

### Kittitas County Planning Department

Room 182, Courthouse • Ellensburg, WA 98926 (509) 962-7506 • Fax (509) 962-7697

July 8, 1998

Jennifer Creveling P.O. Box 1180 Kirkland, WA. 98033-0918

RE: Bill and Kathy Bishop Lodge Proposal

Dear Jennifer,

Per our conversation on July 7, 1998, this letter is to let the Bishops know that they have all of the necessary permits from the Kittitas County Planning Department in regards to their proposed lodge. According to our file Bill and Kathy Bishop did receive their Shorelines Substantial Development Permit (S-96-06), Zoning Conditional Use Permit (C-96-06), and Zoning Variance (V-96-04) in September of 1996.

These are all of the permits required for the project that has been proposed at this time. Any changes though may require the Bishop's to reapply for these permits.

Please do not hesitate to contact the Planning Department with any questions which you might have.

Sincerely,

Kittitas County Planning Department

Clay White, Staff Planner



### STATE OF WASHINGTON

### DEPARTMENT OF ECOLOGY

15 West Yakima, Suite 200 • Yakima, Washington 98902-3401 • (509) 575-2490

August 9, 1996

Kittitas County Planning Rm 182, Courthouse Ellensburg, WA 98926

Re: Bishop Project Wetland Report dated July 17, 1996

Dear Ms. Randall:

The information contained in the wetland report is inadequate to describe the location, approximate size, and location of existing wetlands on site. It does not state the expected acreage and type of wetlands which will be impacted. My recollection is that I stated to Mr. Bishop that a detailed delineation did not have to be done on the entire site, but that the wetland areas impacted by the roadway needed to be characterized and an appropriate mitigation plan formulated which would replace the function and values of the lost or impacted wetlands. Therefore, at this time, the ability of the applicant to show that wetland impacts can be mitigated is not clear.

The wetland report also does not describe how the mitigation site was selected and what functions and values it will replace in order to mitigate for affected wetland impacts. The report needs to provide enough information so that it is clear that wetland impacts will be appropriately mitigated for.

Some specifics of what needs to be included in the wetland report:

1) An aerial view map of the project, with an overlay of information on wetland location gathered from data sheets by the consultant, from National Wetland Inventory Map data, etc. The aerial view map should include a detailed location of wetlands within 100 feet of the proposed roadways, all structures, and wetlands within 25 feet of proposed pathways. An approximate location of wetlands on the rest of the site (this could be done with visual vegetation surveys of the consultant) should also be done. Delineation data sheets that the consultant used to locate wetlands in proximity to structures and roadways need to be provided and a discussion of how the location of other wetlands on site was approximated also needs to be included in the written report.

Kittitas County Planning

RE: Bishop Project Wetland Report

Page 2

August 9, 1996

- 2) The source of hydrology of the wetlands on site should be discussed; is it primarily surface or ground water driven and what evidence is there to support the conclusion? The current wetland report only contains several sentences about the hydrology of the site. Understanding the hydrology of the site is critical for appropriate location of the mitigation area.
- 3) The functions and values of the wetlands on site need to be discussed. Are all wetlands on site the same (are they all forested wetlands?) Are all wetlands on site interconnected with each other, do they have the same functions and vegetational characteristics?
- 4) A mitigation plan should be included which contains a description of hydrology source, a monitoring plan, and a contingency plan if mitigation as proposed does not work.

I would be happy to meet with the applicant and or his wetland consultant out on site to discuss some of these issues if there are questions. I will probably require a few weeks lead time for site visit scheduling.

Sincerely,

Catherine D. Reed

Wetland and Shoreland Specialist

Shorelands and Water Resources Program

ath D. Reed

CDR:gh 960808

cc: Bill and Kathy Bishop

# A Facsimile Transmission From Department of Ecology Central Regional Office 15 West Yakima Avenue, Suite 200 Yakima, WA 98902-3401

DATE: Aug 9, 1996	. ? .				
TO: <u>Debbie Randall</u>	-				
	•				
FROM: Cathy Reed					
FAX NUMBER: 962-7697					
Number of pages including this sheet: 3					
Facsimile Machine No.: (509) 575-2809 - RECEPTION (509) 454-7830 - ROOM 234 (2ND FLOOR) (509) 454-4339 - ROOM 326 (3RD FLOOR)					
If problems arise, please call (509) 575-2490.					



### state of washington DEPARTMENT OF ECOLOGY

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Kittitas County Planning

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August 9, 1996

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Catherine D. Reed

Wetland and Shoreland Specialist

Shorelands and Water Resources Program

CDR:gh 960808

cc: Bill and Kathy Bishop

Established by the Treaty of June 9, 1855



Confederated Tribes and Bands of the Yakama Indian Nation

August 8, 1996

Debbie Randall, Interim Planning Director Kittitas County Planning Department Room 182, Courthouse Ellensburg WA 98926

RE: Bishop Lodge Proposal

Dear Ms. Randall.

Please find attached Scott Nicolai's report to me on this proposal. I concur with the findings of the report for salmon and steelhead habitat conservation. In light of the significant habitat risks associated with this proposal, a Determination of Significance should be issued. Review via an EIS will provide a range of mitigation alternatives.

If additional input is needed, contact Mr. Nicolai at (509) 865-6262, extension 6689. Thank you for your time and consideration in this matter.

Sincerely,

Carroll Palmer, Deputy Director Natural Resources Division

Klatt, WDFW

File

Enclosure

cc:

received ofter deedline - not considered

### **MEMORANDUM**

TO:

Carroll Palmer, Deputy Director, Natural Resources Division

FROM:

Scott Nicolai, Assistant Environmental Manager, Fisheries L. M.

DATE:

August 8, 1996

SUBJECT:

Kittitas County Notice of Application for Shoreline Substantial Development, for

proposed 11,000 square foot lodge adjacent to Yakima River, T21N/R12E/Sec 36.

As you may recall, this application was circulated for comments in May. I have met with the applicant at the site, and have identified mitigation for probable significant impacts to anadromous fish resources. This reach supports exceptional rearing habitat for anadromous and resident fish. In good water years, some of the highest densities of spawning salmon in the entire Yakima drainage spawn here, consequently loss of rearing habitat is of tremendous concern.\(^1\) On the property, a side channel splits into multiple channels, with an abundance of woody debris, emergent wetland plants, and small riffles which support resident trout spawning habitat. During the site visit, I stated that the greatest impact to fisheries from Mr. Bishop's proposal stems from the access road. I encouraged the applicant to obtain an easement to use an existing road that lies on adjacent parcels, one of which is owned by the U.S. Forest Service.

The Forest Service has subsequently denied Mr. Bishop's request. As a result, Mr. Bishop would be forced to construct a road in the riparian/wetland habitat described above. New road construction would directly eliminate sensitive salmon rearing habitat. Moreover, additional habitat would be altered through canopy removal, sedimentation, increased human activity and hydrologic modification. Given the rearing habitat value of the area, the characteristics of Mr. Bishop's property, and the status of Yakima River anadromous fish stocks, new road construction would have significant environmental impacts.

Conclusion: The proposal would impact additional habitat through permanent removal of riparian habitat along the interior road, at the building site(s) and in the drain field area. The applicant intends to construct the guest lodge 100 feet from the high water mark of the Yakima mainstem, and much of the existing road is within 200 feet of the mainstem shoreline. This narrow buffer will not maintain most riparian habitat functions. However, moving the road farther from the main channel would impinge on side channel habitat. Given the loss of riparian/wetland habitat, floodplain encroachment and new road construction in a sensitive area, a Determination of Significance (DS) should be issued.

cc:

Teske, TFW

File

Anadromous fish are not allowed to spawn in this reach in low water years because the ladder at Easton is blocked.





Debbie Randall, Interim Planning Director Kittitas County Planning Department Room 182, Courthouse Ellensburg WA 98926

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Klatt, WDFW

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File

<sup>&</sup>lt;sup>1</sup> Anadromous fish are not allowed to spawn in this reach in low water years because the ladder at Easton is blocked.



### **Kittitas County Environmental Health**

507 Nanum Street, Room 30, Ellensburg, WA 98926-2898 Telephone: (509) 962-7698 Fax: (509) 962-7052

August 9, 1996

Debbie Randall Kittitas County Planning Department Room 182, Courthouse Ellensburg WA 98926



### Dear Debbie,

I would like to take this opportunity to comment on Bill Bishop's site evaluation for an onsite sewage disposal system. The system for a 16 bedroom lodge will need the following:

- 150 gallons per day per bedroom which equals 2400 gallons per day.
- A grease trap off of the kitchen intercepting grey water.
- A 2000 square foot sand filter followed by pressure distribution drainfield installed in the top 12 inches of soil.
- Must maintain 100 feet from all surface water.

If you have any further questions please feel free to contact me.

Sincerely,

Mark Nelson

Environmental Health Specialist



### **Environmental Health**

507 Nanum Street, Ellensburg, WA 98926-2898 | Telephone: (509) 962-7698

Fax: (509) 962-7052

August 9, 1996

Debbie Randall, Interim Planning Director Kittitas County Planning Department Room 182, Courthouse Ellensburg, WA. 98926



Dear Debbie,

Thank you for this opportunity to comment on the proposed Bishop Lodge. From the description of the proposed facility, it appears that it will be considered a Group A-Transient Non-community water system. The well site as well as the water system will need to be approved by the Washington State Department of Health, Drinking Water Division in Spokane.

If food is to be prepared for the public then the foodservice establishment must be approved by our department.

If you need any additional information Debbie, please contact me.

Sincerely,

Holly Duncan

Environmental Health Specialist



### **Environmental Health**

507 Nanum Street, Ellensburg, WA 98926-2898 | Telephone: (509) 962-7698

Fax: (509) 962-7052

May 8, 1996

Debbie Randall, Interim Planning Director Kittitas County Planning Department Room 182, Courthouse Ellensburg, WA. 98926



Dear Debbie,

I would like to take this opportunity to contact you regarding the application for the Bishop Lodge near Cabin Creek. After reviewing the information submitted to this office it has been determined that the applicant will need to contact Tom Justus with the Washington State Department of Health in Spokane (509) 456-3115, to begin the process for getting a Group A Transient Non-Community water system approved for the project.

It is also mentioned that the lodge will have facilities for providing meals for the guests. If food is to be prepared on site for the public then the foodservice will need to be licensed and approved by the Kittitas County Health Department.

Thank you for this opportunity to comment. If you need any additional information or assistance please don't hesitate to contact me.

Sincerely,

HollyDuncan

Environmental Health Specialist





### State of Washington DEPARTMENT OF FISH AND WILDLIFE

1701 S. 24th Ave., Yakima, WA 98902-5720 Tel. (509) 575-2740

August 8, 1996

Debbie Randall Kittitas County Planning Dept. Room 182, Courthouse Ellensburg, WA 98926

Subject: BISHOP LODGE, COMMENTS TO DNS

Dear Ms. Randall,

As you know the Forest Service, in a letter dated July 12, 1996, has denied the Bishop's an easement across Forest Service property. The Forest Service has indicated in that letter that an acceptable alternative access across private land exists. Indeed, the private land exists, however the majority of that land is wetlands or side channel to the Yakima River. Construction of a road there would impede the unrestricted flow of water in the side channel and decrease the value of the existing wetlands.

Mitigation for loss of wetlands through replacement is an acceptable alternative if left with no other recourse. However, Scott Nicolai, with the Yakama Indian Nation, and myself are presently negotiating with the Forest Service to allow for that easement. The easement road is already in existence, which would preclude the need for additional road construction across wetlands.

Should the Forest Service decide to grant this easement, I would request that this be reinstated as an alternative for road access (refer to Bishop Project Wetland Report, Wetlands Environmental Inc., Proposed Activities).

Thank you for the opportunity to comment on this proposal.

Sincerely,

Russell Klatt

Area Habitat Biologist



### **Environmental Health**

507 Nanum Street, Ellensburg, WA 98926-2898 | Telephone: (509) 962-7698

Fax: (509) 962-7052

May 6, 1996

Debbie Randall, Interim Planning Director Kittitas County Planning Department Room 182, Courthouse Ellensburg, WA 98926



RE: Bishop Lodge

Dear Debbie;

At this time, Environmental Health cannot make a determination upon drainfield size, type or placement due to lack of information. Mr. Bishop was to contact Environmental Health when the property was accessible to evaluate test holes in the proposed drainfield area located outside the 100 year floodplain. As of this date we have not been contacted by Mr. Bishop.

Also, more information will be required for sizing the drainfield. We will need a blueprint copy to determine wastewater flow from plumbing fixtures in conjunction with the number of bedrooms.

If you have any questions, please feel free to contact me.

Sincerely,

Mark Nelson

### Washington State Department of Transportation

### Facsimile Transmittal

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DOT Form 700-050 EF





**South Central Region** 2809 Rudkin Road, Union Gap P.O. Box 12560 Yakima, WA 98909-2560

(509) 575-2510

May 6, 1996

Kittitas County Planning Department Kittitas County Courthouse Room 182 Ellensburg, WA 98926

Attention: Debbie Randall, Interim Planning Director

Subject: SEPA Checklist and

Rezoning

Dear Debbie

We have received a SEPA Checklist related to a zoning change for the Bishop Lodge site. After reviewing the documents, we have determined that the lodge site rezone has no significant impact on state transportation facilities.

Thank you for the opportunity to review this proposal.

Sincerely,

RICHARD L. LARSON, P.E. Regional Administrator

⊮By: Kerry J. Grant, P.E. Regional Planning Enginee

RLL KJG:dms

cc: file C001-1, Kitco-18



South Central Region 2809 Rudkin Road, Union Gap P.O. Box 12560 Yakima, WA 98909-2560

(500) 575-2510

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Regional Planning English

RLL KJG:dms

cc: file C001-1, Kitco-18





May 6, 1996

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RE: Bishop Shoreline Proposal

Dear Ms. Randall,

Please find attached Scott Nicolai's report to me on this proposal. I concur with the findings of the report. On behalf of the Yakama Nation, please ask that the requested information be forwarded, and evaluated prior to issuance of a SEPA threshold determination. As an alternative, the requested information could be included as part of a mitigation strategy, provided that Yakama Nation staff concur with the entire mitigation plan.

If additional input is needed, feel free to contact Mr. Nicolai at (509) 865-6262, extension 6689.

Sincerely, Llelano Jaluskin

Carroll Palmer, Deputy Director Natural Resources Division

cc:

Klatt, WDFW Teske, YIN-TFW

File

Enclosures

#### **MEMORANDUM**

TO: Carroll Palmer, Deputy Director, Natural Resources Division

THROUGH: F. Dale Bambrick, Environmental Manager, Fisheries

FROM: Scott Nicolai, Assistant Environmental Manager, Fisheries 1-71.

DATE: May 2, 1996

SUBJECT: Kittitas County Notice of Application for Shoreline Substantial Development for

proposed 11,000 square foot lodge adjacent to Yakima River, T21N/R12E/Sec 36.

For this proposal, the applicant seeks permits to allow construction of an access road and a 11,000 square foot lodge 100 feet from the mainstem of the Yakima River. The parcel is zoned commercial forest; structures are prohibited in the 100-year floodplain in this zone. The Kittitas County Planning Department is the SEPA Lead Agency, they are seeking comments on the proposal prior to issuing a threshold determination.

From the available documents, it is not possible to weigh all the potential significant adverse impacts to fish habitat. The EC states that the lodge and garage/barn will be constructed 100 feet from the high water mark of the Yakima River. Because the river includes a side channel at or near the project site, the question becomes whether the applicant intends to cross the side channel and build adjacent to what is currently the main channel. Without a detailed building site plan, it is impossible to know whether construction will occur landward of the side channel, or on the island.

The EC also states that the roadway will cross two wetlands, but that wetland mitigation occur through the construction of a pond. Design of the constructed pond, including location on the property, shoreline edge configuration, proposed water depth, and revegetation species prescriptions are needed to ensure that functions and values of impacted wetlands are replicated.

General habitat issues that arise from this type of development are discussed below. The potential impact will depend upon where construction will occur on the property.

Riparian Habitat: The entire property serves as riparian habitat for terrestrial and aquatic species. Riparian communities provide critical habitat for salmon and steelhead found in the Yakima River. Some functions include water shading, input of insects and organic debris, stream bank stability, enhancing habitat diversity, nutrient attenuation and reduction of siltation via decreasing surface runoff into the stream (Payne and Copes, 1988). Intact riparian vegetation also slows floodwater velocities, which allows surface waters to recharge the groundwater table. Not only is this phenomenon of importance to fish and other aquatic biota, but it also has several anthropocentric benefits. Additional groundwater provides more water for irrigation and domestic use. Slower floodwater velocities also dampen and desynchronize flood peaks (Elmore and Beschta, 1987).

Another of the roles served by riparian habitats is critical habitat provided for terrestrial wildlife species (Johnson and Haight, 1984). In Western Montana, 59% of the land birds use riparian habitats for breeding and 36% are obligate riparian breeders (Ohmart and Anderson, 1986). A study in the Great Basin of Southeast Oregon concluded that of the 363 species of land vertebrates found within this area, 299 utilize riparian habitats more than any others, or are directly dependent upon them (Thomas et.al., 1979). Another report stated that if riparian ecosystems were severely degraded or completely lost, it is conceivable that between 60 and 80% of the wildlife species native to the western United States could be lost (Ohmart and Anderson, 1986). The structural diversity, availability of water and more uniform temperatures make these ecotones conducive to wildlife species that would not otherwise inhabit rangelands of the intermountain west.

The diverse, healthy riparious vegetation is what provides these functions. Protection of streambanks, water quality, water quantity, fish and wildlife habitat and reduction of flood damage are all tied to the presence of riparian vegetation. This concept has not always been considered by fish restoration planners. Much money has been spent on habitat restoration through the construction of instream structures with little or no recognition of the importance of riparian vegetation or the individual stream's characteristics. Not only is this approach expensive, it is often not self-perpetuating as structures have a finite life expectancy.

Floodplain Development: Flooding causes more property damage in the United States each year than any other natural disaster (FEMA, 1986). To protect human life and property, Kittitas County prohibits construction in the floodway. A detailed floodplain study should be conducted to determine whether the proposed building site is in the floodplain or the floodway.

Recommended Mitigation and Conclusion: In 1992 illegal activities occurred on the property that substantially degraded habitat function of the riparian community. Much of the forest overstory vegetation was removed, a side channel was forded and blocked, and extension siltation occurred. This project may further compromise habitat function at the site. On the other hand, the applicant may improve some habitat functions through proper siting of structures, restoration and protection of vegetation, and limiting visitor and domestic animal access to some sensitive areas. At a minimum to avoid significant adverse impacts, the following should be fulfilled to mitigate impacts to fish habitat:

- All structures should be placed 250 feet landward of side channels and the mainstem Yakima River.<sup>1</sup> This will minimize disturbance to migrating/feeding wildlife, will provide for restoration through time of vegetation lost in recent illegal harvest activities, will reduce access road construction and maintenance costs and will minimize risk of flood damage to buildings.
- Recreational trails should be designated on a site map and laid out on the ground prior to completion of SEPA review.
- Structures should be built to comply with the Kittitas County Critical Areas requirements for floodplain development.
- A detailed floodplain study, such as a HEC-2 analysis, should be required to determine the

<sup>&</sup>lt;sup>1</sup> Per Washington Department of Fish and Wildlife's Priority Habitats and Species Recommendations.

floodway/floodplain boundary.

Prior to issuing a threshold determination, it is mandatory that a site plan be forwarded that identifies mainstem, side channels, floodway/floodplain boundary and jurisdictional wetlands. Potential adverse environmental impacts and appropriate mitigation can then be established.

#### REFERENCES CITED

Elmore, W. and R.L. Beschta. "Riparian Areas: Perceptions in Management." Rangelands (9[6], Dec. 1987): unpaginated.

Johnson, R.R. and L.T. Haight. "Riparian Problems and Initiatives in the American Southwest: A Regional Perspective," pp. 404-412 in Warner, R.E., and K.M. Hendrix, eds. <u>California Riparian Systems, Ecology, Conservation, and Productive Management</u>. U.C. Berkeley Press, 1984, 1035pp.

Ohmart, R.D. and B.W. Anderson. "Riparian Habitat." pp. 169 - 199 in <u>Inventory and Monitoring of Wildlife Habitat</u>. USDI Bureau of Land Management, 1986, unpaginated.

Payne, N.F. and F. Copes. <u>Wildlife and Fisheries Habitat Improvement Handbook</u>. USDA Forest Service, Wildlife and Fisheries Administrative Report, 1988, unpaginated.

Thomas, J.W., C. Maser and J.E. Rodiek. "Riparian Zones." pp. 40 - 47 in Wildlife Habitats in Managed Forests of the Blue Mountains of Oregon and Washington. USDA Forest Service, 1979.

cc:

File

Established by the Treaty of June 9, 1855



Confederated T is and Bands of the Yakama Indian Nation

May 6, 1996

Debbie Randall, Interim Planning Director
Kittitas County Planning Department
Room 182, Courthouse
Ellensburg WA 98926

RE: Bishop Shoreline Proposal

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The EC also states that the roadway will cross two wetlands, but that wetland mitigation occur through the construction of a pond. Design of the constructed pond, including location on the property, shoreline edge configuration, proposed water depth, and revegetation species prescriptions are needed to ensure that functions and values of impacted wetlands are replicated.

General habitat issues that arise from this type of development are discussed below. The potential impact will depend upon where construction will occur on the property.

Riparian Habitat: The entire property serves as riparian habitat for terrestrial and aquatic species. Riparian communities provide critical habitat for salmon and steelhead found in the Yakima River. Some functions include water shading, input of insects and organic debris, stream bank stability, enhancing habitat diversity, nutrient attenuation and reduction of siltation via decreasing surface runoff into the stream (Payne and Copes, 1988). Intact riparian vegetation also slows floodwater velocities, which allows surface waters to recharge the groundwater table. Not only is this phenomenon of importance to fish and other aquatic biota, but it also has several anthropocentric benefits. Additional groundwater provides more water for irrigation and domestic use. Slower floodwater velocities also dampen and desynchronize flood peaks (Elmore and Beschta, 1987).

Another of the roles served by riparian habitats is critical habitat provided for terrestrial wildlife species (Johnson and Haight, 1984). In Western Montana, 59% of the land birds use riparian habitats for breeding and 36% are obligate riparian breeders (Ohmart and Anderson, 1986). A study in the Great Basin of Southeast Oregon concluded that of the 363 species of land vertebrates found within this area, 299 utilize riparian habitats more than any others, or are directly dependent upon them (Thomas et.al., 1979). Another report stated that if riparian ecosystems were severely degraded or completely lost, it is conceivable that between 60 and 80% of the wildlife species native to the western United States could be lost (Ohmart and Anderson, 1986). The structural diversity, availability of water and more uniform temperatures make these ecotones conducive to wildlife species that would not otherwise inhabit rangelands of the intermountain west.

The diverse, healthy riparious vegetation is what provides these functions. Protection of streambanks, water quality, water quantity, fish and wildlife habitat and reduction of flood damage are all tied to the presence of riparian vegetation. This concept has not always been considered by fish restoration planners. Much money has been spent on habitat restoration through the construction of instream structures with little or no recognition of the importance of riparian vegetation or the individual stream's characteristics. Not only is this approach expensive, it is often not self-perpetuating as structures have a finite life expectancy.

Floodplain Development: Flooding causes more property damage in the United States each year than any other natural disaster (FEMA, 1986). To protect human life and property, Kittitas County prohibits construction in the floodway. A detailed floodplain study should be conducted to determine whether the proposed building site is in the floodplain or the floodway.

Recommended Mitigation and Conclusion: In 1992 illegal activities occurred on the property that substantially degraded habitat function of the riparian community. Much of the forest overstory vegetation was removed, a side channel was forded and blocked, and extension siltation occurred. This project may further compromise habitat function at the site. On the other hand, the applicant may improve some habitat functions through proper siting of structures, restoration and protection of vegetation, and limiting visitor and domestic animal access to some sensitive areas. At a minimum to avoid significant adverse impacts, the following should be fulfilled to mitigate impacts to fish habitat:

All structures should be placed 250 feet landward of side channels and the mainstem Yakima River. This will minimize disturbance to migrating/feeding wildlife, will provide for restoration through time of vegetation lost in recent illegal harvest activities, will reduce access road construction and maintenance costs and will minimize risk of flood damage to buildings.

Recreational trails should be designated on a site map and laid out on the ground prior to completion of SEPA review.

Structures should be built to comply with the Kittitas County Critical Areas requirements for floodplain development.

A detailed floodplain study, such as a HEC-2 analysis, should be required to determine the

<sup>&</sup>lt;sup>1</sup> Per Washington Department of Fish and Wildlife's Priority Habitats and Species Recommendations.

floodway/floodplain boundary.

Prior to issuing a threshold determination, it is mandatory that a site plan be forwarded that identifies mainstem, side channels, floodway/floodplain boundary and jurisdictional wetlands. Potential adverse environmental impacts and appropriate mitigation can then be established.

### REFERENCES CITED

Elmore, W. and R.L. Beschta. "Riparian Areas: Perceptions in Management." Rangelands (9[6], Dec. 1987): unpaginated.

Johnson, R.R. and L.T. Haight. "Riparian Problems and Initiatives in the American Southwest: A Regional Perspective," pp. 404-412 in Warner, R.E., and K.M. Hendrix, eds. California Riparian Systems, Ecology, Conservation, and Productive Management. U.C. Berkeley Press, 1984, 1035pp.

Ohmart, R.D. and B.W. Anderson. "Riparian Habitat." pp. 169 - 199 in Inventory and Monitoring of Wildlife Habitat. USDI Bureau of Land Management, 1986, unpaginated.

Payne, N.F. and F. Copes. Wildlife and Fisheries Habitat Improvement Handbook. USDA Forest Service, Wildlife and Fisheries Administrative Report, 1988, unpaginated.

Thomas, J.W., C. Maser and J.E. Rodiek. "Riparian Zones." pp. 40 - 47 in Wildlife Habitats in Managed Forests of the Blue Mountains of Oregon and Washington. USDA Forest Service, 1979.

CC:

File



United States
Department of
Agriculture

Forest Service Wenatchee National Forest Cle Elum Ranger District 803 W. 2nd Street Cle Elum, WA 98922 (509) 674-4411

Reply To: 1920



Kittitas County Planning Dept. Attn: Debbie Randall Rm 182, Courthouse Ellensburg, WA 98926

Re: Notice of Application... Bishop Lodge (File C-96-06, S-96-03, V-96-04)

Dear Ms. Randall:

Thank you for the opportunity to review the above referenced application. While this proposal has the potential for cumulative effects on the ecology of the entire area, these comments will only reflect direct effects on National Forest lands and facilities.

#### 1) 5. Animals

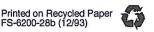
There are Spring Chinook and Bull Trout in the Yakima River and vicinity, these were not addressed. Also, the potential impacts to the Yakima Fisheries Project that is being implemented by the Bonneville Power Administration to enhance the anadromous fishery in the Yakima River System was not addressed and the Bonneville Power Administration was not on the application mailing list.

#### 2) 14. Transportation

The proposed access is via Forest Road #4823. The applicant refers to this road as the "U-Fish Road". The correct common name, as per County Enhanced 911 Naming Convention, is the Yakima River Road. The County 911 Coordinator has been informed of this and is making the necessary change.

An easement was granted to Boise Cascade Corp. in 1966 to access holdings within the National Forest boundary, this easement passed to subsequent "successors and assigns" (see attachment #1, partial document - the road number was changed from 2132 to 4823 during an updating of the National Forest road inventory) when the property was sold by Boise Cascade Corp.





Part of the easement document includes a maintenance agreement. As of this date, the Bishops have not contacted this office to discuss this issue. This road was not constructed to standards necessary to accommodate all-season use. With additional traffic, the road will continually need more maintenance. The existing use by Gary Ellson, U-Fish RV Park, is permitted by a maintenance agreement and a similar agreement will have to be entered into between the Bishops and the Forest Service. This is consistent with existing road management direction (see attachment #2, partial document - Comment to Cabin Creek RV Park SEPA review).

Also, with the continued development in this area safety increasingly becomes an issue. Road #4823 was constructed to safety standards necessary for commercial forest use, not for the daily private use that is increasing in the area. Perhaps this is the appropriate time for the land owners to improve the road to county standards and to have the road designated as a county road.

#### 3) 16. Utilities

Permits will have to be obtained from the Forest Service prior to the installation of utilities across National Forest lands. The applicant proposes to bury the utilities in the road. An application has not been received for this proposal. Without reviewing an application, a determination can not be made as to whether the utility installation would be in conflict with an existing use or whether it would be permitted.

Based on these concerns, I request that the decision on this proposal be delayed until the concerns are adequately addressed in a revised application or an environmental impact statement. Further, I suggest that the comment period be extended to allow time for review and comment by the Bonneville Power Administration.

I would appreciate a longer review period for proposals of this nature. My staff meets weekly to review activities that have potential impacts on National Forest lands. With reduced staffing levels, it becomes increasingly difficult to adequately address significant proposals in less than a two week time frame.

Thank you,

CATHERINE E. STEPHENSON

District Ranger

enclosures (2)

cc: w/o enclosures

Nancy H. Weintraub, BPA

Cottine Estephensen

Wenatchee National Forest

Elum Ranger District
2nd
Cle Elum, WA 98922
(509) 674-4411

Reply To: 7710

Date: May 8, 1992



Mr. Tom Pickeral, Planner Kittitas County Planning Dept. Kittitas County Courthouse 205 W. 5th. Ellensburg, WA 98926

Dear Mr. Pickeral:

We wish to comment to the proposed Cabin Creek RV Park and U-Fish Camp area SEPA

We noted on the map attached that the development is located relatively close to the North property line. Currently the BPA is doing an environmental study for a location of a salmon acciamation pond between the road and the river just north of the property line. Our concern is that location of the septic system and drain field will need to take the BPA development into account.

We do ask that the following items be made part of the record.

Current management of the access road, Road No. 4823, is open to all traffic during the snow free season and closed to all but over-the-snow vehicles, by forest order, during the winter months. Snow plowing generally is not permitted. The applicant, Terry Ellson, will need to enter into a road use agreement with the United States Forest Service for his share of the road maintenance. This is a requirement of the existing easement he will be utilizing for access.

He will also need to obtain special use permits for utilities (power and phone) where these lines cross national forest lands. He will also need appropriate easements across other private lands. Obtaining these permits can take up to 18 months so application is needed far in advance of need.

We are in favor of his proposal and wish him the best in his development.

Sincerely,

CATHERINE STEPHENSON

District Ranger

cc: Terry Ellson, 115 Emory Lane, Glenoma, WA 98336

EN6

May 7710/ campbell, 5-69?

Attachment #2

U.3. Department Gary Ellson ervice | Authority:

ours entire | ACT OF OCTOBER 21, 1976

business | (P.L. 94-579)

Cabin Cr. R.V. of P.O. Box 576, Easton, WA 98925 Phone (206) 498-5296 - 509-919-0169 (hereafter called the permittee) is hereby granted use of the following road or road segments.

Yakima River Road No. 4323 - From I-90 (exit 63) in section 24, T. 21 N., R. 12 E., W.M., to a point in section 36, T. 21 N., R. 12 E., W.M., a distance of 1.8 miles. Latitude  $121\sim 17'00"$ , Longitude  $47\sim 17'30"$ .

on the Wenatchee National Forest, subject to the provisions of this permit including clauses  $\underline{1}$  through  $\underline{21}$ , on pages  $\underline{1}$  through  $\underline{7}$  for the purpose of operating a R.V. and U-fish business located on your land in the section 36 , T. 21 N., R. 12 E., W.M.,

The location is shown approximately on Exhibit 1 attached hereto.

The exercise of any of the privileges granted in this permit constitutes acceptance of all the conditions of the permit.

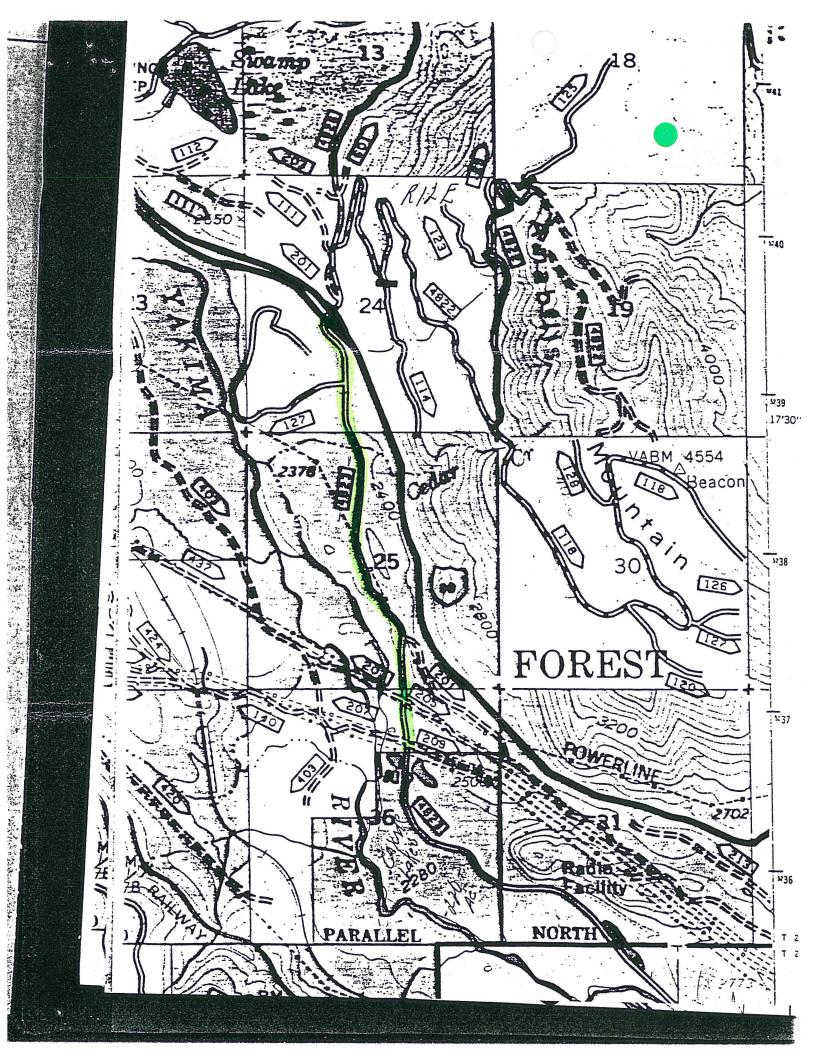
1. INVESTMENT SHARING RATES.
The rate for sharing under this permit is N/A (Per traffic unit, MBF,cu.yd other-Specify)

Permittee's share of investment will be met as provided for in clause 2.4

Rate for sharing of maintenance is shown in clause 9.

2-1. WORK REQUIRED TO ACCOMMODATE PERMITTED USE. In accordance with this use, the permittee shall perform the work described below and in accordance with plans and specifications attached hereto: N/A

WORK PERFORMANCE SCHEDULE. (Construction of required improvements or reconstruction will be completed within N/A months and before hauling commences.) 1/2 Work shall be performed in accordance with the attached schedule. In no case will haul be allowed to exceed the value of completed work.) 1/2 Credit will be allowed in the total of N/A, which is the engineering estimate for the cost of the work, to be credited to the share to be borne by this permitted use. In the event that permitted use will exceed the value of required work performed, the difference between the value of permitted use and work performed will be deposited in cash as provided in clause 2-3.



Oost Share 721N R125 •

TITLE PAPERS

\* EASEMENT

For

CASCADE ROAD NO: 2132

T. 21 N., R. 12 E., W. M. Le 2/436

Granted To

BOISE CASCADE CORPORATION

### WIERROLONGINU

reacted quarter.

CASCADE ROAD #2132

Said "premised shall be 37 feet on pack also of the denvertine with

such additional width as required for accommedation and protection of

cuts and fills. If the read is EASEMENT that antially as described

berein, the centerline of said read as accommedation and protection of

the company of antique of the tree centerline of the premises

EASEMENT, dated this: 2/2 day of 2/2 and through the premises

from the United States of America, acting by and through the Forest accommodate. Department of Agriculture, bereinsfter called "Grantor", to

BOISE CASCADE CORPORATION: a corporation of the State of Delaware,

hereinsfter called "Grantee", constructed, the ecoment travership

WITNESSETH:

WHEREAS, Grantee has applied for a grant of an easement under the Act of October 13: 1964 (78 Sta. 1089, 16 USC 532-538), for a road over certain lands or assignable easements owned by the United States in the County of Kittitas State of Washington and administered by the Forest Service, Department of Agriculture.

NOW THEREFORE, Grantor, for and in consideration of the sum of \$1.00 and the Grant of Reciprocal Rights-of-Way received by Grantor, does hereby grant to Grantee, its successors and assigns, and to successors in interest to any lands now owned or hereafter acquired by Grantee (hereinafter collectively referred to as "Grantee"); subject to existing easements and valid rights, a perpetual easement for a road along and across a strip of land, hereinafter defined as the "premises", over and across the lands in the County of Kittitas, State of Washington, as described on Exhibit A attached hereto:

The word "premises" when used herein means said strip of land whether or not there is an existing road located thereon. Except where it is defined more specifically, the word "road" shall mean roads now existing or hereafter constructed on the premises or any segment of such roads.

and ether equipment in excess of size and weight limitations one other equipment in excess of size and weight limitations otherwise applicable to public reads may be used on the reads frowided. That gross saights of equipment or vehicles shall not exceed the superity of bridges and other structures, and frowided, further, that cleated ourignest shall not be used on assumed rands.

b. Grantes chall county with all applicable State and Pederal lane, Thousand Crante, and Pederal rules and regularions, extent that he present or future administrative rules or regulations shall reduce the rights hereis expressly granted. Public Works Dept.

### INTEROPEICE MEMO

DATE:

May 1, 1996

TO:

DEBBIE RANDALL, INTERIM PLANNING DIRECTOR

FROM:

J. PAGE SCOTT, TRANSPORTATION PLANNER

SUBJECT:

BISHOP LODGE (C-96-06, S-96-03, V-96-04)

I have reviewed the application materials for this proposal and have the following comment(s):

- Access: Access to this site is off of a Forest Service Road. Kittitas County does not
  maintain this facility. The private access onto the property will need to be reviewed by the
  Fire Marshall for emergency access. Kittitas County does not have any defined standards
  for commercial access, but the applicant indicates that it will be 22' wide. Surfacing
  material was not identified (i.e. gravel or paved).
- 2. Traffic Volumes (SEPA item 14f): Given the remoteness of this site, the estimated traffic volumes seem reasonable, but when will guests be arriving/departing (weekdays, weekends, am, pm, etc.)?
- 3. Stormwater: Stormwater runoff from new impervious surfaces will need to be treated onsite before discharging into natural waterways.

If you have any questions or need additional information, please let me know.



## Kittitas County Department of Building & Fire Safety

507 Nanum Street, Room 2, Ellensburg, WA 98926 Telephone (509) 962-7694 Fax (509) 962-7682

### **MEMORANDUM**



DATE:

24 April 1996

TO:

Kittitas County Planning Department

FROM:

Kittitas County Department of Building & Fire Safety

RE:

Files C-96-06, S-96-06 & V-96-04

This department has no comment on the referenced applications.



JENNIFER M. BELCHER Commissioner of Public Lands KALEEN COTTINGHAM



April 23, 1996

Debbie Randall Interim Planning Director Kittitas County Planning Department Room 182, Courthouse Ellensburg, WA 98926

RE: Bishop Lodge Proposal (File # C-96-06, S-96-03, V-96-04)

Dear Ms. Randall:

After review of this proposal, it appears that a Forest Practices Application may be required for the harvest of timber.

The applicant should contact the Forest Practices section in this office for a determination of whether an application is required and the necessary forms.

Sincerely,

® C 18

Joseph L. Blazek

Forest Practices District Manager