



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

February 5, 2018

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

Re: LP-17-00007

Dear Mr. Pilkington:

Thank you for the opportunity to comment on the divide of approximately 151 acres into 3 lots, proposed by Swauk Valley Ranch. We have reviewed the application and have the following comments.

#### **SHORELANDS/ENVIRONMENTAL ASSISTANCE**

Per Kittitas County's Shoreline Master Program (SMP), Swauk Creek has a Rural Conservancy designation within the parcel boundaries, and therefore requires a 100 foot vegetated buffer beginning at the ordinary high water mark (OHWM) of the stream and extending 100 feet landward. Work conducted within 200 feet of the OHWM, including vegetation removal and grading, will require a shoreline permit.

Vegetation shifts and hydrologic signatures, most notably within the canyon, suggest riverine wetlands are likely present surrounding Swauk Creek. Per Section 5.2.C.3 of the County's SMP, applicant's proposing new land-uses or development within the shoreline need to provide the following critical area information: presence, location, condition, and vegetated buffer which could be affected by their proposal. The Department of Ecology (Ecology) recommends a formal wetland delineation and rating be performed prior to any construction, as this could impact the amount of buildable area available.

In addition to any required vegetative buffers, structures are to be setback an additional 15 feet from the edges critical area buffers (or critical area edges if buffer is not required).

Ecology recommends using a qualified professional to conduct a formal wetland delineation, wetland rating, OHWM determination, and to estimate any required vegetative buffer boundaries prior to any development.



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Please submit a wetland delineation report, wetland rating forms, and associated materials to the Department of Ecology for review and comment prior to construction activities. In the event wetland or wetland buffer habitats occur in the area and impacts cannot be avoided a mitigation plan must be submitted for review.

In order to minimize construction impacts on wetlands, Best Management Practices (BMPs) for sediment and erosion control should be implemented. This should include functional silt fences, and immediate revegetation and mulching.

If you have any questions or would like to respond to these Shorelands/Environmental Assistance comments, please contact **Lori White** at (509) 575-2616 or email at [lori.white@ecy.wa.gov](mailto:lori.white@ecy.wa.gov).

Sincerely,



Gwen Clear  
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