



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

July 18, 2024

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

RE: 202402833, SE-24-00021

Dear Chace Pederson:

Thank you for the opportunity to comment on the SEPA for the Johnson Ag Utility Building. We have reviewed the application and have the following comments.

Shorelands and Environmental Assistance Program

There is some confusion around the use of the structure. The application defines the structure as an "ag utility" building, however some of the application materials identify the structure as a "barn-style residence." The application states that a shoreline exemption will be attained to satisfy the requirements of the Kittitas County SMP, our concern is that this structure does not qualify for an exemption and may require a Shoreline Substantial Development (SDP) instead depending on the use of the building. In section 8 of the SEPA checklist it states that the site does not include working farmlands. Being neither working farmlands nor a Single Family Residence we need clarification as to what exemption this structure qualifies for.

The property is located in the Rural Conservancy shoreline designation which has a buffer of 100' to the Creek. We also have concern that the site plan does not show the existing access to the construction site, nor other required information do determine if work in the buffer will be necessary to modify the existing access for construction of the new structure. If so, this work may trigger the need for additional shoreline review.

Sincerely,

A handwritten signature in black ink that reads "Chelsea Wilson".

Chelsea Wilson
Shoreline Planner
Central Region Office

Chase Pederson
Kittitas County Community Development Services
July 18, 2024
Page 2 of 2

Shorelands and Environmental Assistance Program