



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

March 18, 2016

Kaycee Hathaway
Kittitas County Community Development
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: SP-15-00010

Dear Ms. Hathaway:

Thank you for the opportunity to comment on the short subdivision of approximately 59.7 acres into 3 lots, proposed by Joan Nelson. We have reviewed the application and have the following comments.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

It appears as though the 6.38 acre lot (not part of this subdivision?) on the west side of Wilson Creek Road may consist entirely of a riparian wetland area or its buffer. Lots which are unbuildable should not be created, unless they are purposefully set aside as open space and designated as unbuildable. The creation of new fields or agricultural activities within wetlands may trigger state and federal permit requirements before activities are begun.

If development will be proposed for lot 2, a wetland delineation should be completed to assure that placement of new building envelopes and new access roads will not occur within critical areas or their buffers. Lots should be designed which do not require intrusion into wetland areas or their required buffers zones for access or infrastructure (wells and utilities, etc.) and buildings. The National Wetland inventory maps may not show the full extent of wetlands or their exact location.

Waterways which drain or carry irrigation waters which were constructed within hydric soils (wetlands) may also be of concern to state and federal authorities and work within them may require permits. This parcel and adjacent parcels has been so altered by ditching that it is not clear where floodwaters flow or where the main Wilson Creek channel is located.

It appears that the wrong critical areas checklist may have been posted in the file for this project on the County website

Below is a map with some potential wetland areas (outlined in yellow) and streams (shown with a blue line) that are not identified on the NWI maps. There may be other areas of concern on site as well. For instance, there is a linear area in lot 2 through which flood flows may travel which could meet the requirements to be designated a stream or wetland. Any impacts to wetlands should be mitigated.



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

Sincerely,



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