



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

September 12, 2016

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

Re: VA-16-00001

Dear Mr. Pilkington:

Thank you for the opportunity to comment on the notice of application for the zoning setback variance proposed by Aaron Mostofi. We have reviewed the application and have the following comment.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

Approval of this development may require a shoreline variance permit if any development (including any appurtenances such as garages or sheds) occurs within the 100-foot setback from the OHWM of Lake Kachess or within required buffers from wetland areas. The project will require a shoreline permit exemption action if the development will occur within 200 feet of the OHWM. No mention is made regarding what the shoreline designation of this shoreline area is. The submitted map shows only that the setbacks will be "a minimum of 100 feet back" from the OHWM. A map that is adequate for shoreline review and filing purposes should show actual distances. Measurements taken via a google earth pro application show the cleared area being a little bit more than 200 feet from the visible lake level. The managed Lake level will be lower in elevation and below the OHWM due to wind and wave action. It takes a foot or more of water underneath large woody debris to move it. Therefore, the OHWM is typically higher in elevation than the debris line.

The aerial photo provided by the County for review appears to show low wet areas underneath the canopy of the trees adjacent to the Lake. These low wet areas are located toward the proposed development area. Therefore, the OHWM may extend further landward than the existing debris line toward the proposed house. In addition, the closest portion (perpendicular distance) of the proposed development to the Lake OHWM should be measured in order to determine whether a variance is needed.

Ecology would be happy to assist the County with verifying the location of the OHWM if needed. Please call **Catherine Reed** at (509) 575-2616 to arrange a site visit.

Sincerely,

Gwen Clear
Environmental Review Coordinator
Central Regional Office
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