



CITY OF ELLENSBURG

Public Works Department
501 North Anderson Street; Ellensburg, WA 98926
Ph: (509) 962-7230 Fax: (509) 962-7127

Memorandum

Date: October 25, 2013

To: Jeff Watson, Planner II Kittitas County

Thru: Ryan Lyyski, City Engineer *RL*

From: Craig Jones, Engineering Tech. II *CJ*

Re: Reecer Ranch Long Plat (LP-12-00001)

This proposal lies just west of the City's Urban Growth Boundary. The City's Public Works Department has no comments regarding the project.

C: Mike Smith, Community Development Director City of Ellensburg
File 13-099



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

October 28, 2013

Kittitas County Community Development Services
411 N. Ruby St. Suite 2
Ellensburg, WA 98926

Attn: Jeff Watson, Staff Planner

Subject: Reecer Ranch Long Plat – LP-12-00001
US 97, milepost 135.38 vicinity

We have reviewed the proposed project and have the following comments.

- The proposed project is adjacent to U.S. Highway 97 (US 97), a Highway of Statewide Significance with a Level of Service threshold of "C". We are interested in reviewing the traffic analysis when it is complete. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the developer.
- The proponent and future residents should be aware they are proposing residential development in an area with existing traffic noise. As an essential public facility, US 97 may need to be expanded on and traffic noise can be expected to increase in the future. It is the developer's responsibility to dampen or deflect any traffic noise.
- Stormwater and surface runoff generated by this project must be retained and treated on site, and not be allowed to flow onto WSDOT rights-of-way.
- Any proposed lighting should be directed down towards the site and away from US 97.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Paul Gonseth, P.E.
Planning & Materials Engineer

PG: jjp

cc: File #3, SR 97
Terry Kukes, Area 1 Maintenance Superintendent



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

October 28, 2013

Jeff Watson
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: LP-12-00001

Dear Mr. Watson:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Reecer Ranch subdivision of 192.16 acres into 34 lots, proposed by Teanaway Ridge, LLC. We have reviewed the documents and have the following comments.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

A wetland delineation should be completed for the entire site before action is taken on this application. Because the site has been farmed, the delineation will need to be based primarily on hydrologic and soil characteristics. NWI maps are based on aerial photo interpretation (many maps are more than 35 years old), and while they provide some information about the extent of site wetlands, many wetland areas are successfully farmed, so the wetlands on this property may be much more extensive than what is being depicted on the critical areas map. Given that Reecer Creek flows through the middle of the property, it is possible that low spots in old creek channel scars (as Reecer Creek has wandered around on this alluvial plain over time) would be considered wetland areas. Ecology GIS maps show brown areas where crops have not grown well. It is not clear whether these are high or low spots.

If wetlands are present and will be impacted (by filling, loss of buffer area, changes in hydrologic regime, etc.); then impacts must be mitigated. Farmed wetlands still have functional values that must be replaced, especially as they relate to floodplain storage function and water quality improvement.

Reecer Creek has historically moved around on this alluvial floodplain. Any residential areas on this alluvial fan are subject to flooding in a similar manner as those residential areas already established on the Manastash fan. Perhaps a reduction in lot size and clustering them all together

Mr. Watson
October 28, 2013
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in a less vulnerable spot (if there is one) on this parcel would make better sense with respect to County risk management and future flood control needs.

Ecology wetland technical staff would be happy to make a site visit with the County and or applicant to look at potential farmed wetland areas to determine whether wetlands are present.

If you have any questions or would like to respond to these Shorelands/Environmental Assistance comments, please contact **Catherine Reed** at (509) 575-2616.

WATER QUALITY

Project with Potential to Discharge Off-Site

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

The permit requires that Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading or construction.

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 **Chris Coffin** at the Department of Ecology, (509) 575-2821, with questions about this permit.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012

Jeff Watson

From: Rich Elliott <elliotttr@kvfr.org>
Sent: Monday, October 14, 2013 11:38 AM
To: Jeff Watson; Dan Valoff
Cc: Brenda_J_Nelson@rl.gov
Subject: RE: LP-12-00001 Reecer Ranch Notice of Application

Follow Up Flag: Follow up
Flag Status: Flagged

Not sure if our input has already been received on this project so KVFR has the following requests / observations regarding this project:

- KVFR does not support the concept of on-site static water storage if another alternative is available. The City of Ellensburg's water main is immediately adjacent to this project and we would strongly support a hydrant system to serve this project.
- Access to all parcels will need to comply with Appendix D of 2012 IFC.
- Addressing to all structures will need to be clearly visible from the public road from either direction of travel.
- It is possible that the WUI Code will be adopted by time or permit application and that would necessitate an assessment and possible code application.

Thank you

From: Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]
Sent: Monday, October 14, 2013 10:22 AM
To: Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; 'tribune@nkctribune.com'; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); 'tribune@nkctribune.com'; J Markell; Mike Johnston; 'darren.habel@usace.army.mil'; 'separegister@ecy.wa.gov'; 'Clear, Gwen (ECY)'
Cc: Lindsey Ozbolt; Doc Hansen; Jeff Watson; Rich Elliott; Larry Browne (eburgwater@yahoo.com); 'ctorset@eburg.wednet.edu'; Dr. Paul Farris, Ellensburg School District; Daniel Valoff (valoffd@ci.ellensburg.wa.us); baileyl@ci.ellensburg.wa.us; Mike Smith (smithm@ci.ellensburg.wa.us); 'eberled@wsdot.wa.gov'; Holmstrom, Rick
Subject: LP-12-00001 Reecer Ranch Notice of Application

jeff.watson@co.kittitas.wa.us

509-933-8274

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message id: 38eb45916c6dcbdac24bb8719d004a14



01.07.2009 15:02



01.07.2009 15:02

An aerial photograph showing a residential neighborhood with several houses and a road. A red arrow points from the top left towards a specific property. The surrounding area includes a large field with snow patches and a road with utility poles. The image is taken from an elevated perspective, likely from a vehicle or aircraft.

**Reecer Ranch Property out of
Photo to the northwest**

01.07.2009 15:12



01.07.2009 15:12



01.07.2009 15:12



01.07.2009 15:12

Jeff Watson

From: Teske, Mark S (DFW) <Mark.Teske@dfw.wa.gov>
Sent: Tuesday, October 29, 2013 4:58 PM
To: Jeff Watson
Subject: LP-12-00001 Reecer Ranch
Attachments: P1070086.JPG; P1070091.JPG; P1070094.JPG; SKMBT_C28013102916580.pdf

Hi Jeff:

Attached are pictures of flood waters that involve significant portions of the proposed plat taken during January of 2009. The first attached photograph ending 086 is at the Dry Creek connection at the downstream end of the proposed plat. The other two pictures are from Dry Creek Road at the upper end of the proposed plat. We are concerned that the proposed stream buffer fails to adequately consider the flood issue inherent to this location.

Both Reecer and Currier Creek are used by anadromous fish (coho salmon and mid-columbia steelhead). Significant effort and public funds have been invested in restoration work in the Reecer-Currier creek system. The proposed 100-ft stream buffer is less than needed based upon the best available science. Additional width is needed to provide for a riparian zone that will restore/maintain in-stream habitat for salmon and trout and provide adequate floodplain storage.

We are concerned that the county does not prevent the construction of levees in developments. The adjacent Currier Creek Estates project constructed a levee along the creek (which persists to this day and directs additional flood waters on the proposed plat). There is no assurance that the current proposal will not result in levees similarly constructed along the edge of the stream to prevent flooding of the residences that are proposed for areas known flooding.

Additional comments will follow from WDFW. We feel that the issues associated with this location are significant and a DS is warranted. Thank you.









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