/enforce rules consistent with the Kittitas County Noise Ordinance.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The current site contains existing driveway access, existing structures (single family residence, existing barns (multiple)). The site has been used for agriculture, cattle, and horse operations in the past and continues to do so at the same time using its existing water rights for irrigation and stock water.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

The site has and still cattle grazes the subject property and irrigation on said lands pertinent to its water rights. This proposal will allow for the continuation of cattle, horses and irrigation associated with agricultural practices.

The subject property is not designated as resource lands for forest or agriculture of long term commercial significance.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

Not to our knowledge.

c. Describe any structures on the site. [\[help\]](#)

Existing single-family residence
Proposed event facility structures include the following:
Event facility Pole Barn: This is an open sided pole barn 38'x48' (1,728 sq. ft.)
Main event Barn: 48'x96' (4,608 sq ft)
Event barn and stables.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

Agricultural 20

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Rural Working

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

The existing structures and proposal is outside of the any shoreline designated boundary.
With that said a portion of the actual parcels are within the Rural Conservancy shoreline designation.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Wetlands have been identified by the County through a pre-application process in 2019. The applicant has completed a critical areas report, further identifying the wetland locations and associated buffers etc. as part of previous building permit processes.
See the Critical Area Report.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

2-6 people.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None as no displacement will be occurring.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

This proposal has been planned out making sure it uses the rural character to its benefit, thus keeping the existing pasture ground irrigated, keep with the continued agricultural practices of cattle and horses on site, all of which are uses that are consistent with the surrounding and projected uses in the vicinity.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None, as the subject property is not designated as forest or agricultural lands of long term commercial significance.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None as this conditional use permit doesn't propose housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

On the west side of the driveway, the existing barn (est. at 20' tall) and stables (est. at 10-12' tall) are both wood sided. The Open sided pole barn is rough cut pole barn with a metal roof (estimated at 15-20'). The main event facility is a rural looking monitor style barn, wood sided with doors & windows (est. at 25-30' tall).

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None as these existing structures are predominately in the center of 68 acres of private property.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Light and glare could occur from vehicles attending events. This could mainly occur, dependent upon time, late afternoon and into the evenings.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not to our knowledge. The existing structures are situated within two parcels encompassing a total of 68.83 acres

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None to our knowledge.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None needed.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Hiking, hunting, etc are located to the north of the subject parcels. This proposal, in the future, may include trails around the event facility and it's associated grounds.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No as this proposal is proposed on private property.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

No measures to reduce or control impacts of recreation is needed as this proposal is on private property. As a benefit this proposal may incorporate trails on their property in the future for recreational use such as hiking, sleigh ridges or other like activities along with incorporating trails from parking areas and access to surrounding event facility grounds.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. [\[help\]](#)

None to our knowledge.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None to our knowledge.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

None needed as this proposal is proposing to use existing structures etc.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

None.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Charlton Road provides access to the subject parcel.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

No.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

This proposal will not eliminate parking spaces. This proposal could have 125-137 parked vehicles in proposed parking areas.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

None to our knowledge.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

With estimated 125- 137 vehicles and having two trips (showing up and leaving event) we estimated the trips to be 250 to 270 trips that could occur during any given event, all dependent upon the size of event. It would be estimated that peak hour volumes would occur from Mid-morning to late evening dependent upon the schedule of event and mainly on weekends.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

None to our knowledge.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None.

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

None to our knowledge.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None to our knowledge.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Power is located on site. Garbage, as described in the narrative, will also be delivered to the local Kittitas County transfer station. Septic is addressed within the narrative as using portable toilets where the applicant will contract out with a local septic service for maintenance etc. Water will not be provided as the applicant has proposed catering etc. that will require water, beverages provided by the applicant and their associated catering license or require the event applicant to provide catering that includes beverages including water (see narrative).

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Power is currently on site and is provided by KC PUD. There also is existing irrigation and associated diversions (pertinent to water rights) on site.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

REVISED SITE PLAN
DATED 11-16-21

per *Chal Blen*

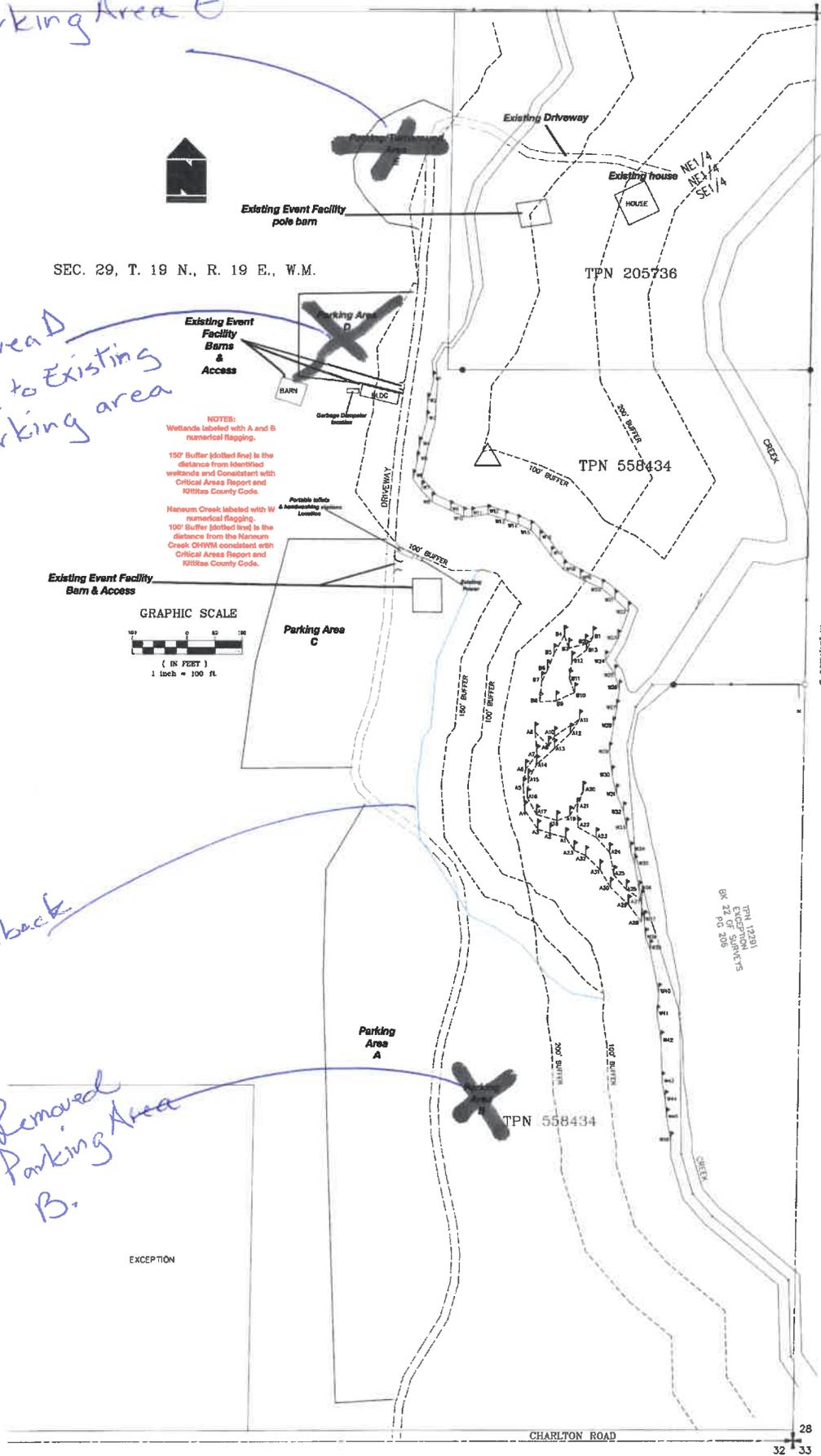
SITE PLAN

REMOVED
Parking Area E

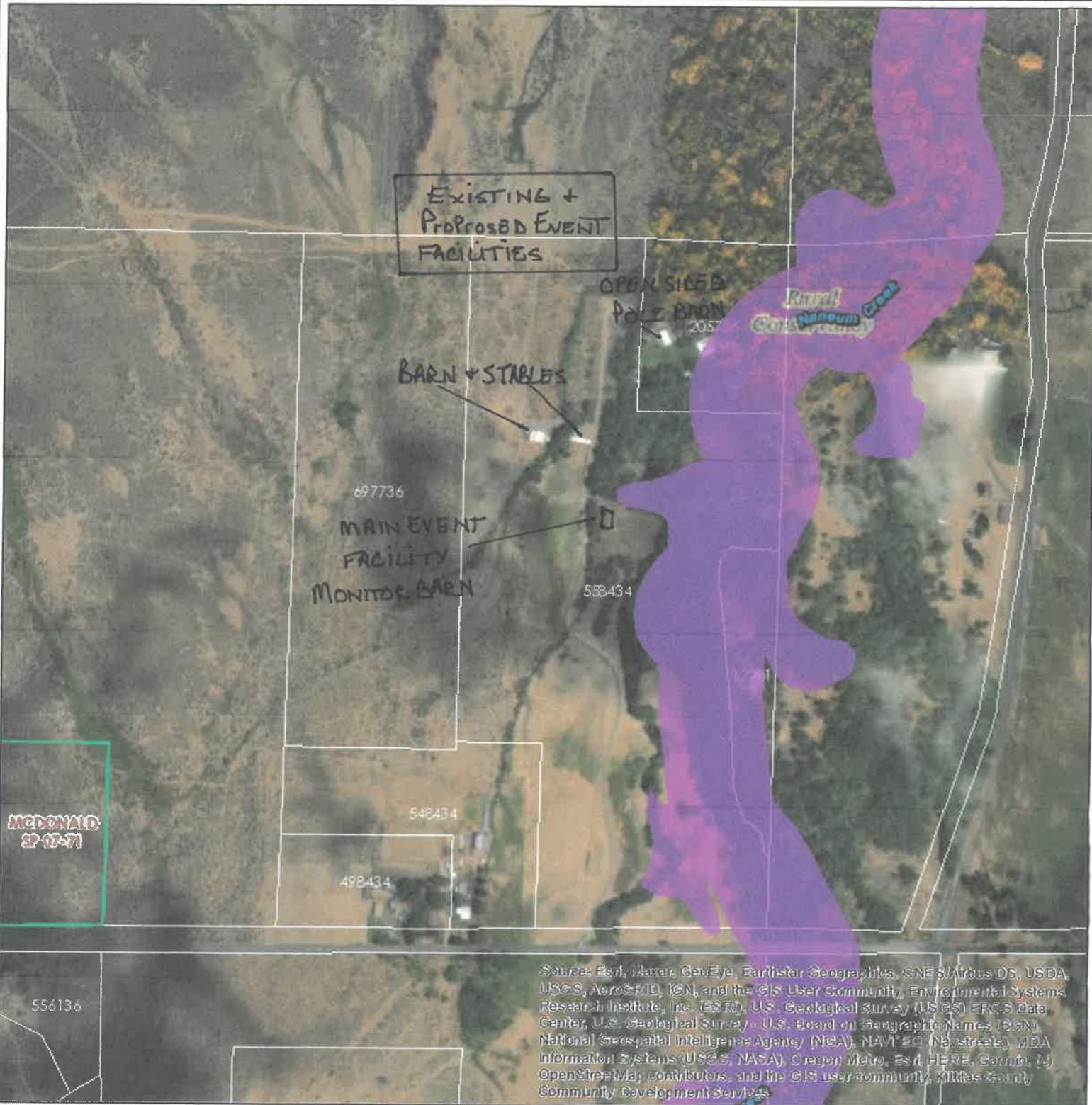
Parking Area D
is reduced to Existing
gravel parking area

200' Setback

Removed
Parking Area
B.



Kittitas County Shoreline Use Map

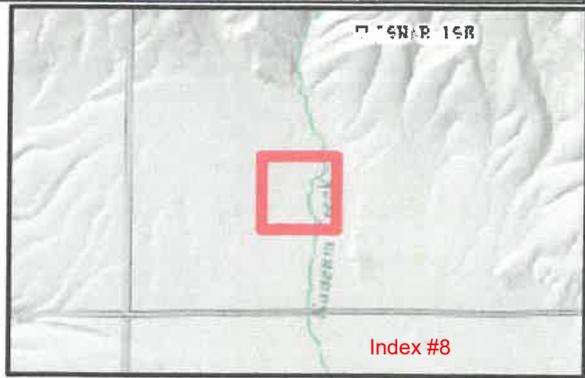


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) EROS Data Center, U.S. Geological Survey - U.S. Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (Nav streets), MDA Information Systems (USGS, NASA), Oregon Metro, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, KITTITAS County Community Development Services

Date: 1/9/2021

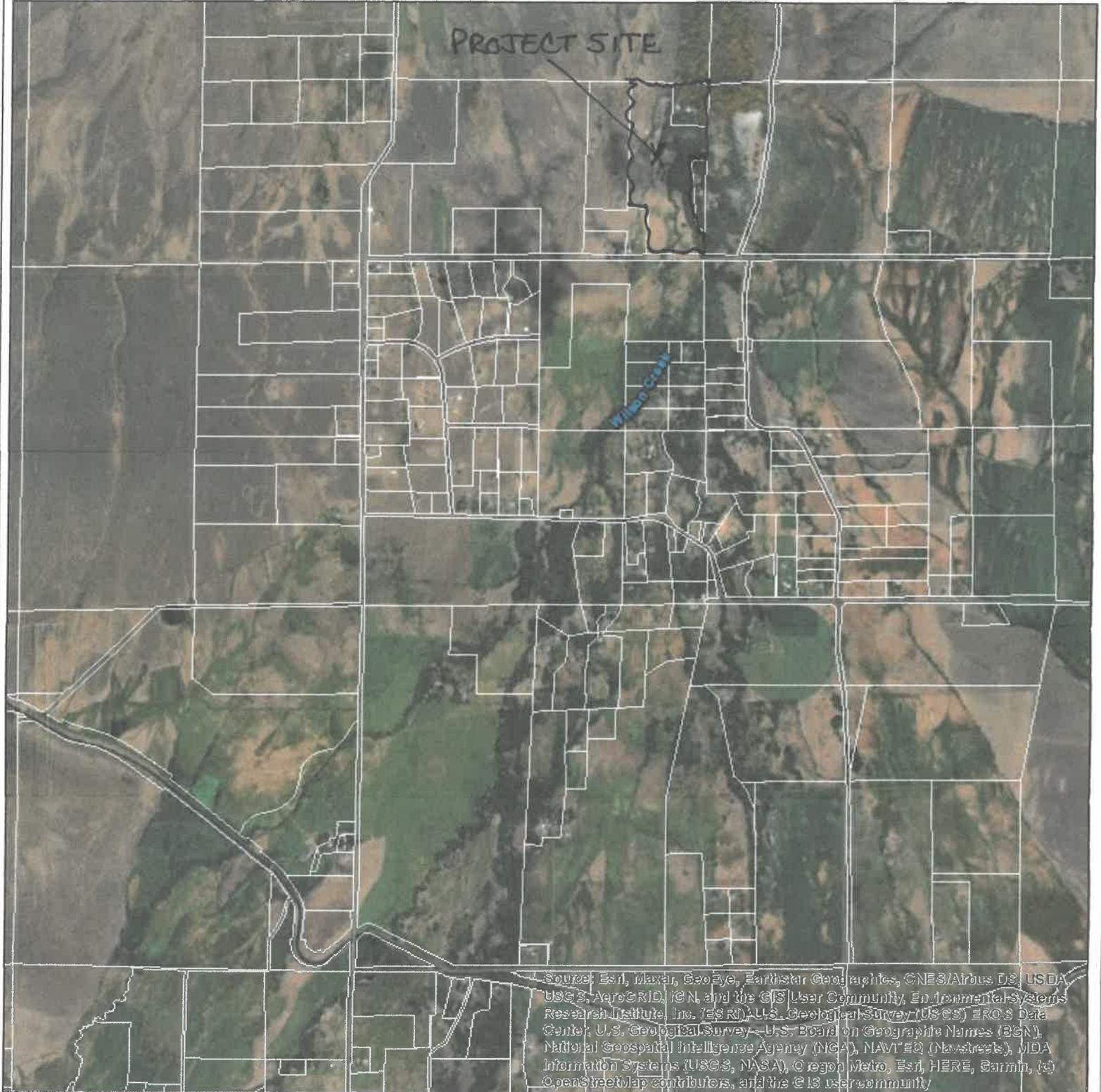
1 inch = 752 feet
Relative Scale 1:9,028

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Index #8

Vicinity Map

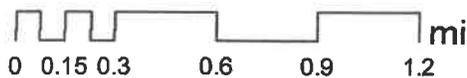


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) EROS Data Center, U.S. Geological Survey - U.S. Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (Navstret), MDA Information Systems (USGS, NASA), ©regon Metro, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

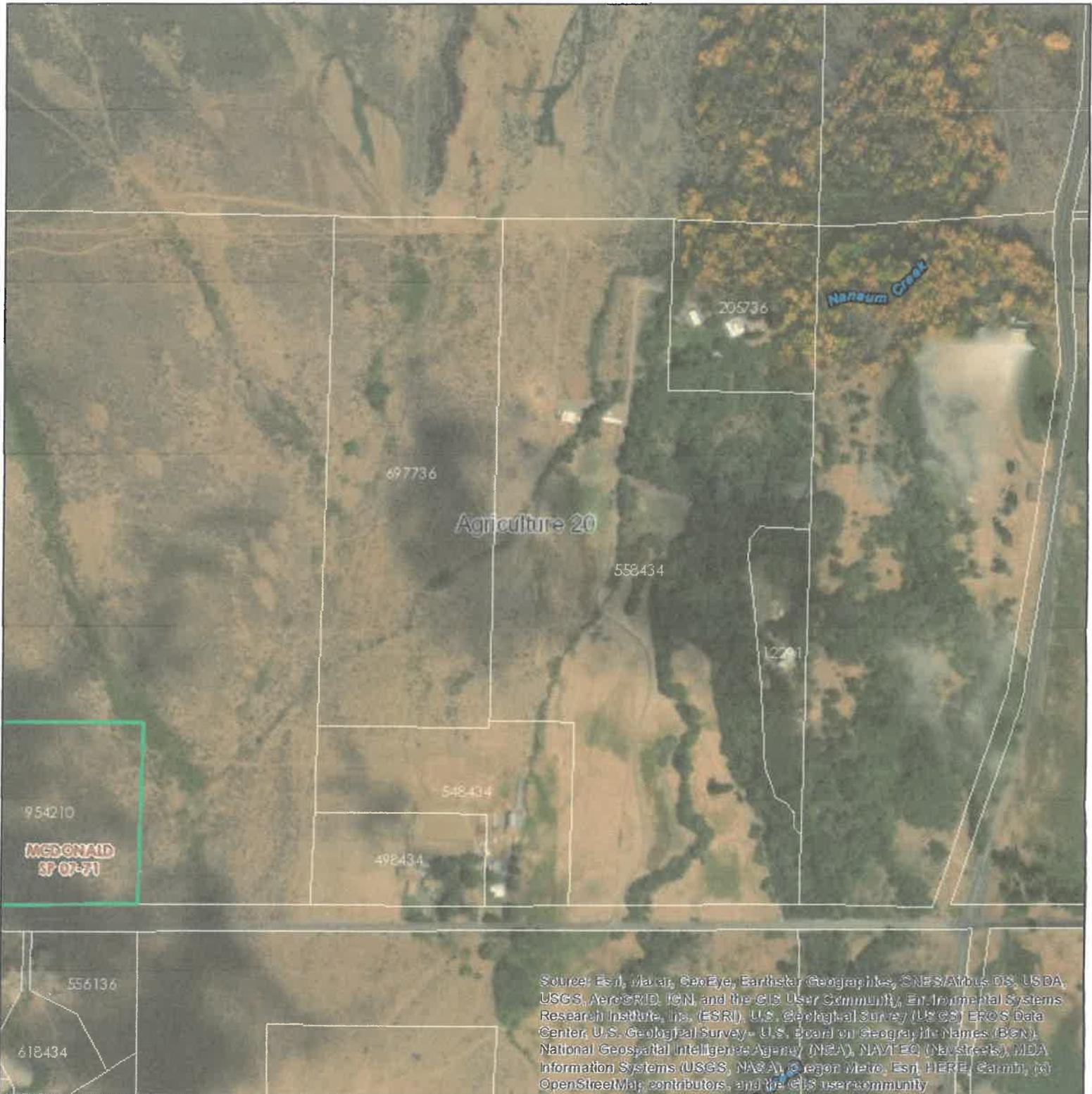
Date: 1/8/2021

1 inch = 3,009 feet
Relative Scale 1:36,112

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Kittitas County Zoning Map

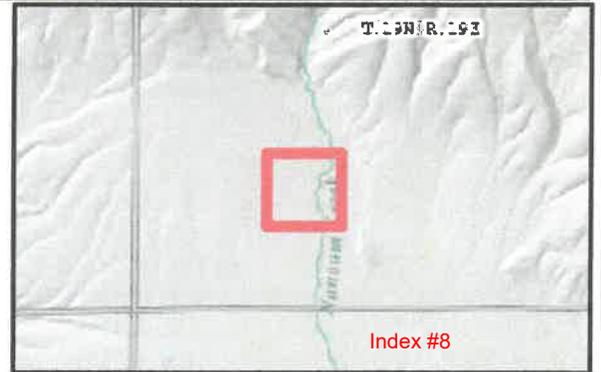


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) EROS Data Center, U.S. Geological Survey - U.S. Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (NavStreeks), MDA Information Systems (USGS, NASA), Oregon Metro, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Date: 1/8/2021

1 inch = 752 feet
Relative Scale 1:9,028

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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"

February 22, 2021

Sweetwater Ranch Enterprises LLC
% Leann Adams
1371 Charlton Road
Ellensburg, WA 98926
sweetwaterranchemburg@gmail.com

Sent Via Email

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

Your application for a Conditional Use Permit (CU-21-00002) proposing an Event Center on parcels 205736 and 558434 has been determined complete as of February 22, 2021.

Continued processing of your application will include, but is not limited to, the following actions:

1. Posting of the property by the applicant is required prior to a notice of application. CDS will provide instructions on adequate posting. Signage may be obtained at the Community Development Services offices during regular business hours. The signage will be available for pickup on February 22, 2021.
2. A Notice of Application will be published in the newspaper and sent to all adjoining property owners, governmental agencies, and interested persons.
3. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
4. Notification of a Public Hearing date.

You may pick up the "Land Use Action" sign at the CDS office during regular business hours (office is closed from 11:45am to 1:00pm for lunch) to be posted on-site so it is visible to the traveling public and return the signed affidavit of posting to my attention. The signage will be available February 22, 2021. Please provide photos of site posting with the signed affidavit of posting. After this has been completed, I will issue the Notice of Application within 14 days.

If you have any questions regarding this matter, I can be reached at (509) 962-7539, or by e-mail at Kelly.bacon.cd@co.kittitas.wa.us

Sincerely,

Kelly Bacon
Planner I
(509)962-7539
kelly.bacon.cd@co.kittitas.wa.us

Cc: Chad Bala

via email



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"

AFFIDAVIT OF POSTING

Effective July 19, 2007, Kittitas County Code requires all project actions that are not processed administratively to have a notice posted at the site of the project. Per KCC 15A.03.110 the following applies:

1. The applicant shall post the subject property with signs as required by Community Development Services.
2. Signs shall be posted on each road frontage on the subject property and shall be clearly visible and accessible.
3. Signs shall be posted and on-site prior to the issuance of a Notice of Application.
4. The sign shall be posted in a sturdy manner to remain on-site until fifteen days after the expiration of the Notice of Decision appeal period. It shall be the responsibility of the applicant to properly dispose of the sign.
5. At the time of development application, Community Development Services will identify the number of signs needed and the general location of each sign on the subject property.
6. It shall be the responsibility of the applicant to place the structure on which the sign will be posted on site. At such time the structure and sign is in place, the applicant shall contact Community Development Services.

DATE: February 22, 2021	PLANNER: Kelly Bacon

PROJECT NAME: Sweetwater Ranch Conditional Use	FILE NUMBER: CU-21-00002
---	---------------------------------

PLEASE COMPLETE THE FOLLOWING:

I, Leann T. Adams, certify that I am the landowner and/or authorized agent responsible for the posting of this land use project site and further certify that the site has been posted as required by Kittitas County Code. I understand that the required posting period begins immediately and ends 15 days after the ending of the appeal period on the Notice of Decision and the sign(s) will be posted at the site until this time. **Failure to post the site and return this form to Community Development Services in a timely manner will result in a delay of the application review for the project.**

Leann T. Adams
Signature

2/26/21
Date

Please return the above certification to CDS; Fax at 509-962-7682; or mail to; Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.

RECEIVED
FEB 26 2021

For Staff Use Only:
Received _____

Kittitas County CDS

Kelly Bacon (CD)

From: Sweetwater Ranch <sweetwaterrancheburg@gmail.com>
Sent: Friday, February 26, 2021 10:06 AM
To: Kelly Bacon (CD); Chad Bala
Subject: SW CUP

Follow Up Flag: Follow up
Flag Status: Flagged

I am sending a picture of the sign posted per your instructions.
No easy job with our wonderful, cold, spring winds! I will drop off the signed paperwork this afternoon.
Let me know if you have any questions. Thank you!
Leann Adams

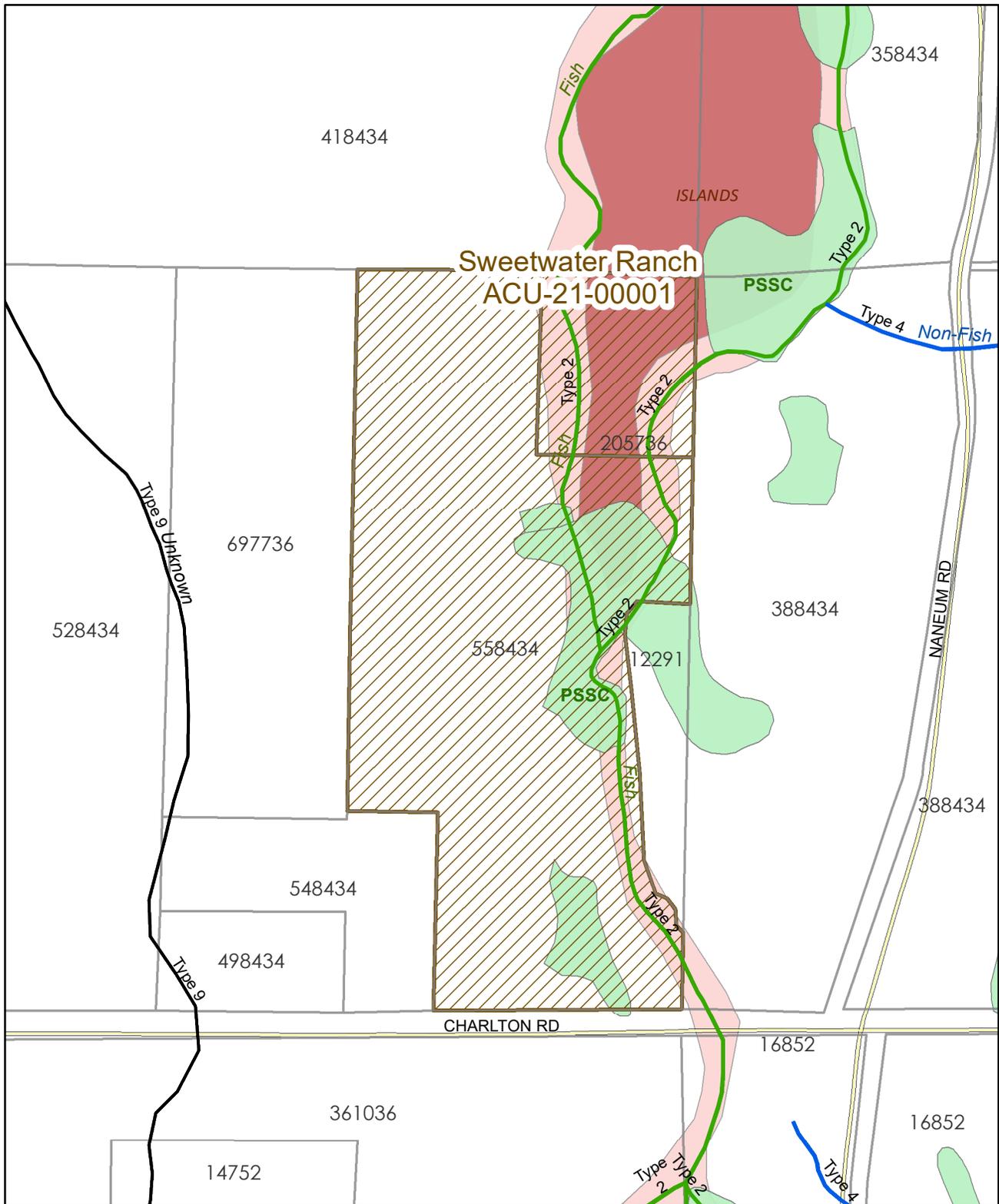
7:27



Done

5 of 5

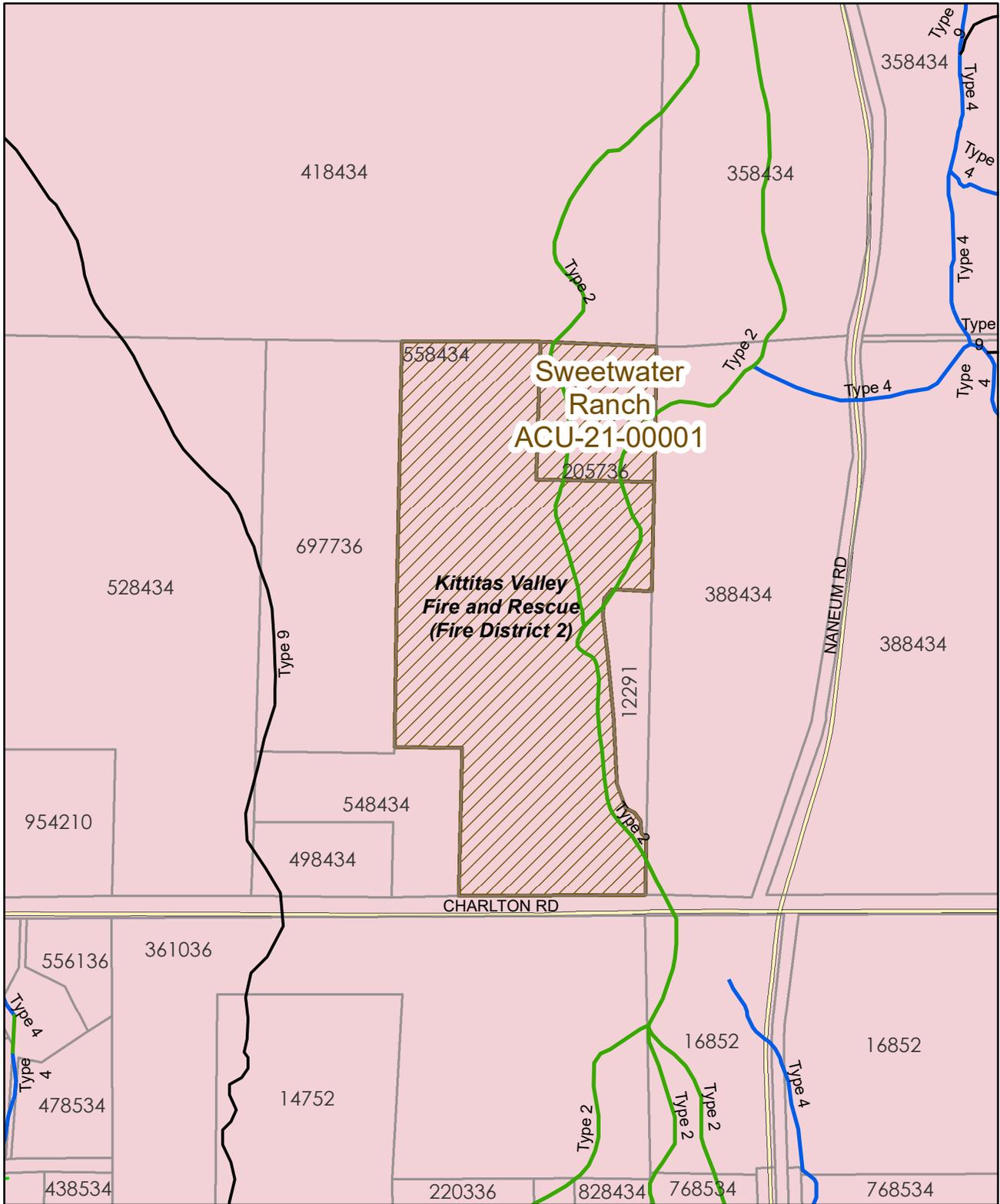




**ACU-21-00001
Sweetwater Ranch**

Critical Areas





**ACU-21-00001
Sweetwater Ranch**

Fire District

N



**ACU-21-00001
Sweetwater Ranch**

Land Use

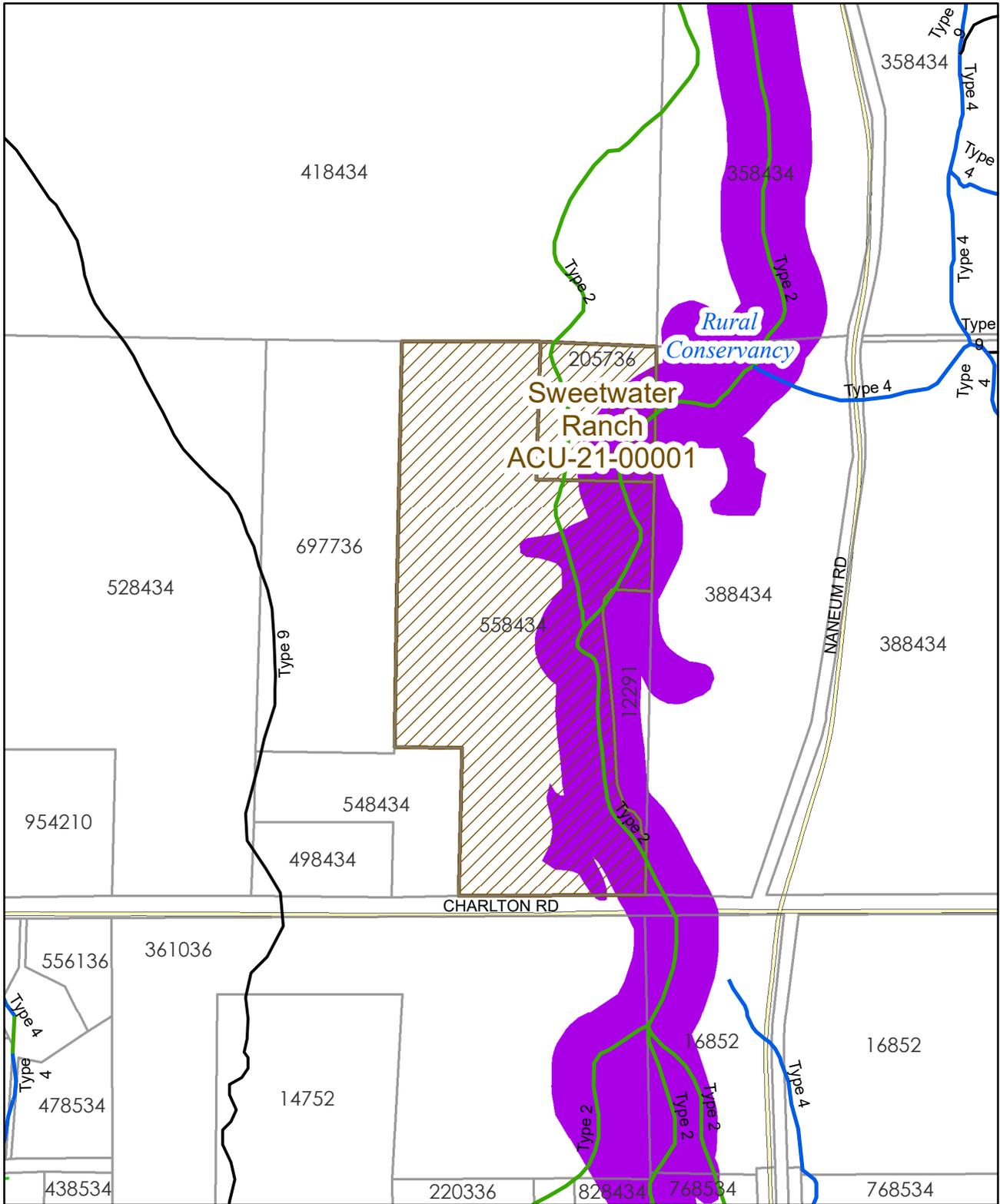
N



**ACU-21-00001
Sweetwater Ranch**

School District

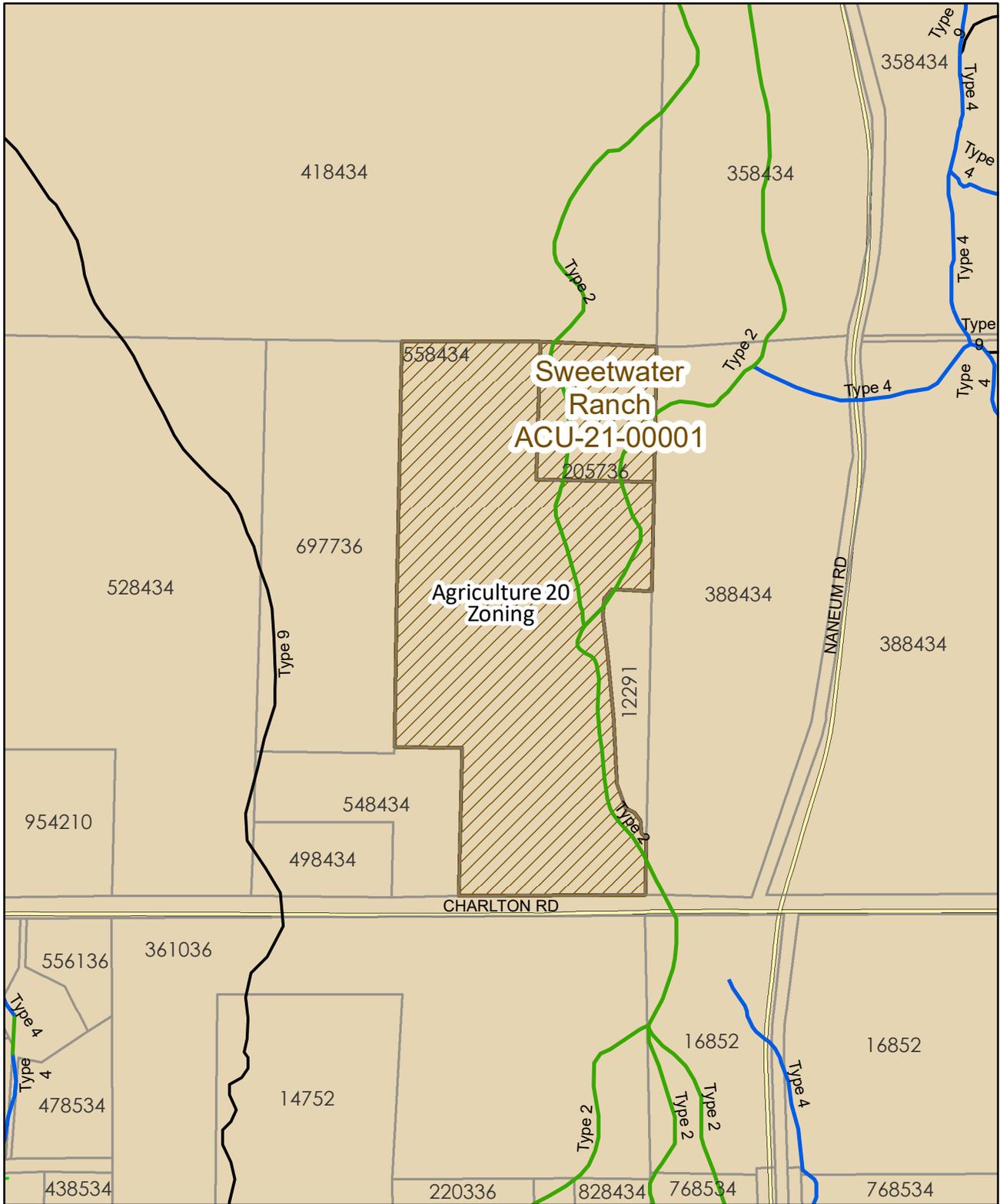




**ACU-21-00001
Sweetwater Ranch**

Shoreline

N



**ACU-21-00001
Sweetwater Ranch**

Zoning

N



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”

Affidavit of Mailing & Publication

PROPOSAL NAME: Sweetwater Ranch Conditional Use Permit (CU-21-00002)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: March 9, 2021

I certify that the following documentation:

- Notice of Application: Sweetwater Ranch Conditional Use Permit

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

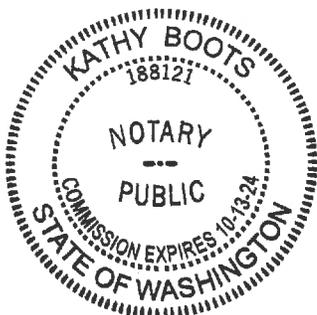
Signature

Kelly Bacon
Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 9th day of March, 2021

Kathy Boots
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 10-13-2024



NOTICE OF APPLICATION

Project Name (File Number): Sweetwater Ranch (CU-21-00002)

Applicant: Sweetwater Ranch Enterprises, LLC (Owners)

Location: 2 parcels #205736 and #558434, in a portion of Section 29, T19, R19, WM in Kittitas County, bearing Assessor's map numbers 19-19-29000-0023 and 19-19-29000-0022.

Proposal: Sweetwater Ranch Enterprises, LLC, landowner is proposing 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. The subject property is zoned Agricultural-20.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Conditional Use Permits" under permit number "CU-21-00002 Sweetwater Ranch," Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Wednesday, March 24, 2021. Any person has the right to comment on the application and request a copy of the decision once made

Environmental Review (SEPA): The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code. A copy of the threshold determination may be obtained from the County once issued.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Required Permits: Conditional Use Permit, SEPA

Required Studies: None

Designated Permit Coordinator (staff contact): Kelly Bacon, Staff Planner: (509) 962-7539; email at kelly.bacon.cd@co.kittitas.wa.us

Notice of Application:	Tuesday, March 9, 2021
Application Received:	Friday, February 19, 2021
Application Complete:	Monday, February 22, 2021
Publication Date:	Tuesday, March 9, 2021

Publish Daily Record:	Tuesday, March 9, 2021
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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

NOTICE OF APPLICATION

Notice of Application: Tuesday, March 9, 2021
Application Received: Tuesday, February 19, 2021
Application Complete: Monday, February 22, 2021

Project Name File Number: Sweetwater Ranch (CU-21-00002)
Applicant: Sweetwater Ranch Enterprises, LLC (Owners)

Location: 2 parcels #205736 and #558434, in a portion of Section 29, T19, R19, WM in Kittitas County, bearing Assessor's map numbers 19-19-29000-0023 and 19-19-29000-0022.

Proposal: Sweetwater Ranch Enterprises, LLC, landowner is proposing 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. The subject property is zoned Agricultural-20.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Conditional Use Permits" under permit number "CU-21-00002 Sweetwater Ranch," Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Wednesday, March 24, 2021**. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review: The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code. A copy of the threshold determination may be obtained from the County once issued.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Required Permits: Conditional Use Permit, SEPA

Required Studies: None

Designated Permit Coordinator (staff contact): Kelly Bacon, Staff Planner: (509) 962-7539; email at kelly.bacon.cd@co.kittitas.wa.us

Kittitas County Fire Marshal
pat.nicholson@co.kittitas.wa.us
ryan.mcallister@co.kittitas.wa.us

Kittitas County Sheriff's Dept.
kim.dawson@co.kittitas.wa.us

Kittitas County Board of County
Commissioners
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Kittitas County Code Enforcement
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Jennifer.Nelson@dfw.wa.gov
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Washington State DAHP
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James E Brooks Library
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nelmsk@cwu.edu

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Yakima Training Center
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mark.a.gradwohl.civ@mail.mil

Northwest Training Range Complex
Kimberly.peacher@navy.mil

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Ellensburg School District 401
fwalker@eburg.wednet.edu

elliott@kvfr.org
Kittitas Valley Fire & Rescue
2020 Vantage Highway
Ellensburg, WA 98926

Projects in Shoreline Jurisdiction – YN
jessica_lally@yakama.com
Jon_Shellenberger@yakama.com
Noah_oliver@yakama.com
corrine_camuso@yakama.com
kate@yakama.com
guy.moura@colvilletribes.com
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Bonneville Power Administration
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Forest Service
klarned@fs.fed.us

Washington State DOT
PrilucJ@wsdot.wa.gov
kaiserm@wsdot.wa.gov
SCPlanning@wsdot.wa.gov

BUREAU OF LAND
MANAGEMENT
915 N. WALLA WALLA
WENATCHEE WA 98801

Washington State Parks
Lynn.Harmon@PARKS.WA.GOV
PO Box 42650
Olympia, WA 98504-2650

AIMONE, JAY
PO BOX 542
ELLENSBURG, WA 98926-1916

SWEDBERG, ROBERT J & LORENE
c/o DALE SWEDBERG
PO BOX 746
TONASKET, WA 98855-0746

DUNNING, LORNE T JR ETUX
C/O TERESA DUNNING BUCHANAN
731 S PRAIRIE GRASS DR
BOISE, ID 83716-9518

ARNOLD, PAUL & SHELLY
1571 CHARLTON RD
ELLENSBURG, WA 98926-7850

BEEDLE, NOLAN J & BRANDI N
1241 CHARLTON RD
ELLENSBURG, WA 98926-7381

ARONICA, ALLEN
12381 NANEUM RD
ELLENSBURG, WA 98926-7380

KRIEBEL, JOHN COLE & HANA KRISTINE
1161 CHARLTON RD
ELLENSBURG, WA 98926-7382

From: [Kelly Bacon \(CD\)](#)
To: [Megan Woodruff \(mwoodruff@kvnews.com\)](mailto:mwoodruff@kvnews.com); ["legals@kvnews.com"](mailto:legals@kvnews.com)
Subject: (Publishing) Notice of Application - CU-21-00002 Sweetwater Ranch
Date: Thursday, March 4, 2021 4:16:39 PM
Attachments: [CU-20-00002 Sweetwater Ranch NOA Legal.pdf](#)
[CU-21-00002 Sweetwater Ranch NOA Legal.doc](#)

Good afternoon Megan,

Please publish the attached as requested.

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

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.

TO PLACE AN AD CALL 509-925-1414

Classifieds & Legals

VISIT US ONLINE AT DAILYRECORDNEWS.COM



ADoption: California couple promise newborn loving home, secure future. Devoted Grandparents, educational opportunities. Generous living expenses paid. Shawn & Steven 1-213-787-250 or attorney 1-310-663-9497.

ATTENTION: If you or a loved one worked around the pesticide Roundup (glyphosate) for at least two years & have been diagnosed with non-Hodgkin's lymphoma, you may be entitled to compensation. To learn more, call now: 866-721-1212.

DO YOU OWE OVER \$10,000 to the IRS in back taxes? Our firm works to reduce the tax bill or zero it out completely FAST! Let us help! Call 855-954-1405. (Hours: Mon-Fri 7am-5pm PST).

GENERAC Standby Generators provide backup power during utility power outages, so your home and family stay safe and comfortable. Prepare now. Free 7-year extended warranty (\$695 value). Request a free quote today! Call for additional terms and conditions. 1-888-674-7053

PERSONALS

DONATE YOUR CAR TO CHARITY: Receive maximum value of write off for your taxes. Running or not! All conditions accepted. Free pickup. Call for details: 855-635-4221

Help Wanted

Maintenance Repair Technician Wanted

The Housing Authority of Kittitas County is looking for a full-time Maintenance Repair/Technician. Must have experience in motor electrical, plumbing, carpentry and trades related to general building maintenance. Position requires a valid Washington State Drivers License, cell phone, physical capacity test, drug screening test, and a 10-year background check performed. Applications can be picked up at the Housing Authority of Kittitas County office at 107 W 11th Avenue, Ellensburg, WA 98926. Contact the office at (509) 962-9006 or housing@hakititas.org if you would like to receive the application via email. Please return resume with the completed application to the drop box located at the Housing Authority of Kittitas County office at 107 W 11th Avenue, Ellensburg, WA 98926 or via email to housing@hakititas.org. Position open until filled. EOE.

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Miscellaneous

ELIMINATE GUTTER CLEANING FOREVER! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 15% off Entire Purchase. 10% Senior & Military Discounts. Call 1-888-363-1662.

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IN MORE WAYS THAN EVER

DAILEY RECORD

Help Wanted

Sales/Customer Service

Arnold's Ranch and Home

Full time/part time sales position available. Apply in person at 615 S Main St, Ellensburg

The Housing Authority of Kittitas County

is looking for a full-time Maintenance Supervisor. Must have 3 years' experience in general maintenance, including at least 1-year multi-family, district or institutional service request experience. Requires knowledge of the principles, practices, materials and methods of building operation, maintenance and custodial care, including considerable knowledge of building codes, OSHA safety requirements, state and federal environmental protection requirements. Position requires a valid Washington State Drivers License, cell phone, physical capacity test, drug screening test, and a 10-year background check performed.

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IN MORE WAYS THAN EVER

DAILEY RECORD

Legals

Public Notice

Kittitas County, Ellensburg WA

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More information is online at <http://www.co.kittitas.wa.us/notices/>.

Julie Korman
Clerk of the Board

PUBLISH: Daily Record, March 2 & 9, 2021
PUBLISH: North Kittitas County Tribune, March 4, 2021

General Contractor

Owner: Kittitas School District No.403
Bid Walk: Mandatory pre-bid site walk will be held on Wednesday, March 17, 2021 at 1:30pm at the Kittitas Elementary School Intermediate Building, 500 Pierce Street, Kittitas, WA 98934
Bids Due: 2:00pm, Wednesday, April 7, 2021
Estimated Cost: ~\$9 Million
Bid Docs: Bidders may obtain the project documents from <https://www.integrusplanroom.com/jobs/public>, beginning March 9th, 2021. Bidders may download digital files at no cost and printed documents are available by choosing the "Order" option.

PUBLISH: Daily Record: March 9 & 16, 2021

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Public Notice

Kittitas County, Ellensburg WA

The Board of Kittitas County Commissioners will meet at 2pm on March 16, 2021 via Web Ex to consider the Suncadia Ph 2 Div 5 42 detached, residential lot plot with access and open space tracks on approximately 62.08 acres of level that is zoned Master Planned Resort. The proposed lots range in size from 14,500 to 45,200 square feet. The property is located off of Swiftwater Drive, Cle Elum, WA 98922 in SEC. 13, TWP. 20, RGE. 14 and SEC. 18, TWP 20, RGE 15; Parcel Number 951841 and 95185, Assessor's Map numbers 20-14-13059-0061, -0054, -0055, -0056.

Public Notice

Kittitas County, Ellensburg WA

The Board of Kittitas County Commissioners will meet at 2pm on March 16, 2021 via Web Ex to consider the Suncadia Ph 2 Div 5 42 detached, residential lot plot with access and open space tracks on approximately 62.08 acres of level that is zoned Master Planned Resort. The proposed lots range in size from 14,500 to 45,200 square feet. The property is located off of Swiftwater Drive, Cle Elum, WA 98922 in SEC. 13, TWP. 20, RGE. 14 and SEC. 18, TWP 20, RGE 15; Parcel Number 951841 and 95185, Assessor's Map numbers 20-14-13059-0061, -0054, -0055, -0056.

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Kelly Bacon (CD)

From: Kelly Bacon (CD)
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; Yakima Nation - Jessica; Yakima Nation - J Marvin; johnson@yakama.com; SEPA Register; SEPA Unit; DOE - gcle; DOE - lowh; migi461@ecy.wa.gov; Yakima Nation - 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@yakama.com'; 'kate@yakama.com'; '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: 'sweetwaterrancheburg@gmail.com'; '(bala.ce@gmail.com)'; Jeremy Johnston; Rachael Stevie (CD)
Subject: Notice of Application CU-21-00002 Sweetwater Ranch
Attachments: CU-21-00002 Sweetwater Ranch SEPA Checklist.pdf; CU-21-00002 Sweetwater Ranch NOA Memo.pdf

Tracking:

Recipient	Delivery
Pat Nicholson	Delivered: 3/9/2021 8:42 AM
Ryan McAllister	Delivered: 3/9/2021 8:42 AM
Kim Dawson	Delivered: 3/9/2021 8:42 AM
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Yakima Nation - J Marvin	
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WDFW - Elizabeth Torrey

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James E Brooks Library - Jorgenja

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Mike Flory

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Douglas Mitchell

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WA State Department of Health - Russell

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WS DAHP

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 'sweetwaterrancheburg@gmail.com'
 '(bala.ce@gmail.com)'
 Jeremy Johnston
 Rachael Stevie (CD)

Delivered: 3/9/2021 8:42 AM
 Delivered: 3/9/2021 8:42 AM

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

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.

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'

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'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.

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

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

Thank you,

Kelly Bacon

Planner I

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411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

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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

509-329-2116 | 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.veyand.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'

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'(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

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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



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: 'sweetwiterranchemburg@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

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.

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message id: 38eb45916c6dcbdac24bb8719d004a14



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th 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



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th 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 to discuss these concerns.

Sincerely,



Scott Downes
Area Habitat Biologist

Cc:

Elizabeth Torrey, WDFW
Jeremy Johnson, Kittitas County CDS

From: [Downes, Scott G \(DFW\)](#)
To: [Kelly Bacon \(CD\)](#); [White, Lori \(ECY\)](#)
Cc: [Torrey, Elizabeth M \(DFW\)](#)
Subject: RE: Sweetwater Site Plan Amendments
Date: Tuesday, July 13, 2021 1:48:09 PM

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.

Kelly,

Thank you for arranging the site meeting today. Thanks to the applicants modified site plan where they are now completely avoiding impacts to existing shrubsteppe habitat, WDFW feels that issue is resolved. Our other comments regarding firewising and riparian management were more guidance in nature as the county and Ecology have more formal jurisdiction. If either entity needs our help with those issues, we are willing to assist.

Scott

Scott Downes

Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Office-509-457-9307
Cell-509-607-3578

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Tuesday, July 13, 2021 7:51 AM
To: White, Lori (ECY) <lowh461@ECY.WA.GOV>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>
Subject: Sweetwater Site Plan Amendments

External Email

Good morning,

Attached please find the amended site plan and associated detailed information, submitted by the

applicant. Looking forward to seeing everyone this morning onsite.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

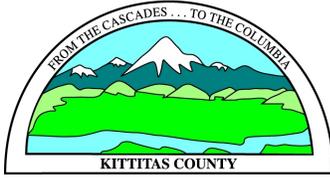
Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

If this is about a Public Records Act request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

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message id: 38eb45916c6dcbdac24bb8719d004a14



KITITITAS 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.

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 or (509) 575-2616 and **Chelsea Benner** at 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, with questions about this permit.

WATER RESOURCES

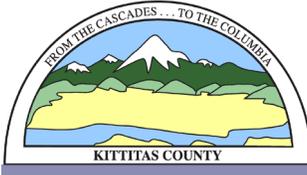
In Washington State, prospective water users are highly recommended to reach out to the Department of Ecology in order to learn more about state regulations. Water availability in the proposed project area is very limited, and obtaining a water right is difficult. Ecology recommends that no new water 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.

Sincerely,



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



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



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/

Index #24



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/

Index #24

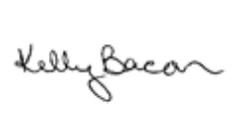
From: [Kelly Bacon \(CD\)](#)
To: [Sweetwater Ranch](#)
Cc: "bala.ce@gmail.com"
Subject: CU-21-00002 Sweetwater Ranch - Transmittal of Comments
Date: Monday, March 29, 2021 12:02:30 PM
Attachments: [CU-21-00002 Sweetwater Ranch - Combined Comments for Transmittal.pdf](#)
[CU-21-00002 Sweetwater Ranch Transmittal of Comments 3-29-21.pdf](#)
[image001.png](#)

Good afternoon,

The comment period for your application has concluded. Please find attached, a transmittal of comments letter along with all comments received. Should you choose to respond to any of the comments, please have all responses submitted to CDS by April 12, 2021 at 5pm.

Please let me know if there are any questions.

Thank you,



Kelly Bacon

Planner I

Kittitas County Community Development Services

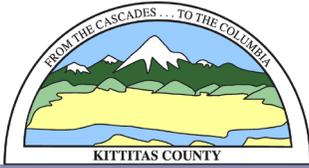
411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

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.



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"

March 29, 2021

Sweetwater Ranch Enterprises LLC
1371 Charlton Road
Ellensburg, WA 98926
sweetwaterrancheburg@gmail.com

Sent via email

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

Dear Applicant,

Enclosed are the comments received regarding the Conditional Use Permit Application (CU-21-00002) during the comment period:

March 9, 2021	Washington State Department of Health – Office of Drinking Water
March 9, 2021	Kittitas Valley Fire and Rescue
March 17, 2021	Department of Archeological and Historical Preservation
March 18, 2021	Yakama Nation – Cultural Resources Program
March 19, 2021	Kittitas County Public Works
March 19, 2021	Washington State Department of Fish and Wildlife
March 19, 2021	Washington State Department of Fish and Wildlife (Amended)
March 19, 2021	Darrell Hoadley (Skip)
March 22, 2021	Washington State Department of Ecology
March 24, 2021	Kittitas County Public Health
March 24, 2021	Kittitas County Community Development Services – Building Department

Please review all comments and notify me of any questions. Feel free to respond to any comments and have them submitted by 5pm on April 12, 2021. Should additional time be needed for your response, please contact me directly prior to April 12, 2021 to request an extension. I will be issuing a decision recommendation based in part on the comments received. You will be notified if any of these comments require further action.

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

Via Email

From: [Chad Bala](#)
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.

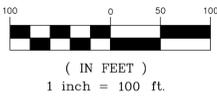
150' Buffer (dotted line) is the
distance from identified
wetlands and Consistent with
Critical Areas Report and
Kittitas County Code.

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

Existing Event Facility
pole barn

HOUSE

TPN 205736

Existing Event
Facility
Barns
&
Access

Parking Area D
Reduced to existing
graveled area.

BARN

BLDG

Garbage Dumpster
location

TPN 558434

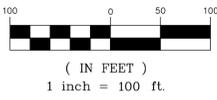
Portable toilets
& handwashing stations
Location

100' BUFFER

100' BUFFER

Existing Event Facility
Barn & Access

GRAPHIC SCALE



EXCEPTION

Parking Area
C

100' BUFFER

150' BUFFER

100' BUFFER

B4 B3 B2 B1 W23

B5 B4 B3 B2 B1 W24

B6 B5 B4 B3 B2 B1 W25

B7 B6 B5 B4 B3 B2 B1 W26

B8 B7 B6 B5 B4 B3 B2 B1 W27

B9 B8 B7 B6 B5 B4 B3 B2 B1 W28

A8 A7 A6 A5 A4 A3 A2 A1 W29

A9 A8 A7 A6 A5 A4 A3 A2 A1 W30

A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W31

A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W32

A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W33

A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W34

A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W35

A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W36

A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W37

A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W38

A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W39

A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W40

A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W41

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A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W43

A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W44

A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W45

A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W46

A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W47

A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W48

A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W49

A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W50

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A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W60

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A42 A41 A40 A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W63

A43 A42 A41 A40 A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W64

A44 A43 A42 A41 A40 A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W65

A45 A44 A43 A42 A41 A40 A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W66

A46 A45 A44 A43 A42 A41 A40 A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W67

A47 A46 A45 A44 A43 A42 A41 A40 A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W68

A48 A47 A46 A45 A44 A43 A42 A41 A40 A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W69

A49 A48 A47 A46 A45 A44 A43 A42 A41 A40 A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W70

A50 A49 A48 A47 A46 A45 A44 A43 A42 A41 A40 A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W71

A51 A50 A49 A48 A47 A46 A45 A44 A43 A42 A41 A40 A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W72

A52 A51 A50 A49 A48 A47 A46 A45 A44 A43 A42 A41 A40 A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W73

A53 A52 A51 A50 A49 A48 A47 A46 A45 A44 A43 A42 A41 A40 A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W74

A54 A53 A52 A51 A50 A49 A48 A47 A46 A45 A44 A43 A42 A41 A40 A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W75

A55 A54 A53 A52 A51 A50 A49 A48 A47 A46 A45 A44 A43 A42 A41 A40 A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W76

A56 A55 A54 A53 A52 A51 A50 A49 A48 A47 A46 A45 A44 A43 A42 A41 A40 A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W77

A57 A56 A55 A54 A53 A52 A51 A50 A49 A48 A47 A46 A45 A44 A43 A42 A41 A40 A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W78

A58 A57 A56 A55 A54 A53 A52 A51 A50 A49 A48 A47 A46 A45 A44 A43 A42 A41 A40 A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W79

A59 A58 A57 A56 A55 A54 A53 A52 A51 A50 A49 A48 A47 A46 A45 A44 A43 A42 A41 A40 A39 A38 A37 A36 A35 A34 A33 A32 A31 A30 A29 A28 A27 A26 A25 A24 A23 A22 A21 A20 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1 W80

TPN 12291
EXCEPTION
SURVEYS
BK 22 OF 206
PG 206

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 pasture 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

From: [White, Lori \(ECY\)](#)
To: [Kelly Bacon \(CD\)](#)
Subject: Sweetwater site visit
Date: Wednesday, July 14, 2021 10:18:42 AM
Attachments: [image001.png](#)

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Good Morning Kelly,

Thank you for attending and arranging the site visit yesterday, July 13, 2021. While onsite we talked with the applicant and their agent. The agent discussed plan changes including the removal of parking lot B, which was located in an area of concern. Due to the time of the year, the site investigation focused primarily on the presence of hydric soils.

Ecology was present to review areas of interest, as a result of the review of Ed Sewall's 2019 wetland delineation. Four areas were outlined for review. Soil pits were dug in three of the four locations. Shovel refusal occurred at location 2 due to soil compaction (likely due to livestock) and cobbles. Each of the areas are detailed below and shown in the below map:

Area 1- Is located between Naneum Creek's riparian habitat and that of the nearby irrigation ditch, approximately within 100 feet of Naneum Creek. A small depression was noted in this area. Vegetation included horsetail, cottonwood seedlings, rush species, and various grasses. A dry, sandy loam substrate characterized by 10 YR 3/3 Munsell soil colors occurred in the top 8 inches of the soil profiles. Soil color changed below 8 inches and some redox was noted (~3%). Did not meet hydric soil indicators. Water is likely not staying in place long enough.

Area 2- Is located about 330 ft south of Area 1, near a large pine tree. Rush and various grass species were noted in this area. Soils were not able to be categorized due to shovel refusal.

Area 3- Is located approximately 100 feet south of Area 2, near Charlton Road. The area largely consisted of rush and various grasses. Soil was characterized as moist with the top 3 inches consisting of numerous fine roots and a 10YR 3/3 soil color. Soil below 3 inches had a color of 10YR 3/2 and prominent redoximorphic features consisting of at least 5%. The soil did meet hydric soil indicator F6.

Area 4- Is located west of the Irrigation Ditch in a small grove willows. Understory within the willows included upland species of snowberry, golden current, and rose species. Soil in this area was dry and characterized as 10YR 2/2 with no redoximorphic features noted.

Based on the information above, Area 3 should be further investigated for additional wetland characteristics. It would be in the applicant's best interest to have Mr. Sewall revisit the site and further investigate the areas mentioned for the three required wetland characteristics (hydrophytic vegetation, hydrology, hydric soils). Please note that several of the areas of interest are located within 200 feet of Naneum Creek (the OHWM was not determined nor were measurements taken onsite. Estimated on aerial images).

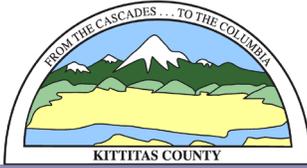
Please contact me with any questions you may have or if you would like to discuss the above comments. Thank you,



Lori B White (she/her)
Wetland, Shoreland, & Federal Permit Specialist

Department of Ecology • 1250 W Alder Street • Union Gap, WA 98903 • lori.white@ECY.WA.GOV • 509-575-2616 (office) • 509-379-1917 (cell)





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.

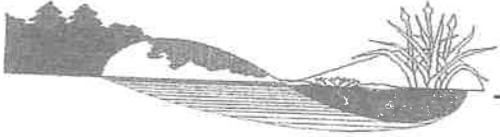
If you have any questions regarding this matter, I can be reached by e-mail at: kelly.bacon.cd@co.kittitas.wa.us

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*



Sewall Wetland Consulting, Inc.

PO Box 880
Fall City, WA 98024

Phone: 253-859-0515

August 19, 2021

Lori White
Department of Ecology
1250 W. Alder Street
Union Gap, Washington 98903

RE: Sweetwater Ranch Comment Response – Sweetwater Ranch
Parcel #558434
Kittitas County, Washington
SWC Job #19-191

Dear Lori,

This letter is in response to your July 14, 2021 email to Kelly Bacon of Kittitas County regarding your site visit to Sweetwater Ranch, located off Charleton Road in unincorporated Kittitas County, Washington (the "site").

Specifically, your comment indicated that you observed one area (Area #3) that contained a potential wetland area we did not identify in our January 11, 2021 critical areas report.

The area in question was noted to be near Charleton Road and depicted on an aerial photograph in your email.

I visited the site on August 17, 2021 to observe this area. Please note that this area is over 1,330' from the recently constructed pole barn and proposed use area of the site. As can be seen on the data point map in the original Critical Areas Report this area is south of any of our data points, the southernmost point being Data Point #7 located several hundred feet to the north of this area.

RECEIVED
SEP 30 2021

Kittitas County CDS



Above: Aerial photograph from Kittitas Mapsifter website.

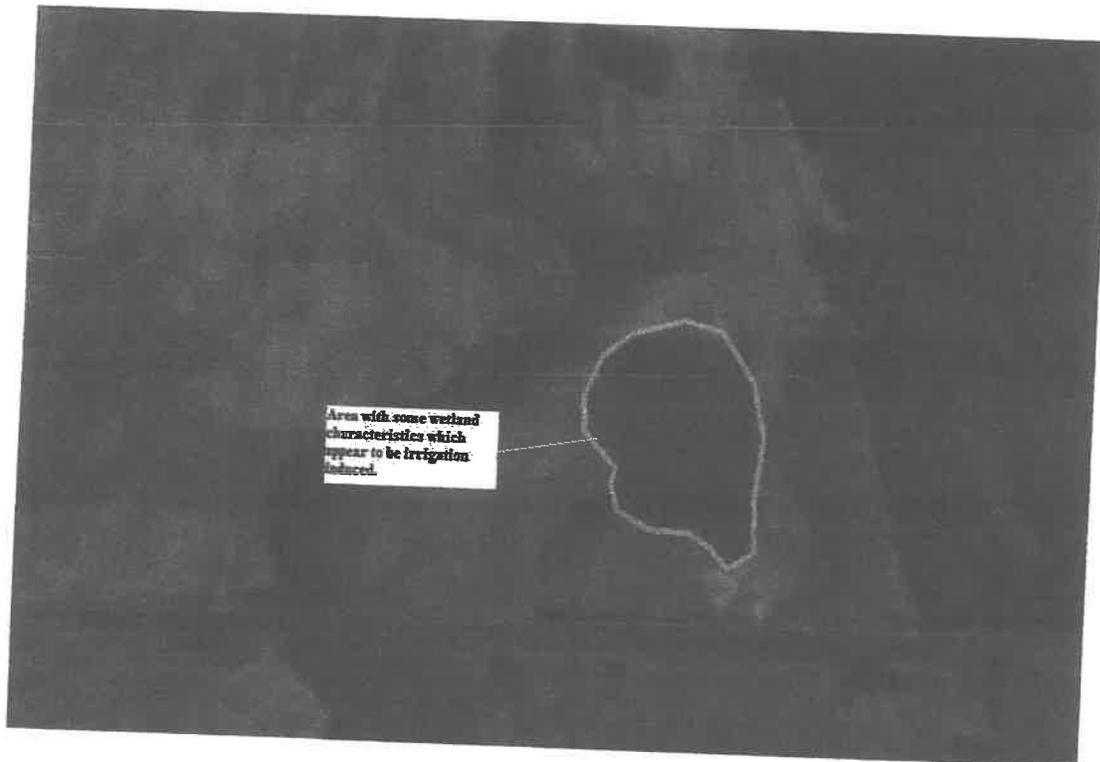


Above: Location of "Area #3" as identified by WADOE as a potential wetland in the 7-14-21 email.

OBSERVATIONS

I observed a small depression in the area you noted as "Area #3" about 50' north of Charlton Road. This area is a heavily trampled (cattle were in the pasture during my site visit) pasture area which contains several herbaceous wetland species including small fruited bulrush, an unidentified sedge, as well as timothy and fescue.

The soil in this area is extremely compact and dense with numerous cobbles and gravel. The pits I excavated within this area were, very dry and had a soil color of 10YR 2/2 with no hydric characteristics. It is possible some redox features are present in this area as you noted, but in the soil pits I excavated within the lowest portions, I did not see any. This area appears to have some wetland vegetation as a result of the compact soils and preferential grazing of other species in this area allowing these hydrophytes to grow. The area is sprinkler irrigated on and off at this time, but may have had historic flood irrigation which would also have influenced the soils appearance in this area.



I have not seen this specific area in the early growing season, but its clear that late into the irrigation season, when groundwater levels are generally high in this area, there is no wetland hydrology present. Therefore, I do not believe this area would have wetland hydrology other than for brief periods after being irrigated by sprinklers.

In addition, there is no proposed use in this area nor is any proposed use within over 900' from this area. This area will continue to be grazed pasture used by cattle and horses. Therefore, the status of this area is generally not relevant to this project.

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com.

Sincerely,
Sewall Wetland Consulting, Inc.



Ed Sewall
Senior Wetlands Ecologist PWS #212



Above: Locations of data points.

From: White, Lori (ECY)
To: Kelly Bacon (CD)
Subject: Sweetwater site visit
Date: Wednesday, July 14, 2021 10:18:42 AM
Attachments: Image00.png

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.

Good Morning Kelly,

Thank you for attending and arranging the site visit yesterday, July 13, 2021. While onsite we talked with the applicant and their agent. The agent discussed plan changes including the removal of parking lot B, which was located in an area of concern. Due to the time of the year, the site investigation focused primarily on the presence of hydric soils.

Ecology was present to review areas of interest, as a result of the review of Ed Sewall's 2019 wetland delineation. Four areas were outlined for review. Soil pits were dug in three of the four locations. Shovel refusal occurred at location 2 due to soil compaction (likely due to livestock) and cobbles. Each of the areas are detailed below and shown in the below map:

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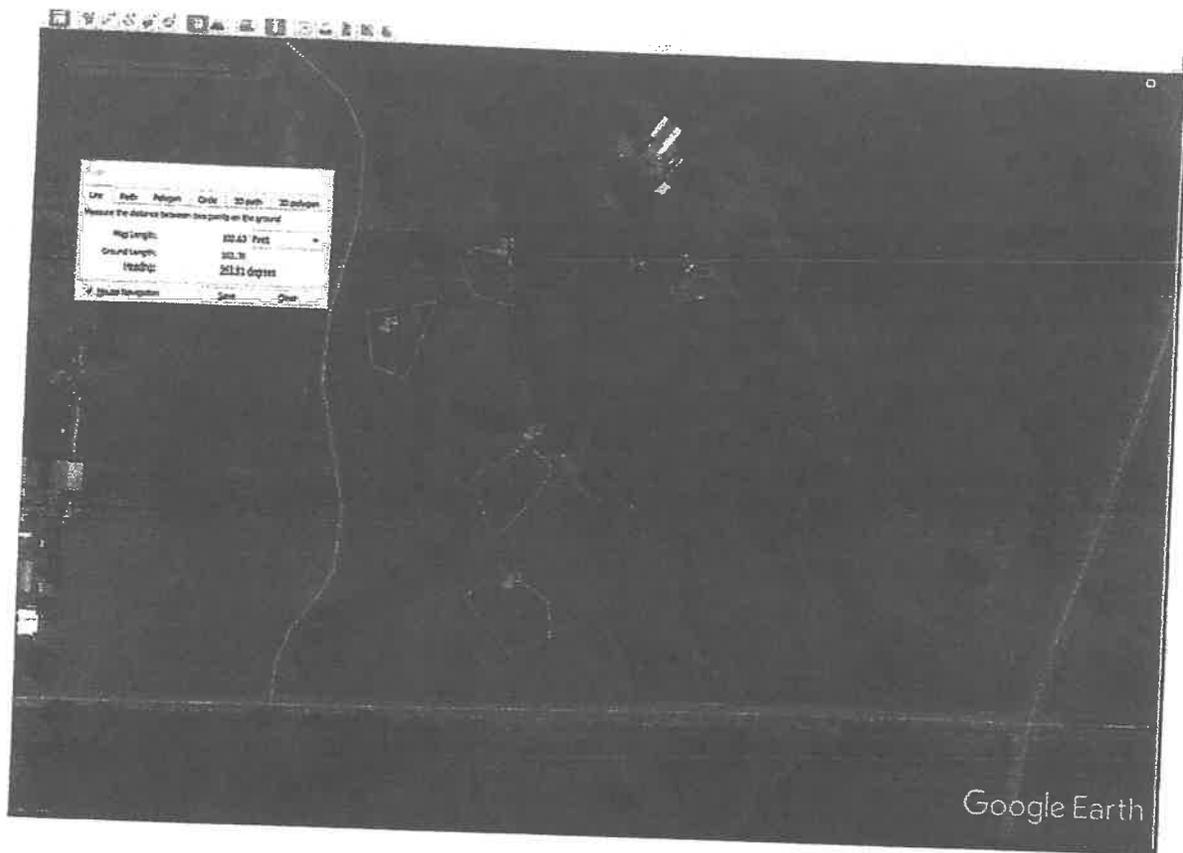
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Please contact me with any questions you may have or if you would like to discuss the above comments. Thank you,



Lori B. White (she/her)

Wetland, Shoreland, & Federal Permit Specialist

Department of Ecology • 1250 W Alder Street • Union Gap, WA 98903 • lori.white@RCY.WA.GOV • 509-575-2616 (office) • 509-379-1917 (cell)





KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTTAS.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
sweetwaterrancheburg@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

From: Chad Bala bala.ce@gmail.com
Subject: Fwd: Sweetwater CA and amended Bldg Site plans
Date: June 24, 2020 at 10:32 PM
To: Sweetwater Ranch sweetwaterrancheburg@gmail.com



Leann, see the forwarded email from the planning manager

Chad

Sent from my iPhone

Begin forwarded message:

From: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>
Date: June 24, 2020 at 4:32:52 PM PDT
To: Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>
Cc: "bala.ce@gmail.com" <bala.ce@gmail.com>, "jvgwood@gmail.com" <jvgwood@gmail.com>
Subject: FW: Sweetwater CA and amended Bldg Site plans

Hi Steph.

I have reviewed the attached wetland report from Sewall Wetland Consulting and the site plan. The wetland report gives a justification for the wetlands not being part of the shoreline environment and delineates wetland setbacks. These setbacks have been shown on the attached siteplan. Although they did not show the 115' line from the OHWM of Naneum Creek, the ag structure is clearly shown that it is 150' from the delineated wetlands to the east and the 200' buffer from the OHWM is also clearly shown. These documents satisfy the information I requested in my letter dated 5/22/20.

Please let me know if you have any other questions.

Thanks,

Lindsey Ozbolt
Planning Official
Kittitas County Community Development Services
411 N. Ruby St., Suite 2 | Ellensburg, WA 98926
(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us <<https://owa2010.co.kittitas.wa.us/OWA/UrlBlockedError.aspx>>

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 closed to the public until further notice. At this time I am working remotely and will do my best to respond to you as promptly as possible.

From: Chad Bala [roslynridgemgmt@gmail.com]
Sent: Wednesday, June 17, 2020 8:18 AM
To: Lindsey Ozbolt
Subject: Sweetwater CA and amended Bldg Site plans

Lindsey,

I have included the completed critical areas report (CAR) for your review. Within the CAR please note that the real on the ground wetlands have been identified, which also are east of the irrigation ditches (see page 8 of CAR). This is different than the broad brush stroke of the NWI maps. The review of both wetlands A and B resulted in the buffer presented by Ed Sewall which is consistent with Kittitas County Code. The report also identifies Naneum creek and it's associated buffer consistent with the Shoreline regs of Rural Conservancy within Kittitas County.

Site Plans:

I have include the adjusted site plan by the landowner and their builder. I have also included a revised site using the landowners adjustment and placing on the map with all identified buffers etc (See summary site plan map).

If you have any questions don't hesitate to call me.

Chad

[cid:8d1bcfb3-68d1-4f29-9c80-302b7089e6e5@co.kittitas.wa.us]

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From: [White, Lori \(ECY\)](#)
To: [Kelly Bacon \(CD\)](#)
Subject: RE: CU-21-00002 Sweetwater Ranch - Response to DOE onsite visit comments 9-30-21
Date: Friday, October 22, 2021 8:44:02 AM
Attachments: [image001.png](#)

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Good Morning Kelly,

I am not sure I completely agree with Ed's findings. I would like to see more holes in that area. Having said that, since there is no development planned for that are, I am OK.

Lori B White (she/her)
Wetland, Shoreland, & Federal Permit Specialist

Department of Ecology • 1250 W Alder Street • Union Gap, WA 98903 • lori.white@ECY.WA.GOV • 509-575-2616(office) • 509-379-1917 (cell)



From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Thursday, October 21, 2021 4:37 PM
To: White, Lori (ECY) <lowh461@ECY.WA.GOV>
Subject: RE: CU-21-00002 Sweetwater Ranch - Response to DOE onsite visit comments 9-30-21

THIS EMAIL ORIGINATED FROM OUTSIDE THE WASHINGTON STATE EMAIL SYSTEM - Take caution not to open attachments or links unless you know the sender AND were expecting the attachment or the link

Good afternoon Lori,

Curious if you have had the opportunity to review the response to DOE's comments? We are preparing the SEPA determination and want to ensure we have all items addressed.

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

From: Kelly Bacon (CD)

Sent: Thursday, September 30, 2021 11:18 AM

To: Lori.white@ecy.wa.gov

Subject: CU-21-00002 Sweetwater Ranch - Response to DOE onsite visit comments 9-30-21

Good morning Lori,

Attached please find Sewall Wetland Consulting, Inc.'s response to your comments received on July 14, 2021 stemming from the Onsite Visit.

Please let me know if this sufficiently addresses your concerns.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Downes, Scott G \(DFW\)](#)
To: [Kelly Bacon \(CD\)](#)
Subject: RE: CU-21-00002 Sweetwater Ranch - Restoration Plan
Date: Monday, October 18, 2021 9:13:11 AM

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.

Kelly,
Plan looks fine to me. Please include me on any revisions and any monitoring reports.

Thanks,

Scott
Scott Downes
Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Office-509-457-9307
Cell-509-607-3578

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Friday, October 15, 2021 12:06 PM
To: Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>
Subject: CU-21-00002 Sweetwater Ranch - Restoration Plan

External Email

Good afternoon Scott,

In further review of the Sweetwater Ranch, staff identified an area along the creek directly north of the large event facility that had been cleared. In working with the applicant, they proceeded to create a restoration/replanting plan for the identified disturbed area. As this section of the creek is not located within Shoreline Jurisdiction, I am sending the plan to WDFW for review. Please let me know if there are any questions and/or adjustments that need to be made to the plan.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7000 Fax (509) 962-7682

From: Kittitas County Fire Marshal's Office
Date: November 15, 2021
Subject: Sweetwater Ranch CU-21-00002

Comments

1. Driveway must be at least 20ft wide.
2. Driveway egress must have a 96' turnaround or loop road.
3. Building occupancy load is 295 persons.
4. A draft hydrant must be accessible onsite.
Minimum of two egress doors must comply with IFC panic hardware, on opposing sides of the building.
5. A fire sprinkler system is not required per occupancy load.
6. Subject to annual fire life safety inspections.

Ryan Mc Allister
Kittitas Co Deputy Fire Marshal.

From: [Sweetwater Ranch](#)
To: [Kelly Bacon \(CD\)](#)
Subject: Fwd: Sweetwater CUP
Date: Thursday, February 18, 2021 4:49:39 PM

Sent from my iPhone

Begin forwarded message:

From: Sweetwater Ranch <sweetwaterrancheburg@gmail.com>
Date: February 18, 2021 at 4:47:32 PM PST
To: Chad Bala <bala.ce@gmail.com>
Subject: Re: Sweetwater CUP

Hi Kelly

Per our conversation I am requesting via e mail to change the administrative conditional permit #ACU-21-00001 to a FULL CONDITIONAL USE PERMIT. This was the original intent when it was filed the first week of January. I will come into the office tomorrow morning and pay the additional fees. Please also add our consultant Chad Bala to all correspondence. He has assisted in walking us through this process. His contact information is Bala.ce@gmail.com and cell number (509) 895-5923. Thank you for making the necessary changes to keep the permit moving through the conditional use permit process.

Leann Adams
Sweetwater Ranch

Sent from my iPhone

On Feb 18, 2021, at 4:08 PM, Chad Bala <bala.ce@gmail.com> wrote:

Thanks Kelly

I will also reach back out to Sweetwater just to make sure.

Chad

On Feb 18, 2021, at 3:08 PM, Kelly Bacon (CD)
<kelly.bacon.cd@co.kittitas.wa.us> wrote:

Chad,

Thank you. I will work with Jeremy in regards to where we go from here. The NOA has been issued, Published and mailings sent out. The fees collected are for the ACU not a full CUP, so we will need to work this out once we have a path forward.

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

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.

-----Original Message-----

From: Chad Bala <bala.ce@gmail.com>

Sent: Thursday, February 18, 2021 2:45 PM

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

Cc: Jeremy Johnston
<jeremy.johnston@co.kittitas.wa.us>; Dan Carlson
<dan.carlson@co.kittitas.wa.us>; Sweetwater Ranch
<sweetwaterrancheburg@gmail.com>

Subject: Re: Sweetwater CUP

Kelly,

This conditional use permit proposal is not for an administrative cup. Sweetwater is proposing a full event facility that could exceed 8 events therefore triggering full review.

I have had a phone discussion with Sweetwater, just now, to confirm this and they explained that when they submitted the application the question was asked and they confirmed with him that this is a full conditional use permit and not an administrative.

Please advise what the next steps and hopefully we have caught this earlier enough.

Furthermore, I will be facilitating Sweetwater throughout this process so please add me to the file for all future correspondence.

Let me know if there is anything else I need to do.

Thanks Again

Chad

On Feb 18, 2021, at 2:25 PM,
Kelly Bacon (CD)
<kelly.bacon.cd@co.kittitas.wa.us>
wrote:

Hi Chad,

Sweetwater Ranch application was submitted in January. The application has been deemed complete and a Notice of Application was issued today. All documentation can be found on the County website.

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

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.

-----Original Message-----

From: Chad Bala <bala.ce@gmail.com>

Sent: Thursday, February 18, 2021 2:23 PM

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

Cc: Jeremy Johnston
<jeremy.johnston@co.kittitas.wa.us>

Subject: Sweetwater CUP

Kelly,

Sweetwater has asked me to check up on the status of this CUP that was submitted last week.

I would like to know if there has been a deemed complete letter sent out regarding this application and confirm the next steps?

Thanks again

Chad

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: [Kelly Bacon \(CD\)](#)
To: ["sweetwaterranchemburg@gmail.com"](mailto:sweetwaterranchemburg@gmail.com); ["\(bala.ce@gmail.com\)"](mailto:bala.ce@gmail.com)
Subject: CU-21-00002 Sweetwater Ranch - Deemed Complete
Date: Monday, February 22, 2021 9:10:21 AM
Attachments: [CU-21-00002 Swiftwater Storage Deemed Complete.pdf](#)

Good morning,

Attached please find correspondence in regards to Sweetwater Ranch Conditional Use Application CU-21-00002. Please contact me directly with any questions.

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

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From: [Kelly Bacon \(CD\)](#)
To: ["sweetwaterranchemburg@gmail.com"](mailto:sweetwaterranchemburg@gmail.com); ["\(bala.ce@gmail.com\)"](mailto:bala.ce@gmail.com)
Subject: CU-21-00002 Sweetwater Ranch - Deemed Complete
Date: Monday, February 22, 2021 9:27:06 AM
Attachments: [CU-21-00002 Sweetwater Ranch Deemed Complete.pdf](#)

Good morning,

Looks like I managed to jinx myself. There were some errors in the previous deemed complete letter. Please find the correct letter attached to this email for Sweetwater Ranch. My apologies for the Monday morning confusion.

Sincerely,

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

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From: [Kelly Bacon \(CD\)](#)
To: [Sweetwater Ranch; "\(bala.ce@gmail.com\)"](#)
Subject: Site Visit
Date: Friday, April 2, 2021 8:32:46 AM

Good morning,

I am working on establishing an onsite visit to Sweetwater Ranch April 15, 2021. Does 2pm work for the applicant?

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

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From: [Sweetwater Ranch](#)
To: [Kelly Bacon \(CD\)](#)
Subject: [External Email] Re: Site Visit
Date: Friday, April 2, 2021 9:49:45 AM

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.

Hi Kelley.

I have an appointment already scheduled that day and time. I can do it in the morning or we can choose another day. Let me know!

Sent from my iPhone

On Apr 2, 2021, at 8:33 AM, Kelly Bacon (CD)
<kelly.bacon.cd@co.kittitas.wa.us> wrote:

Good morning,

I am working on establishing an onsite visit to Sweetwater Ranch April 15, 2021. Does 2pm work for the applicant?

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)

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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: [Chad Bala](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [Sweetwater Ranch](#); [Jeremy Johnston](#); [Dan Carlson](#)
Subject: [External Email] Re: Site Visit
Date: Monday, April 5, 2021 8:01:48 AM

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.

I will be meeting with Sweetwater this week and let you know if April 15th works. After I meet with the applicant I would like to sit down and go through the items of concerns with staff prior to any site visit occurring.

Regards,

Chad

On Apr 2, 2021, at 8:32 AM, Kelly Bacon (CD)
<kelly.bacon.cd@co.kittitas.wa.us> wrote:

Good morning,

I am working on establishing an onsite visit to Sweetwater Ranch April 15, 2021. Does 2pm work for the applicant?

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)

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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: [Hutton, Trevor \(ECY\)](#)
To: [Arden Thomas](#)
Cc: [Kelly Bacon \(CD\)](#)
Subject: Sweetwater Ranch CUP
Date: Tuesday, April 6, 2021 11:30:23 AM
Attachments: [G4-36084 WBN letter and enclosure.msg](#)
[G4-36045 WBN letter and enclosure.msg](#)

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.

Hi Arden,

As an FYI, and in keeping with the previous discussions we've had about these red zone proposals, we issued the attached decisions for the water right applications that were currently on file. We didn't want to leave them unresolved in application purgatory as the CUP process continued. While our comment language on the CUP was a bit vague, I would reiterate that it is Ecology's position that unmitigated new (or increased) uses cannot be allowed without impacts or impairment of other water users. Based on our analysis, Ecology was unable to conclude that the mitigation water offered would suitably offset the proposed impacts. Insofar as the proposed facility would be run by trucking in sanitation, beverages, toilets, etc, and otherwise operated as a dry facility, it should not be a problem, but the proponents should be aware that increased use of existing facilities would be viewed as a new use and require mitigation water.

Trevor Hutton

Water Resources Program
WA Department of Ecology
509.454.4240
trevor.hutton@ecy.wa.gov

From: [Andreas, Angela \(ECY\)](#)
To: adamsfamily@fairpoint.net
Cc: mentor@mentorlaw.com; jason@mccormickwater.com; prigdon@yakama.com; [Hutton, Trevor \(ECY\)](#); [Turner, Scott \(ECY\)](#); [Kossik, Christopher \(ECY\)](#); [Anderson, Sandra K. \(ECY\)](#); [Monter, Nikole \(ECY\)](#); [Gutierrez, Fauna \(ECY\)](#)
Subject: G4-36084 WBN letter and enclosure
Date: Monday, April 5, 2021 12:44:33 PM
Attachments: [image001.png](#)
[210405_G4-36084_David.Leann.Adams.William.Constance.Craig.Denial.ltr.pdf](#)
[Your Right to Be Heard 3-19-2021.pdf](#)

Please respond to this email communication indicating you have received your documents referenced above.

Good afternoon,

Attached please find the Department of Ecology's WBN letter and enclosure(s) in the above referenced matter.

If you have any questions, please contact the Water Resources help desk at 509-575-2597.

Originals to be sent via US Mail once this office resumes normal business under Washington's Safe Start reopening plan.

Angie Andreas

Angie Andreas | Secretary Senior
Department of Ecology | Water Resources | Central Regional Office
1250 W. Alder St. | Union Gap, WA. 98903-0009
~~Direct (509) 454-7899~~ | Main (509) 575-2490 | Fax (509) 575-2809

angie.andreas@ecy.wa.gov



WA State Department of Ecology Central Regional Offices is closed to walk-in service until further notice as we adhere to a statewide effort to slow the spread of the coronavirus (COVID-19). Regional staff are available by telephone and email, and information is also available on our [website](#). We remain committed to service, so don't hesitate to reach out to us



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

SENT VIA EMAIL

Original to be sent once this office resumes normal business under Washington's Safe Start reopening plan.

April 5, 2021

David & Leann Adams
William & Constance Craig
1371 Charlton Rd
Ellensburg, WA 98926
Email: adamsfamily@fairpoint.net

RE: Determination of Water Budget Neutrality for Request No. G4-36084

Dear David & Leann Adams and William & Constance Craig:

The Department of Ecology (Ecology) has processed Request for Determination of Water Budget Neutrality G4-36084 (G4-36084). Ecology's evaluation of G4-36084 found that Ecology could not determine that the project would be water budget neutral with the provided mitigation. Because Ecology could not determine that G4-36084 would be water budget neutral, your application is **denied**.

Your Right To Appeal

You have a right to appeal this Order to the Pollution Control Hearings Board (PCHB) within 30 days of the date of receipt of this Order. The appeal process is governed by chapter 43.21B RCW and chapter 371-08 WAC. "Date of receipt" is defined in RCW 43.21B.001(2).

To appeal you must do the following within 30 days of the date of receipt of the Order:

- File your appeal and a copy of this Order with the PCHB (see addresses below). Filing means actual receipt by the PCHB during regular business hours.
- Serve a copy of your appeal and this Order on Ecology in paper form - by mail or in person. (See addresses below.) E-mail is not accepted.

You must also comply with other applicable requirements in chapter 43.21B RCW and chapter 371-08 WAC.

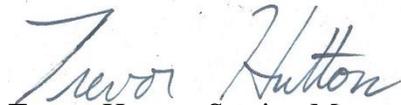
ADDRESS AND LOCATION INFORMATION	
Street Addresses	Mailing Addresses
Department of Ecology Attn: Appeals Processing Desk 300 Desmond Drive SE Lacey, WA 98503	Department of Ecology Attn: Appeals Processing Desk PO Box 47608 Olympia, WA 98504-7608
Pollution Control Hearings Board 111 Israel Rd. SW Ste. 301 Tumwater, WA 98501	Pollution Control Hearings Board PO Box 40903 Olympia, WA 98504-0903

For additional information visit the Environmental Hearings Office Website: <http://www.eho.wa.gov>

To find laws and agency rules visit the Washington State Legislature Website: <http://www.leg.wa.gov/CodeReviser>

If you have any questions, please contact Christopher Kossik at (509) 454-7872.

Sincerely,



Trevor Hutton, Section Manager
Water Resources Program
Central Regional Office

TH:CK:aa (210405)

WRTS No. 6802582

Enclosures: Your Right to Be Heard

cc: Mentor Law Group, PLLC, – ecc 4/5/21. Originals to be sent once this office resumes normal business under Washington’s Safe Start reopening plan.
Jason McCormick, McCormick Water Strategies, LLC, – ecc 4/5/21. Originals to be sent once this office resumes normal business under Washington’s Safe Start reopening plan.
Philip Rigdon, Yakama Nation, – ecc 4/5/21. Originals to be sent once this office resumes normal business under Washington’s Safe Start reopening plan.

From: [Andreas, Angela \(ECY\)](#)
To: adamsfamily@fairpoint.net
Cc: [Samantha Cox](#); prigdon@yakama.com; [Hutton, Trevor \(ECY\)](#); [Turner, Scott \(ECY\)](#); [Kossik, Christopher \(ECY\)](#); [Anderson, Sandra K. \(ECY\)](#); [Monter, Nikole \(ECY\)](#); [Gutierrez, Fauna \(ECY\)](#)
Subject: G4-36045 WBN letter and enclosure
Date: Monday, April 5, 2021 12:39:52 PM
Attachments: [image001.png](#)
[210404.G4-36045.David.Leann.Adams.Denial.ltr.pdf](#)
[Your Right to Be Heard 3-19-2021.pdf](#)

Please respond to this email communication indicating you have received your documents referenced above.

Good afternoon,

Attached please find the Department of Ecology's WBN letter and enclosure(s) in the above referenced matter.

If you have any questions, please contact the Water Resources help desk at 509-575-2597.

Originals to be sent via US Mail once this office resumes normal business under Washington's Safe Start reopening plan.

Angie Andreas

Angie Andreas | Secretary Senior
Department of Ecology | Water Resources | Central Regional Office
1250 W. Alder St. | Union Gap, WA. 98903-0009
~~Direct (509) 454-7899~~ | Main (509) 575-2490 | Fax (509) 575-2809

angie.andreas@ecy.wa.gov



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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

SENT VIA EMAIL

Original to be sent once this office resumes normal business under Washington's Safe Start reopening plan.

April 5, 2021

David & Leann Adams
1371 Charlton Rd
Ellensburg, WA 98926
Email: adamsfamily@fairpoint.net

RE: Determination of Water Budget Neutrality for Request No. G4-36045

Dear David & Leann Adams:

The Department of Ecology (Ecology) has processed Request for Determination of Water Budget Neutrality G4-36045 (G4-36045). Ecology's evaluation of G4-36045 found that Ecology could not determine that the project would be water budget neutral with the provided mitigation. Because Ecology could not determine that G4-36045 would be water budget neutral, your application is **denied**.

Your Right To Appeal

You have a right to appeal this Order to the Pollution Control Hearings Board (PCHB) within 30 days of the date of receipt of this Order. The appeal process is governed by chapter 43.21B RCW and chapter 371-08 WAC. "Date of receipt" is defined in RCW 43.21B.001(2).

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- Serve a copy of your appeal and this Order on Ecology in paper form - by mail or in person. (See addresses below.) E-mail is not accepted.

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ADDRESS AND LOCATION INFORMATION	
Street Addresses	Mailing Addresses
Department of Ecology Attn: Appeals Processing Desk 300 Desmond Drive SE Lacey, WA 98503	Department of Ecology Attn: Appeals Processing Desk PO Box 47608 Olympia, WA 98504-7608
Pollution Control Hearings Board 111 Israel Rd SW Ste. 301 Tumwater, WA 98501	Pollution Control Hearings Board PO Box 40903 Olympia, WA 98504-0903

For additional information visit the Environmental Hearings Office Website: <http://www.eho.wa.gov>

To find laws and agency rules visit the Washington State Legislature Website: <http://www.leg.wa.gov/CodeReviser>

If you have any questions, please contact Christopher Kossik at (509) 454-7872.

Sincerely,



Trevor Hutton, Section Manager
Water Resources Program
Central Regional Office

TH:CK:aa (210404)

WRTS No. 6802239

Enclosures: Your Right to Be Heard

cc: Samantha Cox, Kittitas Co. Public Works, – ecc 4/5/21. Originals to be sent once this office resumes normal business under Washington’s Safe Start reopening plan.
Philip Rigdon, Yakama Nation, – ecc 4/5/21. Originals to be sent once this office resumes normal business under Washington’s Safe Start reopening plan.



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.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*

From: [Kelly Bacon \(CD\)](#)
To: [Sweetwater Ranch; \(bala.ce@gmail.com\)](#)
Cc: [Jeremy Johnston](#)
Subject: CU-21-00002 Sweetwater Ranch - Transmittal of Comments and RFI
Date: Thursday, July 15, 2021 4:46:22 PM
Attachments: [CU-21-00002 Sweetwater Ranch RFI Letter 7-15-21.pdf](#)
[CU-21-00002 Sweetwater Ranch - WDFW Comments after Site Visit 7-13-21.pdf](#)
[CU-21-00002 Sweetwater Ranch - DOE Comments after Site Visit 7-14-21.pdf](#)

Good afternoon,

Attached please find the following correspondence in regards to the Conditional Use application CU-21-00002 Sweetwater Ranch:

- CDS Request for Additional Information Letter
- WDFW Comments after Site Visit
- DOE Comments after Site Visit

Please contact me directly with any questions.

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

If this is about a Public Records Act request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: [Chad Bala](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [Jeremy Johnston](#); [Dan Carlson](#); [Leann Adams](#)
Subject: Todays Sweetwater Site Visit
Date: Tuesday, July 13, 2021 5:22:19 PM

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.

Kelly,

Thanks for setting this up and taking the time to be out there today as it was pretty hot out.

A few items that I would like to bring to attention.

1. Could you please forward me the DFW revised comment that we have addressed their shrub steppe issues etc.
2. As soon as you received something from DOE please forward on as I would like to get Ed back out there as soon as possible. Per DOE today there was at least one site that needed to be reviewed by Ed but if there are multiple area I would like to consolidate the work into one site visit by Ed.
3. When you get to the point of developing conditions for the project please forward on for our review prior to noticing.

In conclusion I would like to get an idea on timing getting to the next step and thoughts on when you think we will go to hearing?

Again, thanks for all the work and time today.

Chad

From: [Kelly Bacon \(CD\)](#)
To: [Sweetwater Ranch; \(bala.ce@gmail.com\)](#)
Cc: [Jeremy Johnston](#)
Subject: CU-21-00002 Sweetwater Ranch
Date: Monday, August 2, 2021 4:53:25 PM
Attachments: [image001.png](#)

Good afternoon,

Below is an image found on Google Earth. There appears to have been some significant construction/clearing and grading taking place along the Type 2 stream north and easterly of the large event facility. Can you please provide information in regards to what took place in this location? In addition to our requirements on the request for information letter sent on July 15, 2021 there may be more mitigation and/or revegetation plans necessary in this area.



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

From: [Kelly Bacon \(CD\)](#)
To: Lori.white@ecy.wa.gov
Subject: CU-21-00002 Sweetwater Ranch - Response to DOE onsite visit comments 9-30-21
Date: Thursday, September 30, 2021 11:18:12 AM
Attachments: [CU-21-00002 Sweetwater Ranch - DOE Comment Response \(Sewall\) 9-30-21.pdf](#)

Good morning Lori,

Attached please find Sewall Wetland Consulting, Inc.'s response to your comments received on July 14, 2021 stemming from the Onsite Visit.

Please let me know if this sufficiently addresses your concerns.

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

From: [Kelly Bacon \(CD\)](#)
To: [Ryan McAllister](#)
Subject: CU-21-00002 Sweetwater Ranch - FM requirements
Date: Thursday, September 30, 2021 1:09:19 PM

Good afternoon Ryan,

The applicants for the above mentioned conditional use permit submitted comments stating they met onsite with the Fire Marshall on 5-24-21 and requirements were discussed for their proposal. These requirements they mentioned were:

1. Add 2 ft of gravel to the existing driveway which will make it 20 ft wide
2. Entrance is sufficient no need for a 2nd ingress egress.
3. The building calculation regarding occupancy load was below the requirement of 300 therefore sprinklers and water storage are not required
4. A draft fire hydrant is required at the location identified by the KC Fire Marshal

Other conditions may have been presented to the applicant, but unfortunately I did not receive any written information/comments from the Fire Marshall's Office. In order to incorporate these requirements in the Conditions of Approval, I will need something in writing. Is it possible there is correspondence, we were just not included in the documentation? Any help in locating such documents would be greatly appreciated.

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

From: [Kelly Bacon \(CD\)](#)
To: [Cameron Curtis](#)
Subject: CU-21-00002 Sweetwater Ranch - Applicants Responses
Date: Thursday, September 30, 2021 1:29:01 PM
Attachments: [CU-21-00002 Sweetwater Ranch - Applicants Response to Comments 6-14-21.pdf](#)

Good afternoon Cameron,

As we discussed previously, attached are the applicants responses to the comments. Specifically in regards to the Engineered Stormwater plans for over 5,000 sq. ft. and the applicants response, I would like to clarify if Plans are needed for existing structures (no new structures are proposed in the conditional use permit application).

I appreciate your assistance.

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

From: [redacted]
To: [redacted]
Subject: [redacted]
Date: [redacted]

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

Hi,
The following link has been attached for collecting photos or still frame videos.
I have also included several pictures of the 20' measurement that was requested at our site and I decided to also include the 15' measurement. Please note the tree line behind the truck, and your yellow flag tree line is the vegetation disk location.
Let me know if you need anything else.
Thank you.





On Oct 6, 2023, at 10:28 AM, Kelly Brown <kellybrown@kellybrown.com> wrote:
Good morning Chad,
I could not place the base of the tree on the right side of the photograph. Please have the measurements I requested with you and I will
Thank you
Kelly Brown
Phone:
Kellen Company Community Development Services
215 South Broadway
Columbia, MO 65201
Email: kellybrown@kellybrown.com

From: Kelly Bacon
To: Chad Bacon
Subject: Wetland Buffer
Date: 10/21/2011 10:02 AM

Good morning Chad,

Thank you for the PDF version of the revegetation plan as well as the onsite photos. I will proceed to work with Fish and Wildlife in regards to the proposed revegetation plan.

The only remaining update needed in the site plan showing the 200' buffer from the wetlands associated with shoreline jurisdiction.

Thank you,

Kelly Bacon

Planner I
Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926
Office: (509) 962-7139
kelly.bacon@co.kittitas.wa.us

From: Chad Bacon <chadbacon@gmail.com>
Sent: Friday, October 6, 2011 9:24 AM
To: Kelly Bacon <kelly.bacon@co.kittitas.wa.us>
Cc: Jeremy Johnson <johnsonj@co.kittitas.wa.us>; Dan Carlson <dan.carlson@co.kittitas.wa.us>
Subject: Re: CO-12-00022 Sewerwater Reuse

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Kelly,
Sorry for being late, but I have attached the replanting plan in pdf form below.
I have also included actual photos of the 200' measurement that was requested at our mtg and I decided to also include the 200' measurement. Please note the tree line behind the truck, and just within this tree line is the irrigation ditch boundary.

Let me know if you need anything else.

Chad







On Oct 4, 2021, at 10:28 AM, Kelly Bacon (2) <kelly.bacon@wdfw.wa.gov> wrote:

Good morning Chad,

Could you please send me a PDF version of the Reassessment Plan. Once I have the documents, I can proceed with conversations with Fish and Wildlife.

Thank you,

Kelly Bacon

Planner I

Kirkland Quality Community Development Services

401 N. Kelly Street, Ste 2

Ellensburg, WA 99729

Office: (509) 922-7799

kelly.bacon@wdfw.wa.gov

From: [Chad Bala](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [Jeremy Johnston](#); [Dan Carlson](#)
Subject: Re: CU-21-00002 Sweetwater Ranch
Date: Friday, October 8, 2021 2:31:01 PM
Attachments: [b-w copy 210-8-21_acopy.pdf](#)

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Kelly,
Here is the map. I used the scale to extend the out to the 200' mark (in blue).

On Oct 8, 2021, at 10:34 AM, Kelly Bacon (CD)
<kelly.bacon.cd@co.kittitas.wa.us> wrote:

Good morning Chad,

Thank you for the PDF version of the Revegetation plan as well as the onsite photos. I will proceed to work with Fish and Wildlife in regards to the proposed revegetation plan.

The only remaining update needed is the site plan showing the 200' buffer from the wetlands associated with shoreline jurisdiction.

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)

From: Chad Bala <bala.ce@gmail.com>

Sent: Friday, October 8, 2021 9:24 AM

To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Cc: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Dan Carlson <dan.carlson@co.kittitas.wa.us>
Subject: Re: CU-21-00002 Sweetwater Ranch

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Let me know if you need anything else.

Chad

<image001.jpg>
<image002.jpg>
<image003.jpg>
<image004.jpg>

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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

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Kelly Bacon \(CD\)](#)
To: [Chad Bala](#)
Cc: [Jeremy Johnston](#); [Dan Carlson](#)
Subject: RE: CU-21-00002 Sweetwater Ranch
Date: Friday, October 8, 2021 4:15:21 PM

Chad,

Could I get a copy that shows the event facilities along with the setbacks, please. The attached does not include the main event structure.

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

From: Chad Bala <bala.ce@gmail.com>
Sent: Friday, October 8, 2021 2:30 PM
To: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Cc: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Dan Carlson <dan.carlson@co.kittitas.wa.us>
Subject: Re: CU-21-00002 Sweetwater Ranch

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Thank you,

Kelly Bacon

Planner I

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411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

kelly.bacon.cd@co.kittitas.wa.us

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

Cc: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Dan Carlson <dan.carlson@co.kittitas.wa.us>

Subject: Re: CU-21-00002 Sweetwater Ranch

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Chad

<image001.jpg>

<image002.jpg>

<image003.jpg>

<image004.jpg>

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Planner I

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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)

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Chad Bala](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [Jeremy Johnston](#); [Dan Carlson](#)
Subject: Re: CU-21-00002 Sweetwater Ranch
Date: Friday, October 8, 2021 4:57:56 PM

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Please note that it is scaled that is why I also took pictures.

You have a great weekend also.

Chad

On Oct 8, 2021, at 4:56 PM, Kelly Bacon (CD)
<kelly.bacon.cd@co.kittitas.wa.us> wrote:

Great, thank you.

Hope you have a great weekend.

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)

From: Chad Bala <bala.ce@gmail.com>

Sent: Friday, October 8, 2021 4:46 PM

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

Cc: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Dan Carlson
<dan.carlson@co.kittitas.wa.us>

Subject: Re: CU-21-00002 Sweetwater Ranch

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Here's version where I again used the scale with the 200 foot line in blue.

On Oct 8, 2021, at 4:15 PM, Kelly Bacon (CD)
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Chad,

Could I get a copy that shows the event facilities along with the setbacks, please. The attached does not include the main event structure.

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

From: Chad Bala <bala.ce@gmail.com>

Sent: Friday, October 8, 2021 2:30 PM

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

Cc: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Dan Carlson <dan.carlson@co.kittitas.wa.us>

Subject: Re: CU-21-00002 Sweetwater Ranch

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Kelly Bacon

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Dan Carlson <dan.carlson@co.kittitas.wa.us>

Subject: Re: CU-21-00002 Sweetwater Ranch

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Chad

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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

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Kelly Bacon \(CD\)](#)
To: [WDFW - Scott Downes](#)
Subject: CU-21-00002 Sweetwater Ranch - Restoration Plan
Date: Friday, October 15, 2021 12:06:19 PM
Attachments: [CU-21-00002 Sweetwater Ranch - Revegitation Plan 9-30-21 \(Emailed PDF\).pdf](#)

Good afternoon Scott,

In further review of the Sweetwater Ranch, staff identified an area along the creek directly north of the large event facility that had been cleared. In working with the applicant, they proceeded to create a restoration/replanting plan for the identified disturbed area. As this section of the creek is not located within Shoreline Jurisdiction, I am sending the plan to WDFW for review. Please let me know if there are any questions and/or adjustments that need to be made to the plan.

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

From: [Downes, Scott G \(DFW\)](#)
To: [Kelly Bacon \(CD\)](#)
Subject: RE: CU-21-00002 Sweetwater Ranch - Restoration Plan
Date: Monday, October 18, 2021 9:13:11 AM

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.

Kelly,
Plan looks fine to me. Please include me on any revisions and any monitoring reports.

Thanks,

Scott
Scott Downes
Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Office-509-457-9307
Cell-509-607-3578

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Friday, October 15, 2021 12:06 PM
To: Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>
Subject: CU-21-00002 Sweetwater Ranch - Restoration Plan

External Email

Good afternoon Scott,

In further review of the Sweetwater Ranch, staff identified an area along the creek directly north of the large event facility that had been cleared. In working with the applicant, they proceeded to create a restoration/replanting plan for the identified disturbed area. As this section of the creek is not located within Shoreline Jurisdiction, I am sending the plan to WDFW for review. Please let me know if there are any questions and/or adjustments that need to be made to the plan.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [White, Lori \(ECY\)](#)
To: [Kelly Bacon \(CD\)](#)
Subject: RE: CU-21-00002 Sweetwater Ranch - Response to DOE onsite visit comments 9-30-21
Date: Friday, October 22, 2021 8:44:02 AM
Attachments: [image001.png](#)

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Good Morning Kelly,

I am not sure I completely agree with Ed's findings. I would like to see more holes in that area. Having said that, since there is no development planned for that are, I am OK.

Lori B White (she/her)
Wetland, Shoreland, & Federal Permit Specialist

Department of Ecology • 1250 W Alder Street • Union Gap, WA 98903 • lori.white@ECY.WA.GOV • 509-575-2616(office) • 509-379-1917 (cell)



From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Thursday, October 21, 2021 4:37 PM
To: White, Lori (ECY) <lowh461@ECY.WA.GOV>
Subject: RE: CU-21-00002 Sweetwater Ranch - Response to DOE onsite visit comments 9-30-21

THIS EMAIL ORIGINATED FROM OUTSIDE THE WASHINGTON STATE EMAIL SYSTEM - Take caution not to open attachments or links unless you know the sender AND were expecting the attachment or the link

Good afternoon Lori,

Curious if you have had the opportunity to review the response to DOE's comments? We are preparing the SEPA determination and want to ensure we have all items addressed.

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

From: Kelly Bacon (CD)

Sent: Thursday, September 30, 2021 11:18 AM

To: Lori.white@ecy.wa.gov

Subject: CU-21-00002 Sweetwater Ranch - Response to DOE onsite visit comments 9-30-21

Good morning Lori,

Attached please find Sewall Wetland Consulting, Inc.'s response to your comments received on July 14, 2021 stemming from the Onsite Visit.

Please let me know if this sufficiently addresses your concerns.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Ryan McAllister](#)
To: [Kelly Bacon \(CD\)](#)
Subject: FW: Sweetwater CUP (File No. CU-21-00002)
Date: Monday, October 25, 2021 12:44:33 PM



Ryan Mc Allister

Deputy Fire Marshal

Kittitas County
411 N Ruby St, Suite 2
Ellensburg WA 98926
(509) 201-2117 (Cell)
(509) 962-7657 (Office)
Ryan.mcallister@co.kittitas.wa.us

KF7IHF

To schedule inspections: <https://www.co.kittitas.wa.us/cds/building/inspection-request.aspx>
To view permit or inspection status: <https://co-kittitas-wa.smartgovcommunity.com/ApplicationPublic/ApplicationHome>
To request design criteria / snowloads: <https://www.co.kittitas.wa.us/cds/building/cgdc-form.aspx>
If this is a public records request, please go to <https://www.co.kittitas.wa.us/request/default.aspx>, download, save and fill in the PDF form and email completed form to cds@co.kittitas.wa.us

From: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>
Sent: Monday, May 17, 2021 9:43 AM
To: Chad Bala <bala.ce@gmail.com>
Subject: Re: Sweetwater CUP (File No. CU-21-00002)

Chad,

Gail in public works may be best to address the access question. I don't typically get involved in access unless public works refers to me if the driveway or road is non conforming.

Sent from my iPhone

On May 17, 2021, at 9:04 AM, Chad Bala <bala.ce@gmail.com> wrote:

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recognize the sender and have verified the content is safe.

Pat,

\I think it would be good to go out and at least look at the access. I want to make sure that the single access off of Charlton road is appropriate due to creek location and the ability to widen the driveway safe emergency access and turnaround etc.

I'll work on getting the height # for you.

Secondly, we discussed on the phone on friday about the fire hydrant scenario. Is this still an option in order to address/offset the water storage requirement?

Thirdly, there is no commercial kitchen or mezzanine proposed.

Pat I think it would be appropriate to incorporate your comments as conditions to the project? See the following worded condition that I believe covers all of you concerns:

A change of use from residential or S use will be required, at which time the event structure (monitor barn) would go through design review for IFC & NFPA compliance to address the following:

- Sprinkler & fire flow requirements
- Possible emergency requirements such as emergency lighting, illuminated exit signs, & panic hardware on main doors

Let me know

Chad

On May 17, 2021, at 7:34 AM, Pat Nicholson
<pat.nicholson@co.kittitas.wa.us> wrote:

Chad,

Sounds like I don't need to go out there if it is just the barn and the riding arena is open. I do need to know the height of the monitor barn to determine cubic feet for the fire flow.

The irrigation system they mentioned is a plus, but doesn't fulfill fire-flow

requirements. It would have to be NFPA 24 compliant. They are going to need water storage there to satisfy fire-flow.

They mention up to 275 guests, but we use the square footage of the building, IFC and IBC to determine occupant load. This comes in at about 307 people. Previously I recall something about a mezzanine which would result in a higher load, if that is still proposed. Areas under canopies are also considered in the formula.

I know they mentioned catering but if there is a commercial kitchen, they may need a Type II hood permit if there are any grease laden vapors produced.

The WUIC may have mitigated this out of the sprinkler requirement for residential or S use, but the change of use would require an NFPA 13 fire sprinkler system and an NFPA 72 fire alarm system. A change of use/occupancy application would need to be submitted to CDS and will go through a plan review. It would become an assembly occupancy and subject to the 2018 IBC and IFC for that use.

The building may also require emergency lighting, illuminated exit signs, and panic hardware on man doors. This would be determined at plan review.

Once I have the height of the barn or the total cubic footage, I'll provide the water gallonage required. This water can also be used to drive the fire sprinklers but will need a reserve for manual firefighting.

-----Original Message-----

From: Chad Bala <bala.ce@gmail.com>

Sent: Monday, May 17, 2021 6:20 AM

To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>

Subject: Re: Sweetwater CUP (File No. CU-21-00002)

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Pat,
Thanks for the reply.

The Monitor barn is the main event facility, as described in the narrative

and built regarding WUI requirements and using noncombustible stains etc. Sweetwater has that documentation.

The Riding arena is an old panel fencing circle area that is outside. Those existing barns and stables next to the riding arena or should I say round pen, are long time existing structures and can be removed from the cup proposal, as they don't need to be included. It was a last minute thought and they really don't need to use them.

It would be great to do a site visit sooner than later. Today or tomorrow am works good for me as I'm trying to get my response to comments to KCCDS as soon as possible.

Thanks again

Chad

On May 13, 2021, at 12:19 PM, Chad Bala
<bala.ce@gmail.com> wrote:

Pat,
Thanks for the call back I really appreciate it.

I have attached the narrative and proposed site plan. Things to note on the site plan document.
Parking areas B & E will be removed. Parking area D will be reduced down in size to the actually existing graveled parking area associated with the those existing barns.

I have also included an aerial map showing bldg location with respect to irrigation diversions (in yellow) and tree line removed where they replaced the underground irrigation line with risers.

Let me know if you need anything else.
I would be great, once you review, to go out on site to get a real good understanding.

<ACU-21-00001 Sweetwater Ranch Project Narrative.pdf>
<ACU-21-00001 Sweetwater Ranch Site Plan.pdf>
<SwWtr_Photo.pdf>

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Ryan McAllister](#)
To: [Kelly Bacon \(CD\)](#)
Subject: FW: Sweetwater CUP (File No. CU-21-00002)
Date: Monday, October 25, 2021 12:44:44 PM

Ryan Mc Allister
Deputy Fire Marshal
Kittitas County
411 N Ruby St, Suite 2
Ellensburg WA 98926
(509) 201-2117 (Cell)
(509) 962-7657 (Office)
Ryan.mcallister@co.kittitas.wa.us
KF7IHF

To schedule inspections: <https://www.co.kittitas.wa.us/cds/building/inspection-request.aspx>
To view permit or inspection status: <https://co-kittitas-wa.smartgovcommunity.com/ApplicationPublic/ApplicationHome>
To request design criteria / snowloads: <https://www.co.kittitas.wa.us/cds/building/cgdc-form.aspx>
If this is a public records request, please go to <https://www.co.kittitas.wa.us/request/default.aspx>, download, save and fill in the PDF form and email completed form to cds@co.kittitas.wa.us

-----Original Message-----

From: Pat Nicholson
Sent: Monday, May 17, 2021 7:35 AM
To: Chad Bala <bala.ce@gmail.com>
Subject: RE: Sweetwater CUP (File No. CU-21-00002)

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The WUIC may have mitigated this out of the sprinkler requirement for residential or S use, but the change of use would require an NFPA 13 fire sprinkler system and an NFPA 72 fire alarm system. A change of use/occupancy application would need to be submitted to CDS and will go through a plan review. It would become an assembly occupancy and subject to the 2018 IBC and IFC for that use.

The building may also require emergency lighting, illuminated exit signs, and panic hardware on man doors. This would be determined at plan review.

Once I have the height of the barn or the total cubic footage, I'll provide the water gallonage required. This water can also be used to drive the fire sprinklers but will need a reserve for manual firefighting.

-----Original Message-----

From: Chad Bala <bala.ce@gmail.com>
Sent: Monday, May 17, 2021 6:20 AM
To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>
Subject: Re: Sweetwater CUP (File No. CU-21-00002)

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.

Pat,
Thanks for the reply.

The Monitor barn is the main event facility, as described in the narrative and built regarding WUI requirements and using noncombustible stains etc. Sweetwater has that documentation.

The Riding arena is an old panel fencing circle area that is outside. Those existing barns and stables next to the riding arena or should I say round pen, are long time existing structures and can be removed from the cup proposal, as they don't need to be included. It was a last minute thought and they really don't need to use them.

It would be great to do a site visit sooner than later. Today or tomorrow am works good for me as I'm trying to get my response to comments to KCCDS as soon as possible.

Thanks again

Chad

> On May 13, 2021, at 12:19 PM, Chad Bala <bala.ce@gmail.com> wrote:

>

> Pat,

> Thanks for the call back I really appreciate it.

>

> I have attached the narrative and proposed site plan. Things to note on the site plan document.

> Parking areas B & E will be removed. Parking area D will be reduced down in size to the actually existing graveled parking area associated with the those existing barns.

>

> I have also included an aerial map showing bldg location with respect to irrigation diversions (in yellow) and tree line removed where they replaced the underground irrigation line with risers.

>

>

> Let me know if you need anything else.

> I would be great, once you review, to go out on site to get a real good understanding.

>

>

>

>

>

>

>

> <ACU-21-00001 Sweetwater Ranch Project Narrative.pdf><ACU-21-00001 Sweetwater Ranch Site Plan.pdf>

<SwtWtr_Photo.pdf>

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Kelly Bacon \(CD\)](#)
To: bala.ce@gmail.com
Cc: [Sweetwater Ranch](#)
Subject: Site Plan
Date: Tuesday, November 16, 2021 3:01:06 PM

Good afternoon Chad,

When viewing the most recent site plan submitted with all structures as well as the 200' buffer, I noticed this was an amendment to the original site plan. This includes the parking areas Sweetwater Ranch agreed to remove and Scott Downes with Fish and Wildlife resubmitted comments reflecting their concerns had been addressed in these areas.

Do you intent to reinstate the parking areas B, E and a portion of D? If that is not the intent, please submit a version of the updated site plan used at the site visit that includes all structures as well as the 200' buffer.

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

From: [Mau, Russell E \(DOH\)](#)
To: [Hayden, Kathryn E \(DOH\)](#); [Smits, Brenda M \(DOH\)](#)
Cc: [Kelly Bacon \(CD\)](#); [Holly Erdman](#)
Subject: FW: CU-21-00002 Sweetwater Ranch - Notice of SEPA Action & Public Hearing
Date: Friday, November 19, 2021 8:16:39 AM
Attachments: [CU-21-00002 Sweetwater Ranch Notice of Hearing and MDNS.pdf](#)
[CU-21-00002 MDNS Signed.pdf](#)
[CU-21-00002 Sweetwater Ranch SEPA Checklist.pdf](#)
[Virtual Public Hearing Instructions - Revised 6-18-21.pdf](#)
[Community Wifi Locations.pdf](#)

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Greetings DOH Ladies:

Per this application, under “16. Utilities” in the SEPA Checklist, the applicant indicates that they will use portable toilets and cater drinking water to eliminate those two “utilities” – so, for DOH, looks like we do not have any other input.

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
509-329-2116 | www.doh.wa.gov

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Thursday, November 18, 2021 8:11 AM
To: Mike Flory <mike.flory@co.kittitas.wa.us>; Hanson, Sydney (DAHP) <Sydney.Hanson@dahp.wa.gov>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Rich Elliott <elliotttr@kvfr.org>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Corrine Camuso <Corrine_Camuso@Yakama.com>
Cc: '(bala.ce@gmail.com)' <bala.ce@gmail.com>; Sweetwater Ranch <sweetwaterrancheburg@gmail.com>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>; Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Subject: CU-21-00002 Sweetwater Ranch - Notice of SEPA Action & Public Hearing

External Email

Good morning,

Attached to this e-mail you will find:

- Notice of SEPA Action & Public Hearing
- SEPA Mitigated Determination of Nonsignificance (MDNS)
- SEPA Checklist
- Instructional Material for Public Hearing
- Community Wifi Locations

Below are the links to all documents associated with the Sweetwater Ranch Conditional Use Permit application:

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

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

Please contact me directly with any questions.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Corrine Camuso](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [Casey Barney](#); [Hanson, Sydney \(DAHP\)](#); [Jessica Lally](#); [Noah Oliver](#)
Subject: Re: CU-21-00002 Sweetwater Ranch - Notice of SEPA Action & Public Hearing
Date: Friday, November 19, 2021 9:33:14 AM

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.

Good morning Kelly,

We submitted comments on the original notification which appears within the external link documents. The MDNS addresses concerns raised by WDFW for habitat, however I don't see where the county has addressed cultural resource concerns. Was an archaeological survey completed? I've included DAHP in the event they are aware of a survey for this project.

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: Thursday, November 18, 2021 8:11:13 AM
To: Mike Flory; Sydney.Hanson@dahp.wa.gov; 'crosepa@ecy.wa.gov'; WA State Department of Health - Russell; Rich Elliott; Holly Erdman; WDFW - Scott Downes; Corrine Camuso
Cc: '(bala.ce@gmail.com)'; Sweetwater Ranch; Jeremy Johnston; Rachael Stevie (CD); Jeremiah Cromie
Subject: CU-21-00002 Sweetwater Ranch - Notice of SEPA Action & Public Hearing

Good morning,

Attached to this e-mail you will find:

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- SEPA Checklist
- Instructional Material for Public Hearing

- Community Wifi Locations

Below are the links to all documents associated with the Sweetwater Ranch Conditional Use Permit application:

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

Please contact me directly with any questions.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Kelly Bacon \(CD\)](#)
To: [Corrine Camuso](#)
Cc: [Casey Barney](#); [Hanson, Sydney \(DAHP\)](#); [Jessica Lally](#); [Noah Oliver](#); [Jeremy Johnston](#)
Subject: RE: CU-21-00002 Sweetwater Ranch - Notice of SEPA Action & Public Hearing
Date: Friday, November 19, 2021 10:10:47 AM

Good morning Corrine,

An archaeological survey was not required by Kittitas County as there are no ground disturbing activities proposed with this Conditional Use permit. All structures, driveways etc. were existing at the time of submittal for the Conditional Use.

Per Kittitas County Code KCC 17B.05.010 **Cultural, archaeological and historical resources**

B. *Regulations.*

1. *Project Approval Requirements. Prior to issuing a permit, exemption, or other approval for a proposed project in a shoreline area, the County shall determine whether or not a cultural resources review or archaeological survey shall be required under this Section KCC 17B.05.010(B)(1)*.*
 - a. *Exceptions. No cultural resources review or survey shall be required under KCC 17B.05.010(B)(1)* where the project applicant can demonstrate one or more of the following conditions is met:*
 - i. *The project or use does not include any ground disturbance.*

Projects that require the insertion of structural elements, but which do not require any excavation and create no spoil piles, shall be considered non-ground-disturbing for purposes of this Section (e.g. driving T-posts, planting tree seedlings with a hoedad). The project is changing the use of existing facilities. No additional ground disturbing activities are proposed in the application.
 - ii. *The project is limited to the installation of infrastructure entirely within the same area as an existing project or development.*
 - iii. *The project's entire three-dimensional area of proposed ground-disturbance is located within previous fill or previously disturbed earth.*
 - iv. *A professional archaeologist has surveyed the entire project area within the last ten (10) years, and the survey report(s) show that no cultural, archaeological, or historic resources were found.*

Please contact me directly with any additional questions.

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

From: Corrine Camuso <Corrine_Camuso@Yakama.com>

Sent: Friday, November 19, 2021 9:33 AM

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

Cc: Casey Barney <Casey_Barney@Yakama.com>; Hanson, Sydney (DAHP) <Sydney.Hanson@dahp.wa.gov>; Jessica Lally <Jessica_Lally@Yakama.com>; Noah Oliver <Noah_Oliver@Yakama.com>

Subject: Re: CU-21-00002 Sweetwater Ranch - Notice of SEPA Action & Public Hearing

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.

Good morning Kelly,

We submitted comments on the original notification which appears within the external link documents. The MDNS addresses concerns raised by WDFW for habitat, however I don't see where the county has addressed cultural resource concerns. Was an archaeological survey completed? I've included DAHP in the event they are aware of a survey for this project.

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: Thursday, November 18, 2021 8:11:13 AM

To: Mike Flory; Sydney.Hanson@dahp.wa.gov; 'crosepa@ecy.wa.gov'; WA State Department of Health - Russell; Rich Elliott; Holly Erdman; WDFW - Scott Downes; Corrine Camuso

Cc: 'bala.ce@gmail.com'; Sweetwater Ranch; Jeremy Johnston; Rachael Stevie (CD); Jeremiah Cromie

Subject: CU-21-00002 Sweetwater Ranch - Notice of SEPA Action & Public Hearing

Good morning,

Attached to this e-mail you will find:

- Notice of SEPA Action & Public Hearing
- SEPA Mitigated Determination of Nonsignificance (MDNS)
- SEPA Checklist
- Instructional Material for Public Hearing
- Community Wifi Locations

Below are the links to all documents associated with the Sweetwater Ranch Conditional Use Permit application:

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

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

Please contact me directly with any questions.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Corrine Camuso](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [Casey Barney](#); [Hanson, Sydney \(DAHP\)](#); [Jessica Lally](#); [Noah Oliver](#); [Jeremy Johnston](#)
Subject: Re: CU-21-00002 Sweetwater Ranch - Notice of SEPA Action & Public Hearing
Date: Friday, November 19, 2021 11:02:26 AM

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Thank you Kelly for your response. I see the application was modified to remove ground disturbing components. Is there a notification process if there is a change which would affect our recommendations? Or if the County plans to proceed with survey based on our comments? Looking for way to improve our consultation. Thank you for your time.

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: Friday, November 19, 2021 10:10 AM
To: Corrine Camuso
Cc: Casey Barney; Hanson, Sydney (DAHP); Jessica Lally; Noah Oliver; Jeremy Johnston
Subject: RE: CU-21-00002 Sweetwater Ranch - Notice of SEPA Action & Public Hearing

Good morning Corrine,

An archaeological survey was not required by Kittitas County as there are no ground disturbing activities proposed with this Conditional Use permit. All structures, driveways etc. were existing at the time of submittal for the Conditional Use.

Per Kittitas County Code KCC 17B.05.010 **Cultural, archaeological and historical resources**

B. *Regulations.*

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Exceptions. No cultural resources review or survey shall be required under KCC 17B.05.010(B)(1) where the*

project applicant can demonstrate one or more of the following conditions is met:
or use does not include any ground disturbance. Projects that require the insertion of structural elements, but which do not require any excavation and create no spoil piles, shall be considered non-ground-disturbing for purposes of this Section (e.g. driving T-posts, planting tree seedlings with a hoedad). **The project is changing the use of existing facilities. No additional ground disturbing activities are proposed in the application.**

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s entire three-dimensional area of proposed ground-disturbance is located within previous fill or previously disturbed earth.

ral archaeologist has surveyed the entire project area within the last ten (10) years, and the survey report(s) show that no cultural, archaeological, or historic resources were found.

Please contact me directly with any additional questions.

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

From: Corrine Camuso <Corrine_Camuso@Yakama.com>

Sent: Friday, November 19, 2021 9:33 AM

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

Cc: Casey Barney <Casey_Barney@Yakama.com>; Hanson, Sydney (DAHP) <Sydney.Hanson@dahp.wa.gov>; Jessica Lally <Jessica_Lally@Yakama.com>; Noah Oliver <Noah_Oliver@Yakama.com>

Subject: Re: CU-21-00002 Sweetwater Ranch - Notice of SEPA Action & Public Hearing

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completed? I've included DAHP in the event they are aware of a survey for this project.

Regards,

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

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Sent: Thursday, November 18, 2021 8:11:13 AM
To: Mike Flory; Sydney.Hanson@dahp.wa.gov; 'crosepa@ecy.wa.gov'; WA State Department of Health - Russell; Rich Elliott; Holly Erdman; WDFW - Scott Downes; Corrine Camuso
Cc: 'bala.ce@gmail.com'; Sweetwater Ranch; Jeremy Johnston; Rachael Stevie (CD); Jeremiah Cromie
Subject: CU-21-00002 Sweetwater Ranch - Notice of SEPA Action & Public Hearing

Good morning,

Attached to this e-mail you will find:

Notice of SEPA Action & Public Hearing
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SEPA Checklist
Instructional Material for Public Hearing
Community Wifi Locations

Below are the links to all documents associated with the Sweetwater Ranch Conditional Use Permit application:

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

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

Please contact me directly with any questions.

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

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message id: 38eb45916c6dcbdac24bb8719d004a14



State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Description:** Sweetwater Ranch Enterprises, LLC, landowners submitted a Conditional Use application for a small scale 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. The subject property is zoned Agricultural-20.
- Proponent:** Sweetwater Ranch Enterprises, LLC, landowner.
- Location:** The project is located on Parcels 205736 and 558434 located at 1371 Charlton Road, Cle Elum, WA. In a portion of Section 29, Township 19N, Range 19E.
- Lead Agency:** Kittitas County Community Development Services

The lead agency has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

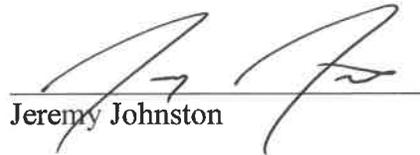
The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

I. Critical Areas

- A. Wetland B, as is identified in the critical areas report submitted with the application, shall maintain a 200-foot buffer from the High Intensity Use and Development (Event Facilities). These requirements have been shown on the updated site plan submitted by the applicant on October 8, 2021.
- B. The applicant shall conform to the approved restoration/monitoring plan including revegetation of the disturbed areas of the creek and buffer located in the center of the property as identified on the plan within one (1) year of preliminary approval. Monitoring reports shall be submitted to Kittitas County CDS annually for three consecutive years from time of planting.

The above stated mitigation conditions listed above will be provided within conditions of the decision of the conditional use permit approval.

**Responsible
Official:**


Jeremy Johnston

Title:

Planning Official

Address:

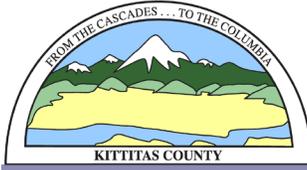
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7506

Date:

November 18, 2021

This Mitigated DNS is issued under WAC 197-11-350(3) and WAC 197-11-390; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before 5:00 pm, December 6, 2021.

Pursuant to Kittitas County Code Chapter 15, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1550.00 to Kittitas County Community Development Services, 411 N Ruby St., Suite 2, Ellensburg, WA 98926. Timely appeals must be received within 10 working days, or no later than 5:00 PM, December 6, 2021. Aggrieved parties are encouraged to contact the CDS at (509) 962-7506 for more information on appeal process.



Notice of SEPA Action and Public Hearing Sweetwater Ranch CU-21-00002

To: Adjacent Property Owners
Applicant

From: Kelly Bacon, Planner

Date: November 18, 2021

Subject: Sweetwater Ranch (CU-21-00002)

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 6:00 p.m. on December 9, 2021 to conduct a virtual public hearing to consider the Sweetwater Ranch Conditional Use application (CU-21-00002). 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. The subject property is zoned Agricultural-20.

All interested parties are encouraged to attend the hearing by using one of the methods listed below:

1. By online Webex video conferencing: Meeting Link:
<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=mc455567210c3f4991fb60605416c2bd5>
2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:
Meeting Number: 2488 516 3699 Meeting Password: Hearing
3. By telephone: 1-408-418-9388, Meeting Number: 24885163699

Instruction for how to participate in virtual public hearings may be found at:

<https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>.

NOTICE IS HEREBY given that pursuant to WAC 197-11-355, Kittitas County Community Development Services did on, November 18, 2021, issue a Final Mitigated Determination of Non-Significance (MDNS) for the Sweetwater Ranch application (CU-21-00002).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, agency comments and other information on file with the lead agency. This information is available to the public on request.

This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before December 6, 2021 by 5:00 PM.

Anyone with an interest in this matter is urged to attend this noticed virtual hearing where testimony will be taken. Written comments will also be received. Documents may be viewed at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under “Conditional Use” file number “CU-21-00002 Sweetwater Ranch,” or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending.

Staff Planner: Kelly Bacon

Dated: November 18, 2021

Publish in: NKC Tribune- November 18, 2021 & November 24, 2021
Daily Record - November 18, 2021 & November 24, 2021

Notice of SEPA Action and Public Hearing

Sweetwater Ranch

CU-21-00002

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 6:00 p.m. on December 9, 2021, to conduct a virtual public hearing to consider the Sweetwater Ranch Conditional Use application (CU-21-00002). The proposed project would establish a Small-scale event facility 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 interested parties are encouraged to attend the hearing by using one of the methods listed below:

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<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=mc455567210c3f4991fb60605416c2bd5>
2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:
Meeting Number: 2488 516 3699 Meeting Password: Hearing
By telephone: 1-408-418-9388, Meeting Number: 24885163699

Instructions for how to participate in virtual public hearings may be found at:

<https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>.

If you do not have access to an internet connection, you may join a virtual public meeting by using a community Wi-Fi service. There are several provided throughout the county. Here is a map of free community Wi-Fi locations:

<https://eburg.maps.arcgis.com/apps/Directions/index.html?appid=537575cc1cd6423a959551df3f56bcfb>.

For public meetings concerning the Easton area, a free Wi-Fi access point will be available at the Easton Fire Department KCFD #3 during the meeting. If you use this service, please do not park in an area that will affect station operations.

NOTICE IS HEREBY given that pursuant to WAC 197-11-355, Kittitas County Community Development Services did on, November 18, 2021, issue a Mitigated Determination of Non-Significance (MDNS) for the Sweetwater Ranch application (CU-21-00002).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before December 6, 2021 by 5:00 PM.

Anyone with an interest in this matter is urged to attend this noticed hearing where testimony will be taken. Written comments will also be received. Documents may be viewed at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under “Conditional Use” file number “CU-21-00002 Sweetwater Ranch,” or at Kittitas County Community Development Services, 411 N. Ruby St.

Suite 2, Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending.

Staff Planner: Kelly Bacon

Dated: November 18, 2021

Publish in: NKC Tribune – November 18, 2021 and November 24, 2021
Daily Record - November 18, 2021 and November 24, 2021



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

Affidavit of Mailing & Publication

PROPOSAL NAME: Sweetwater Ranch Conditional Use Permit (CU-21-00002)

NOTIFICATION OF: Notice of SEPA Action and Public Hearing

NOTIFICATION MAIL DATE: November 18, 2021

I certify that the following documentation:

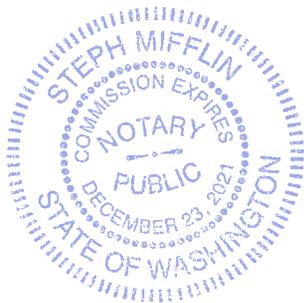
- Notice of SEPA Action and Public Hearing: Sweetwater Ranch Conditional Use Permit

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Kelly Bacon
Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 18th day of November, 2021



Steph Mifflin
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 12.23.21



Notice of SEPA Action and Public Hearing Sweetwater Ranch CU-21-00002

To: Adjacent Property Owners
Applicant

From: Kelly Bacon, Planner

Date: November 18, 2021

Subject: Sweetwater Ranch (CU-21-00002)

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 6:00 p.m. on December 9, 2021 to conduct a virtual public hearing to consider the Sweetwater Ranch Conditional Use application (CU-21-00002). 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. The subject property is zoned Agricultural-20.

All interested parties are encouraged to attend the hearing by using one of the methods listed below:

1. By online Webex video conferencing: Meeting Link:
<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=mc455567210c3f4991fb60605416c2bd5>
2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:
Meeting Number: 2488 516 3699 Meeting Password: Hearing
3. By telephone: 1-408-418-9388, Meeting Number: 24885163699

Instruction for how to participate in virtual public hearings may be found at:

<https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>

NOTICE IS HEREBY given that pursuant to WAC 197-11-355, Kittitas County Community Development Services did on, November 18, 2021, issue a Final Mitigated Determination of Non-Significance (MDNS) for the Sweetwater Ranch application (CU-21-00002).

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Staff Planner: Kelly Bacon

Dated: November 18, 2021

Publish in: NKC Tribune- November 18, 2021 & November 24, 2021
Daily Record - November 18, 2021 & November 24, 2021

Notice of SEPA Action and Public Hearing Sweetwater Ranch CU-21-00002

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1. By online Webex video conferencing: Meeting Link:
<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=mc455567210c3f4991fb60605416c2bd5>
2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:
Meeting Number: 2488 516 3699 Meeting Password: Hearing
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Suite 2, Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending.

Staff Planner: Kelly Bacon

Dated: November 18, 2021

Publish in: NKC Tribune – November 18, 2021 and November 24, 2021
Daily Record - November 18, 2021 and November 24, 2021

From: NoReply@ecy.wa.gov
To: [Kelly Bacon \(CD\)](#)
Subject: SEPA record published
Date: Thursday, November 18, 2021 9:46:50 AM

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.

The SEPA admin reviewed and published [SEPA record number 202106065, "Sweetwater Ranch Event Facility"](#).

Lead Agency File Number: CU-21-00002.

It will now be available to the public.

From: Amber Johnson
Email: separegister@ecy.wa.gov
Phone number: (509) 723-5677

From: NoReply@ecy.wa.gov
To: [Kelly Bacon \(CD\)](#)
Subject: Your SEPA Record Has Been Submitted!
Date: Thursday, November 18, 2021 8:07:00 AM

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.

The Department of Ecology has received a new SEPA record from Kelly Bacon at Kittitas County with a File Number of: CU-21-00002 Sweetwater Ranch.
Your record is being reviewed by an administrator.

From: Kelly Bacon
Email: kelly.bacon.cd@co.kittitas.wa.us
Phone number: (509) 962-7539

From: [Kelly Bacon \(CD\)](#)
To: tribune@nkctribune.com; [Megan Woodruff](#); "legals@kynews.com"
Subject: (Publishing) Notice of SEPA Action and Public Hearing - CU-21-00002 Sweetwater Ranch
Date: Monday, November 15, 2021 9:34:53 AM
Attachments: [CU-21-00002 Sweetwater Ranch Notice of SEPA Action & Public Hearing Legal .docx](#)
[CU-21-00002 Sweetwater Ranch Notice of SEPA Action & Public Hearing Legal .pdf](#)

Good morning,

Please publish the attached as requested.

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

From: [Kelly Bacon \(CD\)](#)
To: [Mike Flory](#); [Sydney.Hanson@dahp.wa.gov](#); ["crosepa@ecy.wa.gov"](#); [WA State Department of Health - Russell](#); [Rich Elliott](#); [Holly Erdman](#); [WDFW - Scott Downes](#); [Corrine Camuso](#)
Cc: [\(bala.ce@gmail.com\)](#); [Sweetwater Ranch](#); [Jeremy Johnston](#); [Rachael Stevie \(CD\)](#); [Jeremiah Cromie](#)
Subject: CU-21-00002 Sweetwater Ranch - Notice of SEPA Action & Public Hearing
Date: Thursday, November 18, 2021 8:11:13 AM
Attachments: [CU-21-00002 Sweetwater Ranch Notice of Hearing and MDNS.pdf](#)
[CU-21-00002 MDNS Signed.pdf](#)
[CU-21-00002 Sweetwater Ranch SEPA Checklist.pdf](#)
[Virtual Public Hearing Instructions - Revised 6-18-21.pdf](#)
[Community Wifi Locations.pdf](#)

Good morning,

Attached to this e-mail you will find:

- Notice of SEPA Action & Public Hearing
- SEPA Mitigated Determination of Nonsignificance (MDNS)
- SEPA Checklist
- Instructional Material for Public Hearing
- Community Wifi Locations

Below are the links to all documents associated with the Sweetwater Ranch Conditional Use Permit application:

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

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

Please contact me directly with any questions.

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

Kelly Bacon (CD)

From: Jessica Miller
Sent: Tuesday, November 16, 2021 2:08 PM
To: Kelly Bacon (CD)
Subject: RE: Mailer

Will do!

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Tuesday, November 16, 2021 1:56 PM
To: Jessica Miller <jessica.miller@co.kittitas.wa.us>
Subject: RE: Mailer

Sorry, it will mail out on Thursday, not tomorrow.

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)

If this is a Public Records Request, please go to <https://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Kelly Bacon (CD)
Sent: Tuesday, November 16, 2021 1:54 PM
To: Jessica Miller <jessica.miller@co.kittitas.wa.us>
Subject: Mailer

Hi Jessica,

Would you mind printing an envelop to the address of:

Darrell Hoadley
560 Rocky Road
Ellensburg, WA 98926

And placing the attached notice and instruction in the envelope? It will mail out tomorrow.

Thank you 😊

Kelly Bacon

Planner I

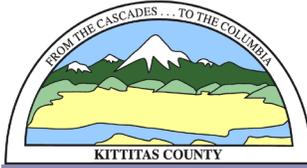
Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539
Kelly.bacon.cd@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14



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”

Sweetwater Ranch Conditional Use Permit (CU-21-00002)

TO: Kittitas County Hearing Examiner
FROM: Kelly Bacon, Staff Planner
RE: Sweetwater Ranch Conditional Use Permit (CU-21-00002)
DATE: December 9, 2021 (Hearing Date)

I. GENERAL INFORMATION

Requested Action: The proposed project will establish a Small-Scale Event Facility 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. The subject property is zoned Agricultural-20.

Location:

2 parcels #205736 and #558434, in a portion of Section 29, T19, R19, WM in Kittitas County, bearing Assessor’s map numbers 19-19-29000-0023 and 19-19-29000-0022.

II. SITE INFORMATION

Total Property Size:	68.80 Acres
Number of Lots:	2
Domestic Water:	Existing Well (For Residential Use Only) Group A Well (proposed for Event Facility)
Sewage Disposal:	On-Site Septic (For Residential Use Only) Portable toilets and hand washing stations (proposed for Event Facility)
Fire Protection:	KVFR - Fire District 2 (Ellensburg)
Irrigation District:	N/A

Site Characteristics:

North: Primarily forested privately-owned lands with residential uses.

South: Primarily Agricultural lands with residential uses.

East: Primarily forested lands with residential uses.

West: Primarily Agricultural lands with residential uses.

Access: The site is accessed from Charlton Road, a Public Right of Way, approximately .25 miles west of the Naneum Road and Charlton Road intersection.

III. ZONING AND DEVELOPMENT STANDARDS

The parcel involved in this proposal is in a land use designation of *Rural Working* and zoning designation of *Agricultural-20*. The proposed project is classified as a “Small-Scale Event Facility” use. Small-Scale Event Facilities are an allowed use within the Agricultural-20 Zone under KCC 17.15.060.1 with a conditional use

permit. These criteria are examined in Section VIII “Project Analysis” of this staff report.

IV. ADMINISTRATIVE REVIEW

Deem Complete: A conditional use permit application (See Index #1) for Sweetwater Ranch (CU-21-00002) was submitted to Kittitas County Community Development Services Department on January 11, 2021 as an Administrative Conditional Use application and updated to a full Conditional Use application on February 19, 2021. The application was deemed complete (See Index #9) on February 22, 2021. The site was posted in accordance with KCC 15A.03.110 on February 26, 2021 (See Index #10).

Notice of Application: A notice of application for the Sweetwater Ranch Conditional Use Permit (CU-21-00002) was mailed and/or emailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcels & applicable agencies. Notice was given to and published in the official newspaper of record for Kittitas County, and notice was posted to the Kittitas County Website on March 9, 2021, all in conformance with the Kittitas County Project Permit Application Process (Title 15A) (See Index #12). The comment period concluded on March 24, 2021.

V. COMPREHENSIVE PLAN

RR-G9: The County should continue to explore ways to provide rural economic opportunity.

Staff Consistency Statement: The proposed project is intended to provide an event facility for hosting gatherings such as weddings, barbecues and graduation parties in existing structures. The applicants continue to use the land for agricultural purposes as well as their main residence. The proposed event facility will provide economic opportunities by creating possible jobs to local businesses that cater to events such as weddings, while keeping the rural character.

RP-15: Give preference to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities.

Staff Consistency Statement: The proposed project will allow the lands to continue to be used as agricultural, as well as serving tourism for events held at their facilities.

This application is consistent with the goals, policies, and objectives of the Kittitas County Comprehensive Plan as outlined above.

VI. ENVIRONMENTAL REVIEW

Critical areas on the project parcel includes two (2) type 2 streams. One (1) of the Type 2 streams is within Shoreline Jurisdiction of the State, including multiple wetlands contiguous with the Shoreline Jurisdiction. These wetlands were identified as wetland A and B of the Critical Areas Report. Both wetland A and wetland B are categorized as Category II wetlands and have a 200-foot Wetland Buffer for High Intensity Use and Development (KCC 17B.50.020G-1).

Yakama Nation and DAHP requested a Cultural Resources Survey. Staff determined the project was exempt from the Cultural Resource Survey request per Kittitas County Code (KCC) Shorelines 17B.05.010 Cultural, archaeological and historical resources) due to the proposes project not including any ground disturbing activities. The proposal has been conditioned to address any future expansion needs and the requirements for an Amendment to the Conditional Use Permit.

A SEPA Checklist was submitted with the conditional use application and processed concurrently using the Optional DNS process under WAC 197-11-355. During the combined comment period environmental concerns were raised by public agencies and a neighbor. CDS has considered these comments and found no significant environmental risks with the proposed project. Following the concurrent comment period, CDS issued a Mitigated Determination of Non-Significance on November 18, 2021 (See Index #34). The appeal period for the SEPA MDNS concluded on December 6, 2021. No appeals were filed at the time of providing this Staff Report.

VII. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments are on file and available for public review. All comment submittals can be found in their entirety in Index #s 13-24 and 32. The following parties provided substantive comments during the comment period.

Agency Comments: Kittitas County Community Development Services – Building Department, Department of Archeological and Historical Preservation, Washington State Department of Ecology, Washington State Department of Health – Office of Drinking Water, Kittitas Valley Fire and Rescue, Kittitas County Public Health, Kittitas County Public Works, Washington State Department of Fish and Wildlife, Yakama Nation – CRP, Kittitas County Fire Marshal

Kittitas County Community Development Services – Building Department:

KCCDS – Building Department provided comments stating that all buildings (renovated, new, or structures proposed for a change of use to commercial), 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, (See Index #23)

Washington State Department of Archaeology & Historic Preservation (DAHP):

DAHP provided comment in regards to their statewide predictive model indicating high probability of encountering cultural resources, the proximity of the project to Naneum Creek and multiple archaeological sites recorded near the proposed project area. DAHP recommended a professional archaeological survey of the project area. (See Index #15)

Washington State Department of Health – Office of Drinking Water (WSDOH-ODW)

WSDOH-ODW provided comment stating that due to the applicant stating that no water would be provided for either consumption or toilet use, WSDOH-ODW had no further comments. (See Index #14)

Washington State Department of Ecology (DOE):

DOE provided comments regarding Shorelands/Environmental Assistance, Water Quality and Water Resources. DOE submitted concerns for the Parking Area B of the site plan and requested a joint onsite visit, as well as concerns for the Critical Areas Report buffer for Category II wetlands, stating that the wetland are associated with Shoreline Jurisdiction and need to be regulated under the Counties Shoreline Master Program (SMP) rather than the Critical Areas code. Concerns regarding potential discharge off-site and the possible need for a NPDES Construction Stormwater General Permit. DOE stated the applicant should contact DOE in regards to water availability in the proposed project area as obtaining a water right is difficult. (See Index #'s 22)

Kittitas County Fire and Rescue (KVFR):

KVFR provided comments in regards to a Fireflow plan, the response time being 15+ minutes in this vicinity, necessary ongoing vegetation management needs around structures, tents and parking areas, in addition to the WUI code compliance, the need for 2 separate access/egress roads and compliance with Appendix D of International Fire Code, Bridges needing to be engineered and posted with weight limits, clear addressing and site map at the entrance and the need for Knox access for buildings and any locked gates. (See Index #13)

Kittitas County Public Health (KCPH):

KCPH provided comments in regards for the need of an approved Group A well by WSDOH if the event center has bathrooms, kitchen for food preparation or any structure allowing the public to have access to the water system, all caterers needing appropriate licensing and current foodservice permits and valid food handler cards, the need for a commissary kitchen for refilling of clean potable water and disposing of all grey water and ware washing, the need for plan review and approval for any kitchen plans on the site, the need for wastewater needing to be accommodated through enough portable toilets to accommodate the maximum occupants of the building (including employees) and if in the event a subsurface sewage system is installed a site evaluation will need to be completed as well as design drafted by a licensed designer in Washington State and a final inspection with Public Health prior to use. (See Index #24)

Kittitas County Public Works (KCPW):

KCPW provided comments regarding grading permit, engineered stormwater plans, entrance markings, access permit requirements, the project being located within the 100 year floodplain and any additional development should remain outside the floodplain to reduce risk and avoid mandatory flood insurance purchase requirements, floodplain development permits. (See Index #20)

Washington State Department of Fish and Wildlife (WDFW):

WDFW provided comments in regard to the critical areas located on the property and the possible impacts on fish and wildlife conservation areas, shrub steppe habitat, Naneum Creek and the associated riparian area, Channel Migration Zone, concerns with parking are D and E (and potentially C depending on the extent) all located within the shrub steppe habitat. WDFW requested that parking areas B, D and E be configured to avoid habitat impacts or mitigation for habitat impacts be proposed to offset these impacts. WDFW stated concerns for the proposed trails and fire wising extents and the need for these items to be shown on a site plan for better understanding of the impacts, if the proposed water right impacts on instream flows, WDFW would need to be involved and consulted. (See Index #17-19)

Kittitas County Fire Marshal (received after the comment period)

The Fire Marshal's Office provided comments in regards to the width of the driveway, required turnaround radius, building occupancy load max of 295, draft hydrant accessibility, egress door requirements, a fire sprinkler system not being required for the occupancy load, and the facilities being subject to annual fire life and safety inspections. (See Index #32)

Public Comments:

Darrell Hodaley (Skip) submitted comments regarding his well being monitored for the last three years, twice yearly, and the static water level being reduced 20 feet from May 1, 2020 through October 1, 2020. Mr. Hodaley stated his concern with the dramatic reduction in water availability and the possible impacts the CUP will have on existing wells in the vicinity. (See Index #21)

This Staff Report includes condition recommendations to address the comments submitted.

VIII. PROJECT ANALYSIS

In review of this proposal, it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Consistency with the Comprehensive Plan:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section V of this staff report, the following Comprehensive Plan goals and policies apply to this proposal: RR-G9, RP-15.

Provided the applicant follows and maintains the goals and policies, they shall be in compliance with the Kittitas County Comprehensive Plan.

Consistency with the provisions of KCC 17.60A, Conditional Uses:

KCC 17.60A.015 provides the following review criteria to be considered in a conditional use analysis:

- 1. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.*

Applicant Response: "In regard to public health concerns this proposal is using an existing site with existing structures on site. The subject property currently contains existing water rights that will also serve this proposal (irrigation/possible domestic needs etc.). The applicant is currently in the process of obtaining water rights, that may serve this proposal. This proposal could include onsite catering whether this is provided directly by the applicant, who contains a catering license, or the event applicant hiring a catering company to provide services for the event. This catering will include the ability to require event applicants to provide their own beverages/water for their events, if needed. By allowing the Events to provide their own water is an additional benefit to the public health, safety and Welfare by not using existing water from onsite.

An additional benefit to the Public Health, Safety and Welfare is that this project will provide the use of the portable toilets, therefore not discharging waste material into the ground.

The applicant contains existing irrigation water rights and will be continuing their pasture irrigation and other agricultural uses associated with water. This provides a benefit to the public health, safety and Welfare, as this irrigation of the pastures land will provide fire suppression, of the surrounding grounds, that could occur.

The Public Peace of the county will also be benefited by approval of this proposal by the following:

This proposal will have placed the event facilities on two parcels, totaling 68.83 acres, and more specifically somewhat in the center of the proposed site location. This location provides buffers to the north and east with dense vegetation that will provide noise reduction along with being 493 feet from the closest point of the western property line to the main event facility and just over 1,000 feet to the existing neighbors home from the main event facility. It's important to also note that the open side pole barn event facility is located farther to the north at an estimated 2,000 feet. With these distances and dense vegetation buffers, at the same time incorporating the Kittitas County Noise Ordinance that provides time limitations for events, this proposal has provided more than ample enough of thought and protection of the public peace for this proposal.

The Public Safety of the county will also be benefited by approval of this proposal by the following:

This proposal will also provide safe year-round access for health and personal safety emergencies on a well-maintained private gravel driveway on site and also off of surrounding public county roads in the area like Naneum, Charlton and numerous other roads in the area. These roads, being county-maintained roads, not only reduce the risks to individual users but also reduce the risks to the community at large.

This proposal also provides for an open ingress and egress of the facilities (event structures (open pole barn & Barn containing multiple accesses). Furthermore, fire extinguishers located throughout the facilities, with the guidance of the County Fire Marshal, and the ability to use the existing irrigation water further assists in controlling any potential fire incidents. These components of the project by themselves meets the criteria for providing public safety benefits and combined provide a standard that cannot be achieved in many other areas of the rural county.

The Public Welfare of the county will also be benefited by approval of this proposal by the following:
A benefit to the Public Welfare is that the applicants existing event facility structures are located outside of the designated wetlands and their associated buffer distances in perpetuity. By abiding by these buffers and the event facilities located outside of the shoreline designated areas will further preserve the Naneum Creek and its associated riparian areas at the same time the applicants, may in the future, create trails throughout the property therefore providing some additional slower type of recreation as part of this event facility proposal.” (See Index #3)

Staff Response: The proposal for a Small-scale event facility is an allowed use within the Agricultural 20 zone. The proposal is located on approximately 68.83 acres and the facility will consist of existing structures. The property is located near a few residences and agricultural lands. CDS does not anticipate the proposed use as conditioned will be detrimental or injurious to the public health, peace or safety or to the character of the surrounding neighborhood.

2. *The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that*
 - a. *The proposed use will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or*
 - b. *The applicant shall provide such facilities; or*
 - c. *The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.*

Applicant Response: “This proposal, as the aforementioned describes will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services finding that that this proposal will use private funds to improve and maintain the existing driveway, parking areas, using existing structures already on site. The proposal will provide employees to manage the site creating a safe and protected environment for users. Furthermore, by having possible employee will provide an additional economic boost by creating possible jobs, even though these jobs may be seasonal. Access to the site will be open and maintained for the local fire district, sheriffs, and medical services in case emergency services are needed. An economic boost would be provided by holding events here would have impact on the local business, such as restaurants, local grocery stores, and hotels (for out-of-town guests) just to name a few. (See Index #3)

Staff Response: As proposed, the project will be adequately serviced by existing facilities and will not require additional public costs. CDS finds no indication that the project will have a detrimental economic impact.

3. *The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.*

Applicant Response: “The proposed use complies with Kittitas County Code 17.29 Agricultural-20 and the associated uses within that zone listed in Kittitas County Code 17.15. Event Facilities are considered a

conditional use permit within this zone when they are proposing more than 8 events a year and exceeding 10,000 square feet.” (See Index #3)

Staff Response: The Small-scale event facility use is consistent with the relevant development standards and criteria including KCC 17.15.060. The Small-scale event facility is permitted in the Agriculture 20 zone through a Conditional Use Permit.

4. *The proposed use will mitigate material impacts of the development, whether environmental or otherwise.*

Applicant Response: “This proposal is using existing infrastructure (existing driveways, structures, and pasture already on site all outside of identified wetlands and staying outside of shorelines of Naneum Creek. By staying within the existing areas and using the existing structures this proposal is reducing material impacts and impacts to the environment.” (See Index #3)

Staff Response: The proposal, as conditioned, will mitigate material impacts of the development. Environmental impact mitigation has been addressed in the SEPA MDNS.

5. *The proposed use will ensure compatibility with existing neighboring land uses.*

Applicant Response: “This proposal is consistent with and characteristic of the existing development in the immediate vicinity of the subject properties. This proposal will enhance the surrounding properties by placing this event facility within 68.83 acres and maintaining the view-shed of the area along with not prohibiting or affecting the continuation of recreational uses or neighboring land uses within the area.” (See Index #3)

Staff Response: The character and scale of the proposed use will be compatible with adjacent uses.

6. *The proposed use is consistent with the intent and character of the zoning district in which it is located.*

Applicant Response: “This proposal provides for an area, within Kittitas County, to hold event facilities consistent with the allowed uses, specifically conditional uses under KCC 17.15, under the Agricultural-20 zoning. This proposal not only protects the existing farming, ranching and rural lifestyle characteristics but more importantly incorporates these characteristics into the proposal by continuing their uses.” (See Index #3)

Staff Response: The proposed use of a Small-scale event facility is allowed in the Agricultural 20 zone with a Conditional Use approval.

7. *For conditional uses outside of Urban Growth Areas, the proposed use:*

- a. *Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;*
- b. *Preserves “rural character” as defined in the Growth Management Act*
- c. *Requires only rural government services ; and*
- d. *Does not compromise the long term viability of designated resource lands.*

Applicant Response:

“A. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural & Resource Lands.

This conditional use proposal is consistent with the rural lands (Chapter 8) of the Kittitas County Comprehensive plan, which allows for a variety of rural densities.

The property is within the land use designation of "Rural Lands" as described in Chapter 8 of the comprehensive plan. The proposal meets the general policies and objectives (GPOs) for rural lands of the Kittitas County (KC) Comprehensive plan. For example, RR-G2, RR-G3, RR-G4, RR-G9, & RR-G25 gpo's are examples of consistency with KC Comprehensive Plan. See Exhibit D.

B. Preserves "rural character" as defined in Growth Management Act (RCW 36. 70A.030(15)).

This proposal is consistent with preserving "Rural Character." This proposal will occur on a developable portion of land. This proposal has shown how the event facility will be laid out protecting the natural visual landscape along Naneum Creek and identified wetlands. Event Users will hold their event for a short time than leave having minimal impact on the surrounding lands. This proposal is going to use private services therefore not requiring urban governmental services. As for the protection of surface and ground water flows, this proposal will be using its existing water rights for irrigation and with the possibility of water purchased from a private water bank (in process) or other allowed avenues. By doing this we are using land that has already existing structures, driveways and pastureland for parking therefore not being converted to development of sprawl and low density and incorporating the existing uses of agriculture such as ranching, cattle, horses, pasture ground etc. in this propose event facility.

C. Requires only rural governmental services; and The proposal is only using rural governmental service.

Majority of the services will be provided and funded privately by the applicant. Furthermore, this proposal is within the rural area where city services are not supplied. Rural governmental service include Kittitas County Sheriffs Dept., local Fire District, local county roads and the local hospital district in the vicinity, all of which receive a share of taxes from landowners.

D. Does not compromise the long-term viability of designated resource lands.

This proposal/site does not compromise the long-term viability of designated resources, as this land and adjacent surrounding lands are not designated commercial resource lands (Commercial Forest & Commercial Agricultural of long-term commercial significance). More importantly there are required goals and policies that require protection of these types of commercial resource lands." (See Index #3)

Staff Response: The proposal is consistent with the Kittitas County Comprehensive Plan as described above in section "V." The use will not conflict with rural character, requires only rural government services and will not compromise resource lands.

Staff Conclusions: Kittitas County CDS finds the application, as conditioned, consistent with KCC 17.60A Conditional Uses, as described above in section "VIII" of this staff report. The use will only require rural government services and does not compromise the long-term viability of any resource lands.

Consistency with the provisions of KCC Title 12, Roads and Bridges:

As conditioned, the proposal is consistent with the provisions of KCC Title 12.

Consistency with the provisions of KCC Title 13, Water and Sewers:

As conditioned, the proposal is consistent with the provisions of KCC Title 13.

Consistency with the provisions of the KCC Title 14.04, Building Code:

Any future buildings must be consistent with International Building Codes

Consistency with the provisions of the KCC Title 17A, Critical Areas:

As Conditioned, the proposal is consistent with the provisions of KCC 17A

Consistency with the provisions of KCC Title 20, Fire and Life Safety:

As conditioned, the proposal is consistent with the provisions of KCC Title 20.

Agency Comments:

The following agencies provided comments during the comment period: Kittitas County Community Development Services – Building Department, Department of Archeological and Historical Preservation, Washington State Department of Ecology, Washington State Department of Health – Office of Drinking Water, Kittitas Valley Fire and Rescue, Kittitas County Public Health, Kittitas County Public Works, Washington State Department of Fish and Wildlife, Yakama Nation – CRP.

Public Comments:

Public Comments were received by: Darrell Hoadley

IX. Findings of Fact

1. The proposed project will establish a Small-Scale Event Facility 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. The subject property is zoned Agricultural-20.

2. Site Information

Total Property Size:	68.80 Acres
Number of Lots:	2
Domestic Water:	Existing Well (For Residential Use Only) Group A Well (proposed for Event Facility)
Sewage Disposal:	On-Site Septic (For Residential Use Only) Portable toilets and hand washing stations (proposed for Event Facility)
Fire Protection:	KVFR - Fire District 2 (Ellensburg)
Irrigation District:	N/A

3. Site Characteristics:

North: Primarily forested privately-owned agricultural lands with residential uses.

South: Primarily forested privately-owned agricultural lands with residential uses.

East: Primarily forested privately-owned lands with residential uses.

West: Primarily forested privately-owned lands with residential uses.

4. Access: The site is accessed from Charlton Road, a County maintained right of way, approximately 0.25 miles west of the Charlton Road and Naneum Road intersection.

5. The Comprehensive Plan land use designation is Rural Working and the zoning designation is Agricultural-20.

6. The proposed project is classified as a small-scale event facility use. “Small-scale event facility” is an allowed uses within the Agricultural 20 Zone under KCC 17.15.060-1 with a conditional use permit.

7. A conditional use permit application (See Index #1) for Sweetwater Ranch (CU-21-00002) was submitted to Kittitas County Community Development Services Department on January 11, 2021. The application was deemed complete (See Index #9) on February 22, 2021. The site was posted in accordance with KCC 15A.03.110 on February 26, 2021 (See Index #10).

8. A notice of application for the Sweetwater Ranch Conditional Use Permit (CU-21-00002) was mailed and/or emailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcels & applicable agencies. Notice was given to and published in the official newspaper of record for Kittitas County, and notice was posted to the Kittitas County Website on March 9, 2021, all in conformance with the Kittitas County Project Permit Application Process (Title 15A) (See Index #12). The comment period concluded on March 24, 2021.

9. A SEPA Checklist was submitted with the conditional use application and processed concurrently using the Optional DNS process under WAC 197-11-355. During the combined comment period environmental concerns were raised by public agencies and private citizens and neighbors. CDS has considered these comments and found no significant environmental risks with the proposed project. Following the concurrent comment period, CDS issued a Mitigated Determination of Non-Significance on November 18, 2021 (See Index #34). The appeal period for the SEPA MDNS concluded on December 6, 2021. No appeals were filed at the time of providing this Staff Report

10. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section V of this staff report, the following Comprehensive Plan goals and policies apply to this proposal: RR-G9 and RP-15.

11. Road Standards and access requirements are subject to the standards outlined in Kittitas County Code Title 12.

12. The following agencies provided comments during the comment period: Kittitas County Community Development Services – Building Department, Department of Archeological and Historical Preservation, Washington State Department of Ecology, Washington State Department of Health – Office of Drinking Water, Kittitas Valley Fire and Rescue, Kittitas County Public Health, Kittitas County Public Works, Washington State Department of Fish and Wildlife, Yakama Nation – CRP.

13. CDS received public comments from the following individual: Darrell Hoadley

14. This proposal, as conditioned, is consistent with the provisions of KCC Title 12, Roads and Bridges.

15. This proposal, as conditioned, is consistent with the provisions of KCC Title 13, Water and Sewers.

16. This proposal, as conditioned, is consistent with the provisions of KCC Title 14, Buildings and Construction.

17. This proposal, as conditioned, is consistent with the provisions of KCC 17.60A, Conditional Uses.

18. This proposal, as conditioned, is consistent with the provisions of KCC 17A, Critical Areas.

19. This proposal, as conditioned, is consistent with KCC 20, Fire Life and Safety.

X. Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.

3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, Title 14.04 Building Code, Title 12 Roads and Bridges, Title 13 Water and Sewers and Title 20 Fire and Life Safety.

XI. Recommendation and Conditions of Approval:

Kittitas County recommends *preliminary approval* of the Sweetwater Ranch Conditional Use CU-21-00002 based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

1. The project shall proceed in substantial conformance with the plans and application materials on file with CDS dated January 11, 2021 and subsequent information included in the complete file index except as amended by the conditions herein. The proposal utilizes existing structures only. Any additional structures will require an amendment to the Conditional Use Permit.

Land Use

2. Parking for event is limited to Parking Areas C and D of the Revised Site Plan dated 11-16-21. Parking Area B and E were removed to address concerns with Shrub Steppe and Wetlands.

Water and Sewer

3. The applicant shall adhere to all KCC Title 13 requirements for water and sewer/On-site septic to the satisfaction of Kittitas County Public Health as noted in the comment letter submitted.
4. 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.
5. 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.

Building

6. 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.

Transportation and Access

7. 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
8. The entrance to the property shall be clearly marked during events
9. 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.

Flood

10. 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.

SEPA MDNS Conditions:

11. Wetland B, as is identified in the critical areas report submitted with the application, shall maintain a 200-foot buffer from the High Intensity Use and Development (Event Facilities). These requirements have been shown on the updated site plan submitted by the applicant on October 8, 2021.
12. The applicant shall conform to the approved restoration/monitoring plan including revegetation of the disturbed areas of the creek and buffer located in the center of the property as identified on the plan within one (1) year of preliminary approval. Monitoring reports shall be submitted to Kittitas County CDS annually for three consecutive years from time of planting.

Fire

13. Driveway must be at least 20ft wide
14. Driveway egress must have a 96' turnaround or loop road.
15. Building occupancy load is 295 persons.

16. A draft hydrant must be accessible onsite.
17. Minimum of two egress doors must comply with IFC panic hardware, on opposing sides of the building.
18. A fire sprinkler system is not required per occupancy load
19. Subject to annual fire life safety inspections.
20. It is a proponent's responsibility to demonstrate compliance with the approval conditions of a conditional use permit. Compliance with all conditions must be demonstrated in writing to Kittitas County CDS prior to Final Conditional Use Permit issuance. Final approval of a Conditional Use Permit is required within 5 years of the approval date pursuant to KCC 17.60A.090.

Kittitas County Hearing Examiner Public Hearing

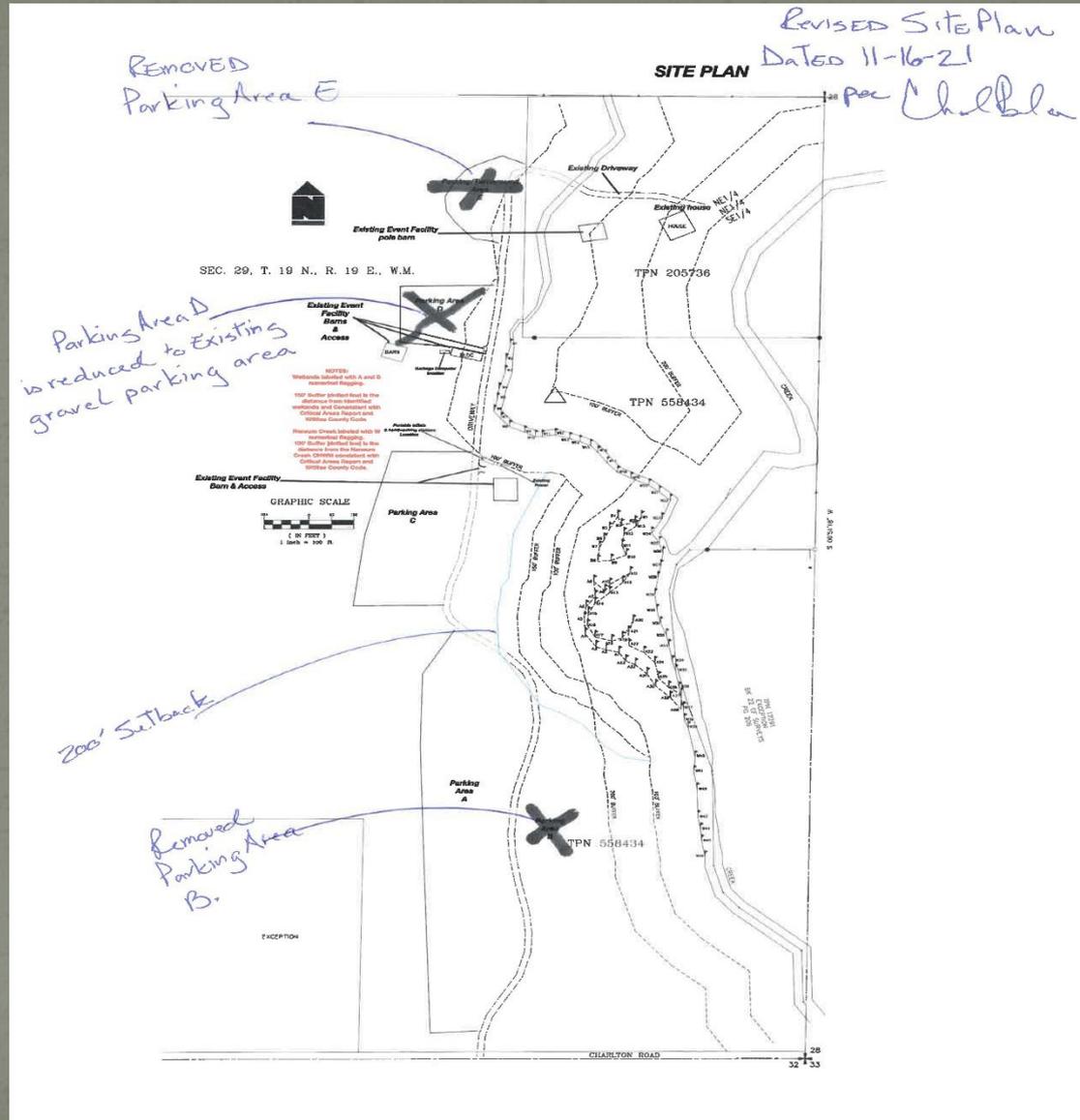
Sweetwater Ranch
Conditional Use (CU-21-00002)
December 9, 2021

Sweetwater Ranch (CU-21-00002)

Project Description

- The projects event facility is being proposed on tax parcels 205736 and 558434, approximately 68.80 acres, located within the Rural Working Land Use and Agricultural-20 zone.
- The proposal is a permitted use within the Agricultural-20 zone and 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.

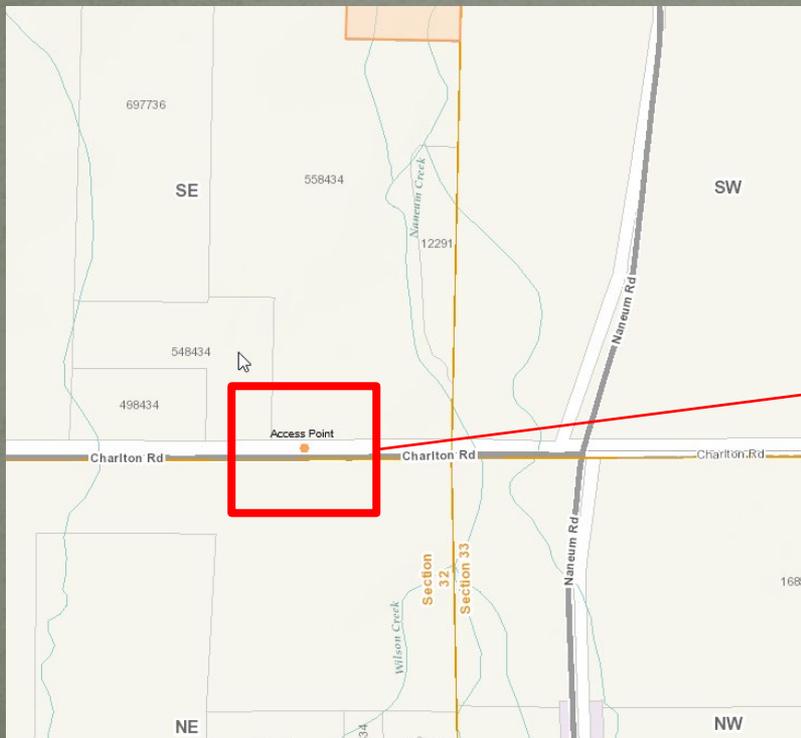
Sweetwater Ranch Site Plan



Sweetwater Ranch (CU-21-00002)

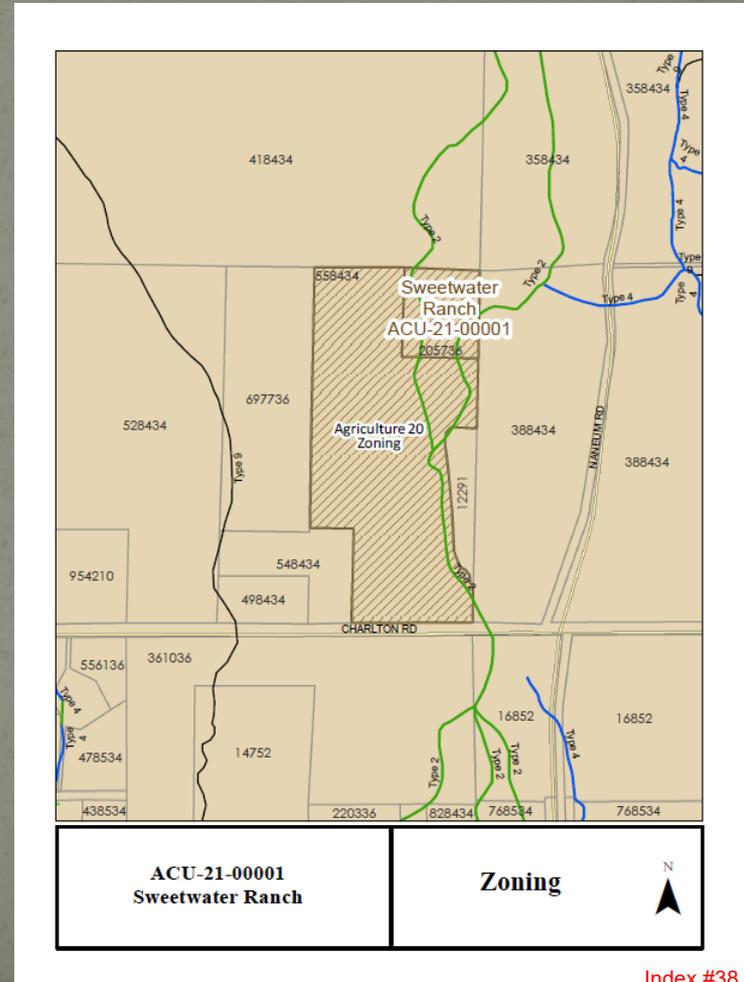
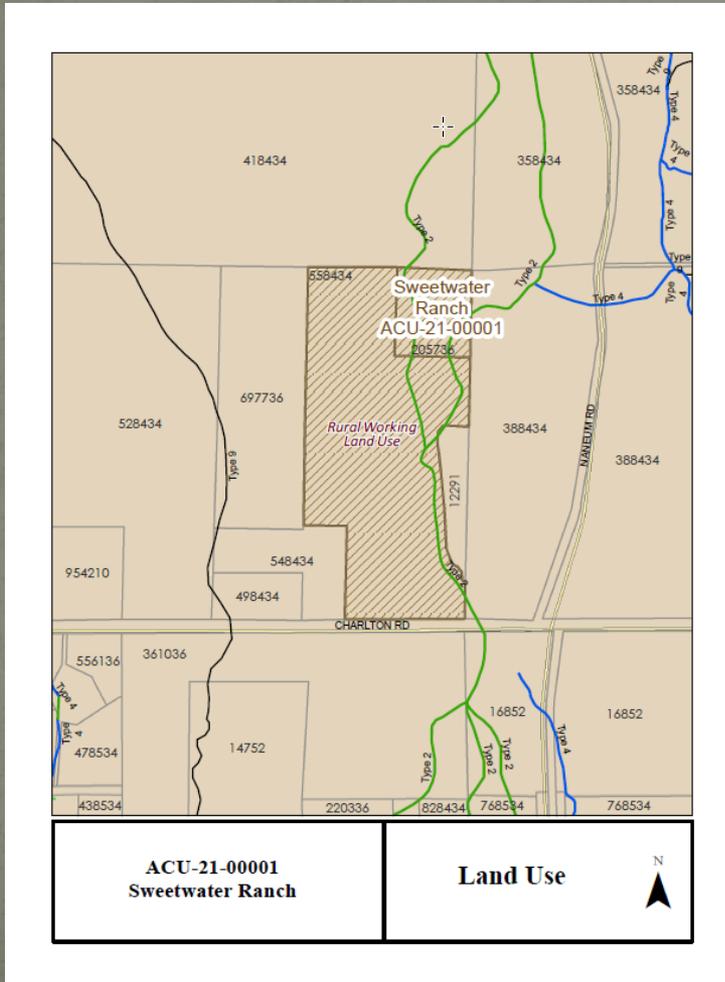
Access

- Access to the project site location will utilize the existing access on Charlton Road, a county maintained right of way.



Sweetwater Ranch Land Use and Zoning

The property is boarded on all sides with Rural Working land Use and Agriculture 20 Zoning



Sweetwater Ranch (CU-21-00002)

Application Timeline

- Application submitted on January 11, 2021.
- Applications determined complete on February 22, 2021.
- Site posted on February 26, 2021.
- NOA was issued on March 9, 2021. The notice was sent to State and local agencies and neighbors within 500 feet of the proposal's contiguous tax parcels and published in the County newspaper of record, in accordance with KCC 15A.



Sweetwater Ranch (CU-21-00002)

Application Timeline

- The comment period ended on March 24, 2021.
- Comments were received from various agencies and the Public.

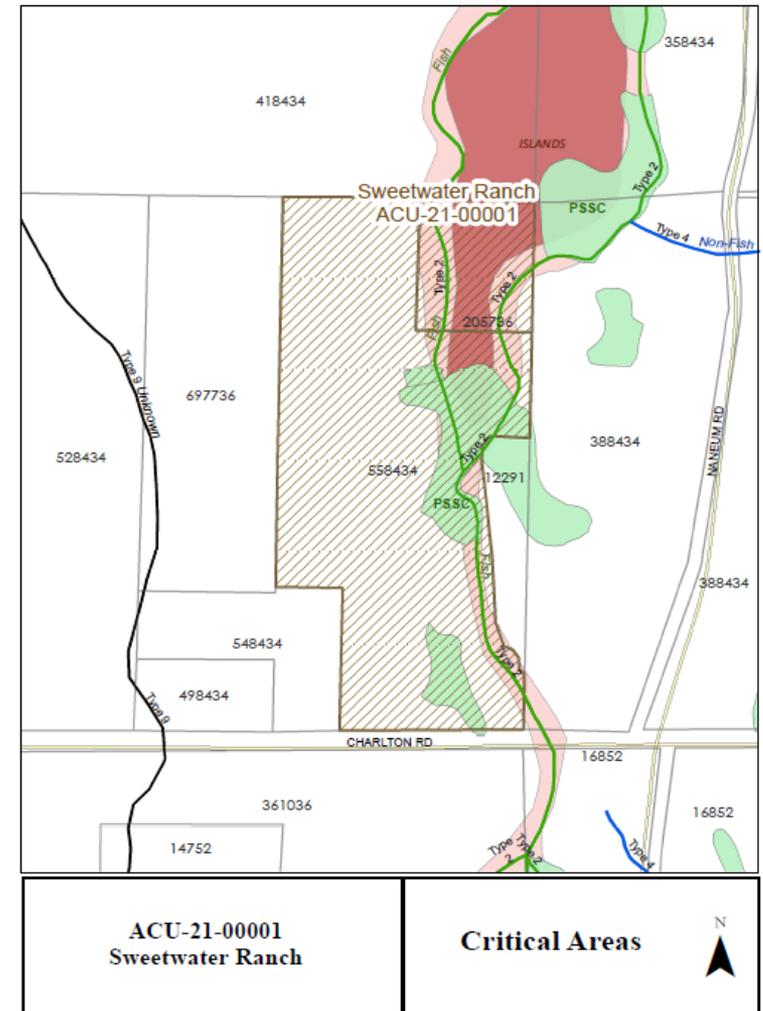
Sweetwater Ranch (CU-21-00002)

Environmental Review

- A SEPA checklist was submitted with the Conditional Use permit and processed concurrently under the optional DNS process.
- CDS performed a Critical Areas review of the property which included review of the submitted wetland biologist report and an onsite visit with the Washington State Department of Ecology and Washington State Department of Fish and Wildlife.

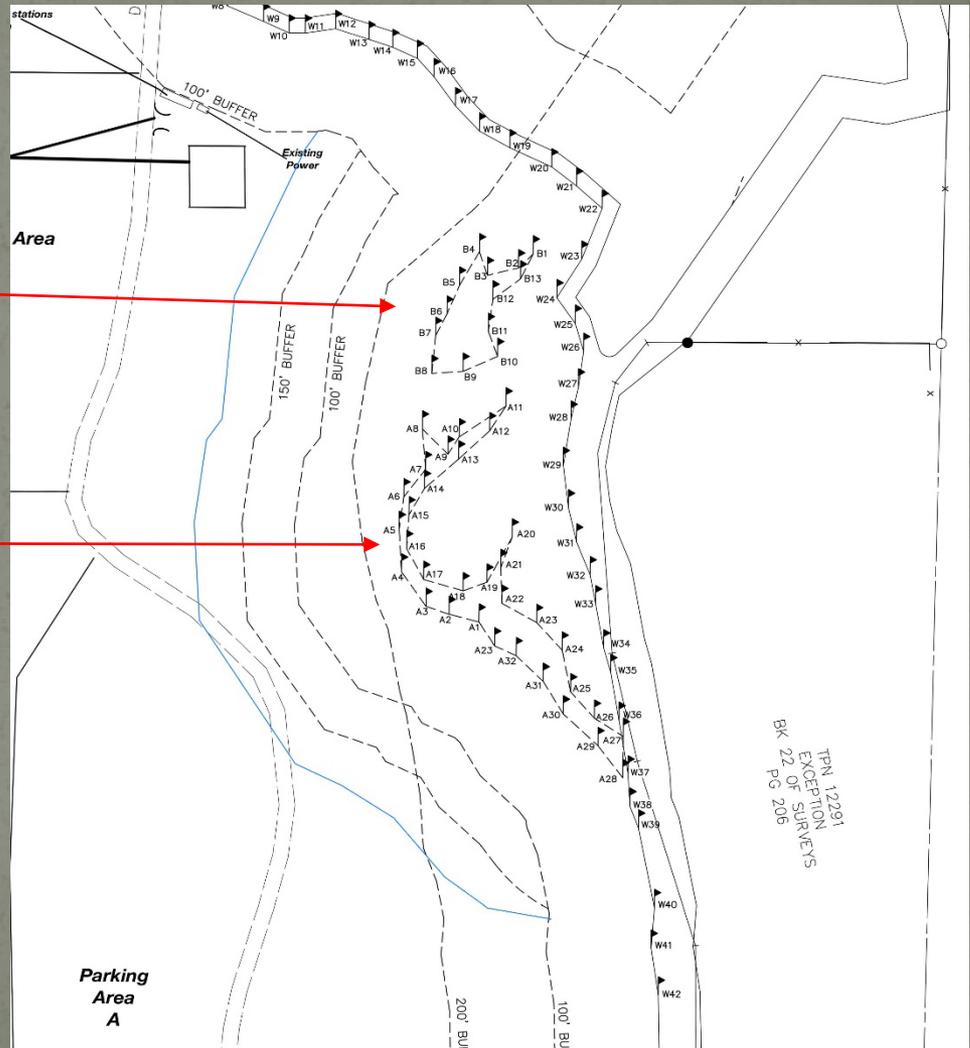
Sweetwater Ranch Critical Areas

- During the Critical Areas Review, multiple areas were identified:
 - Two Type 2 Streams, one (Naneum Creek) fully associated with Shoreline Jurisdiction of the State runs along the eastern property line.
 - And Two wetlands contiguous with the Shoreline Jurisdiction were identified.
 - A section of the unnamed type 2 stream north of the Main event facility was found to have been cleared, encroaching upon the critical area buffer.



Sweetwater Ranch Critical Areas

- The Northern Wetland (Wetland B) is categorized as a Category II wetland with a use associated buffer of 200-feet for High Intensity use and Development (KCC17B.05.020G-1)
- The southern wetland (Wetland A) is categorized as a Category II wetland with a Shoreline associated buffer of 200 feet for High Intensity Use and Development (KCC 17B.05.020G-1)



Sweetwater Ranch (CU-21-00002)

Environmental Review

- After considering comments from various agencies, an onsite visit with the Department of Ecology and Washington State Department of Fish and Wildlife, amendments to the original site plan removing two parking areas and expanding the wetland buffer to the required High Intensity Use of 200' for wetlands located associated with shoreline jurisdiction, CDS issued a Mitigated Determination of Non-Significance (MDNS) on November 18, 2021

Sweetwater Ranch (CU-21-00002)

Agency Comments

- *Kittitas County Community Development Services – Building Department:*
KCCDS – Building Department provided comments stating that all buildings renovated, new, or structures that are part of the 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.

Sweetwater Ranch (CU-21-00002)

Agency Comments

- *Washington State Department of Archaeology & Historic Preservation (DAHP):* DAHP provided comment in regards to their statewide predictive model indicating high probability of encountering cultural resources, the proximity of the project to Naneum Creek and multiple archaeological sites recorded near the proposed project area. DAHP recommended a professional archaeological survey of the project area.
- Staff reviewed the proposal with the Kittitas County Code. As all ground disturbing activities took place prior to application for the conditional use and no additional ground disturbing activities are proposed, staff did not condition the application with a cultural resources survey Per Kittitas County Code (KCC) 17B.05.010 Cultural, archaeological and historical resources.

Sweetwater Ranch (CU-21-00002)

Agency Comments

- *Washington State Department of Health – Office of Drinking Water (WSDOH-ODW)*
WSDOH-ODW provided comment stating that due to the applicant stating that no water would be provided for either consumption or toilet use, WSDOH-ODW had no further comments.

Sweetwater Ranch (CU-21-00002)

Agency Comments

- *Washington State Department of Ecology (DOE):*
DOE provided comments regarding Shorelands/Environmental Assistance, Water Quality and Water Resources. DOE submitted concerns for the Parking Area B of the site plan and requested a joint onsite visit, as well as concerns for the Critical Areas Report buffer for Category II wetlands, stating that the wetlands are associated with Shoreline Jurisdiction and need to be regulated under the County's Shoreline Master Program (SMP) rather than the Critical Areas code. Concerns regarding potential discharge off-site and the possible need for a NPDES Construction Stormwater General Permit. DOE stated the applicant should contact DOE in regards to water availability in the proposed project area as obtaining a water right is difficult.
- An onsite visit was conducted with the Department of Ecology. Parking Area B was removed from the site plan, a 200' buffer was established around Wetland A and B associated with shoreline jurisdiction, and there are no additional ground disturbing activities proposed onsite as all structures and roadways are existing.

Sweetwater Ranch (CU-21-00002)

Agency Comments

- *Kittitas County Fire and Rescue (KVFR):*

KVFR provided comments regarding a Fireflow plan, the response time being 15+ minutes in this vicinity, necessary ongoing vegetation management needs around structures, tents and parking areas, in addition to the WUI code compliance, the need for 2 separate access/egress roads and compliance with Appendix D of International Fire Code, Bridges needing to be engineered and posted with weight limits, clear addressing and site map at the entrance and the need for Knox access for buildings and any locked gates.

Sweetwater Ranch (CU-21-00002)

Agency Comments

- *Kittitas County Public Health (KCPH):*

KCPH provided comments regarding the need of an approved Group A well by WSDOH if the event center has bathrooms, kitchen for food preparation or any structure allowing the public to have access to the water system, all caterers needing appropriate licensing and current foodservice permits and valid food handler cards, the need for a commissary kitchen for refilling of clean potable water and disposing of all grey water and ware washing, the need for plan review and approval for any kitchen plans on the site, the need for wastewater needing to be accommodated through enough portable toilets to accommodate the maximum occupants of the building (including employees) and if in the event a subsurface sewage system is installed a site evaluation will need to be completed as well as design drafted by a licensed designer in Washington State and a final inspection with Public Health prior to use.

Sweetwater Ranch (CU-21-00002)

Agency Comments

- *Kittitas County Public Works (KCPW):*

KCPW provided comments regarding grading permit, engineered stormwater plans, entrance markings, access permit requirements, the project being located within the 100 year floodplain and any additional development should remain outside the floodplain to reduce risk and avoid mandatory flood insurance purchase requirements, floodplain development permits.

- In an email dated 09-30-21, Public Works requested the removal of their requirement for engineered stormwater plans as the project does not propose any additional impervious area

Sweetwater Ranch (CU-21-00002)

Agency Comments

- *Washington State Department of Fish and Wildlife (WDFW):*
WDFW provided comments regarding the critical areas located on the property and the possible impacts on fish and wildlife conservation areas, shrub steppe habitat, Naneum Creek and the associated riparian area, Channel Migration Zone, concerns with parking are D and E (and potentially C depending on the extent) all located within the shrub steppe habitat. WDFW requested that parking areas B, D and E be configured to avoid habitat impacts or mitigation for habitat impacts be proposed to offset these impacts. WDFW stated concerns for the proposed trails and fire wising extents and the need for these items to be shown on a site plan for better understanding of the impacts, if the proposed water right impacts on instream flows, WDFW would need to be involved and consulted.
- Amendments to the site plan included removal of parking areas B and E and a reduction to parking area D down to the existing gravel parking area. An onsite visit was conducted with WDFW and additional comments were submitted by WDFW on July 13, 2021 stated that the amendments to the site plan now have the proposal “completely avoiding impacts to existing shrubsteppe habitat, WDFW feels that issue is resolved”. Additionally, staff worked with WDFW on the revegetation plan and have conditioned the project to reflect this requirement.

Sweetwater Ranch (CU-21-00002)

Agency Comments

- *Yakama Nation – Cultural Resources Program*

Yakama Nation – CRP provided comments recommending a cultural resources investigation be completed on any areas where ground disturbance will occur.

- Staff reviewed the proposal with the Kittitas County Code. As all ground disturbing activities took place prior to application for the conditional use and no additional ground disturbing activities are proposed, staff did not condition the application with a cultural resources survey Per Kittitas County Code KCC 17B.05.010 **Cultural, archaeological and historical resources.**

Sweetwater Ranch (CU-21-00002)

Agency Comments

- *Kittitas County Fire Marshal's Office (KCFM)*

KCFM provided comments regarding driveway width needing to be 20 feet wide, driveway egress needing a 96' turnaround or loop road, Building occupancy load being 295 persons, a draft hydrant must be accessible onsite, minimum of two egress doors must comply with IFC panic hardware, on opposing sides of the building, a fire sprinkler system not being required per occupancy load and that the project is subject o annual fire life safety inspections.

Sweetwater Ranch (CU-21-00002)

Public Comments

- *Darrell Hodaley (Skip) submitted comments regarding his well being monitored for the last three years, twice yearly, and the static water level being reduced 20 feet from May 1, 2020 through October 1, 2020. Mr. Hodaley stated his concern with the dramatic reduction in water availability and the possible impacts the CUP will have on existing wells in the vicinity.*

Sweetwater Ranch (CU-21-00002)

- All of the comments received were transmitted to the applicant at the end of the comment period (Index #27).
- Staff reviewed and considered all of the application materials and comments received. The proposal was reviewed for its consistency with Kittitas County Code and the Comprehensive Plan. The specifics of this review can be found in the Staff Report provided in your review materials.

Sweetwater Ranch (CU-21-00002)

Consistency

Staff finds the project to be consistent, as conditioned, with:

- KC Comprehensive Plan
- KCC 17.60A Conditional Uses
- KCC 17A Critical Areas
- KCC 14 Building Code
- KCC 12 Roads and Bridges
- KCC 20 Fire Life and Safety

Sweetwater Ranch (CU-21-00002)

Recommendation

Staff recommends APPROVAL of the proposed CUP subject to the conditions identified in the staff report.