

Jeff Watson

From: ECY RE CRO SEPA COORDINATOR <crosepa@ecy.wa.gov>
Sent: Thursday, June 16, 2016 4:35 PM
To: Jeff Watson
Cc: Reed, Catherine D. (ECY)
Subject: Late comments for SP-16-00001
Attachments: 5469 Mitchell.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Ecology request that Kittitas County consider these late comments for the Mitchell Short Subdivision SP-16-00001. The original letter is in the mail.

Thank you,

Gwen Clear
Regional Environmental Review Coordinator
1250 W. Alder Street
Union Gap, WA 98903-0009
(509) 575-2012



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

June 16, 2016

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

Re: SP-16-00001

Dear Mr. Watson:

Thank you for the opportunity to comment on the short subdivision of approximately 81.14 acres into three 20 acre lots and one 21.14 acre lot, proposed by Ron and Deborah Mitchell. We have reviewed the application and Ecology asks that you consider these late comments.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

The SEPA review opportunity that Ecology had earlier this year occurred during the absence of our wetland specialist. Since she returned from vacation, neighbors in the vicinity of the short plat proposal SP-16-00001 called Ecology and requested a review of the submitted SEPA application materials. Our review also included looking at photos that the neighbors had taken in the area and review of aerial photos available from Google Earth.

The result of our review is that there are likely to be wetland areas that are associated with the type 9 stream system that flows through the parcel, which is located primarily within proposed parcel 4B. The submitted critical areas checklist states that there are no wetlands on site. Was the site surveyed by a professional wetland scientist?

A close up clip from one of the photos submitted to Ecology via e-mail by a concerned neighbor is shown below. The location of the photo was purported to be in the vicinity of a proposed roadway and is possibly located within the drainage swale which is on site. The photo looks like it could be of a wetland area, given high water marks and wetland vegetation. Ecology has not been on site to verify soil conditions or the presence of this wetland in the corridor.



Mr. Watson
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Ecology recommends that before any development (residences and other necessary infrastructure to support the residential development on site such as roads, utilities, septic, wells, etc.) occurs within these proposed parcels, that the development footprint and buffer areas are reviewed by a wetland professional to assure that wetlands are not directly or indirectly impacted. These proposed lots are of such large size that it should be easy for applicants to assure that construction clearing, wells, septic systems and roads are not placed within wetlands or within their required buffer areas.

Ecology would be happy to assist the County with review of proposed building envelopes and access roads to assess potential wetland impacts. Please call **Catherine Reed** at (509) 575-2616 for assistance.

Sincerely,

A handwritten signature in purple ink that reads "Gwen Clear". The signature is written in a cursive, flowing style.

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov