

# AGENDA

## AFFORDABLE HOUSING COMMISSION

### March 18, 2026

Hybrid Meeting In-person and via Zoom



<https://us02web.zoom.us/j/89307195902?pwd=K9Zfbwcu9pc5JOZ3moNpcz7BCECH7H.1>

Meeting ID: 893 0719 5902

Passcode: 765163

#### Accessibility

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- Closed Captioning is available to Zoom viewers. To enable closed captioning, you will need to click on the "CC" button at the bottom of your Zoom screen and then select either "Show Subtitle" or "View Full Transcript."
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*Please submit requests for language assistance or reasonable accommodation to the HR Director/ADA Coordinator by calling (509) 962-7222 or by email at [ADACoordinator@ellensburgwa.gov](mailto:ADACoordinator@ellensburgwa.gov). Five (5) business days' notice is appreciated.*

**CITY OF ELLENSBURG  
AFFORDABLE HOUSING COMMISSION AGENDA  
Council Chambers  
501 North Anderson Street  
Ellensburg, WA 98926  
And remotely via Zoom  
Wednesday, March 18, 2026  
4:30 PM - Regular Meeting**

- 1. Call to Order and Roll Call**
- 2. Approval of Agenda (No Public Comment)**
- 3. Approval of Minutes**
- 4. Public Comment**
- 5. New Business**
  - 5.A Catherine property revised design (public comment opportunity)
- 6. Unfinished Business**
- 7. Staff Update/Discussion Items**
  - 7.A Postponing ADU event previously scheduled for April 15
- 8. Commission Representative Update**
- 9. Adjournment**



For more information on the Affordable Housing Commission, contact the Community Development office at 509-962-7270.



Meeting Date: March 18, 2026  
City of Ellensburg

**Affordable Housing Commission Agenda Report**

**Agenda Subject:** Catherine property revised design (public comment opportunity)  
**Submitted by:**  
**Department:** Community Development

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**Suggested Motion/Action:**  
Recommend the revised design to City Council for approval (or recommend issuing a new request for proposals for the site)

**Background/Summary:**  
On August 15, 2022 Council adopted resolution 2022-17 which identified the property then known as Catherine Park as surplus to City needs to be used for affordable cottage housing in accordance with RCW 39.33.015 and ECC 2.06.080.

On March 20, 2023, City Council reviewed a site design from Habitat for Humanity Seattle-King and Kittitas Counties (Habitat) and heard public comment on the proposed project. The Council recommended Habitat revise the site design to accommodate additional parking and fire access turnaround and consider other areas. Based on concerns about water on the property and wetland vegetation, in July 2023, an environmental consultant prepared a wetland reconnaissance memo that identified the wetland vegetation downhill of the filled irrigation ditch and recommended restoring or piping the ditch to determine the jurisdictional status of the potential wetland on the site.

In 2024, the City contracted for the piping of the irrigation ditch across the property and in 2025, the same environmental consultant who prepared the 2023 memo conducted a wetland reconnaissance study that identified no wetlands present after the completed work removed the irrigation water source. Both consultant reports are attached for reference.

The City has secured funds for a Vantage Highway improvement project that will include a sidewalk on the north side of the road and a multi-use path on the south side of the road. Design work for this project is currently underway and the project is currently scheduled for construction in 2027.

Habitat has developed the attached revised site plan and proposal for the property. The plan includes nine cottage units affordable at up to 80% of area median income (AMI). The proposed timeline for construction would be 2028-2029 contingent on securing full project funding commitments.

**Previous Council Action:**  
On February 8, 2023, the Affordable Housing Commission reviewed the Habitat proposal,

heard public comments and recommended the Habitat proposal for property contribution and funding allocation to Council.

**Analysis:**

The revised site plan shared by Habitat responds to parking and fire turnaround concerns raised in the Council discussion in 2023. City staff have done an initial review with Habitat to discuss relevant housing design provisions, fire access and to consider how the site plan will align with ongoing Vantage Highway improvement planning. The Vantage Highway project would offer improved pedestrian safety for future residents and access to transit stops.

**Financial Impact:**

None at this time; Habitat expects to apply for funding for this project in the future.

Budget Adjustment: No

**Attachments:**

1. Habitat SKKC Catherine Property Proposal March 2026
2. 2025.10.07 Parcel 69034 Catherine Property Wetland Report FINAL



**Habitat**  
for Humanity®  
Seattle–King & Kittitas Counties



**every  
one**

deserves a decent  
place to live.

**CATHERINE PROPERTY PROPOSAL**  
**March 2026**

# Our Model



## Neighborhood Revitalization

Stabilizing affordable neighborhoods and helping working families and elderly households by providing repairs.



## Financial Empowerment

By selecting and educating families who are ready for homeownership, 99.3% complete our program.

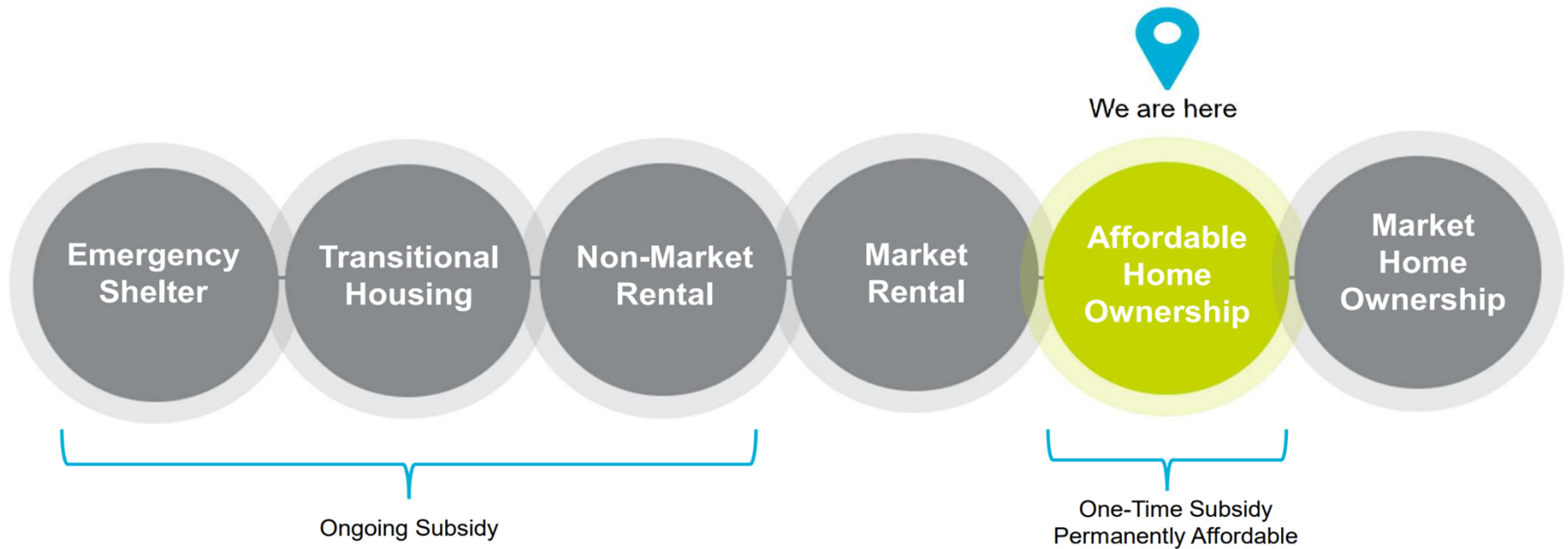


## Housing Permanence

Through homeownership, we target long-term change. Not just for single families, but for future communities.



# The Habitat Model



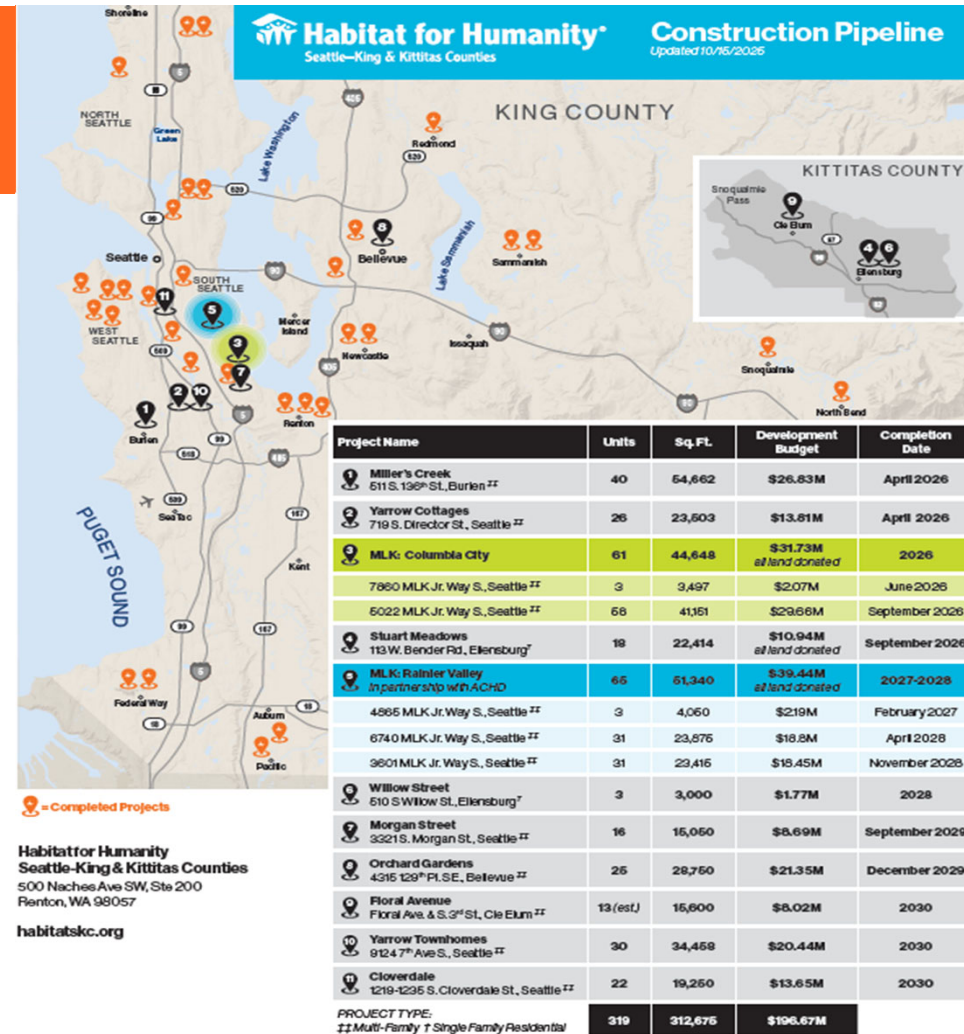
## Permanent Affordability

- Habitat homes are affordable to households under 80% AMI and limited appreciation of 1.5% per year.
- This ensures that homeowners for generations will benefit from the opportunity to have an affordable home.
- When a homeowner chooses to sell, Habitat buys it back, makes necessary repairs, and selects a new homebuyer.



# Our Experience

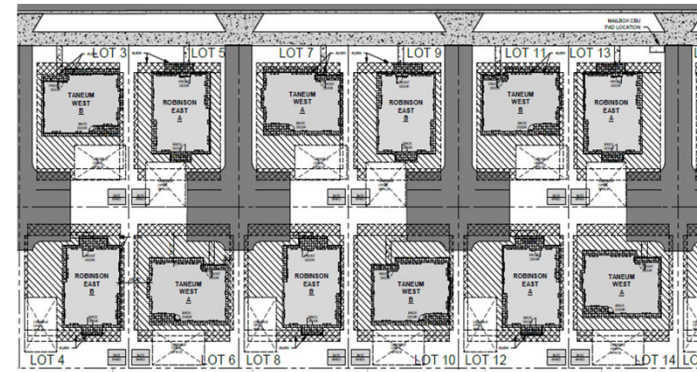
- Founded in 1986
- Non-profit home developer
- 458 homes built to date (and counting)
- Serving more than 1,700 people in more than 520 households.
- We have invested in our staff and capacity, with a goal to increase our impact.
- Expanding our impact – 38 homes built in 2025, 67 homes will be completed in 2026, 76 homes in 2027
- We build townhomes, condo buildings, and single family homes
- 319 homes in our current pipeline





## Stuart Meadows

- 18 New Homes
- 3 Bedroom
- Construction completion 2026



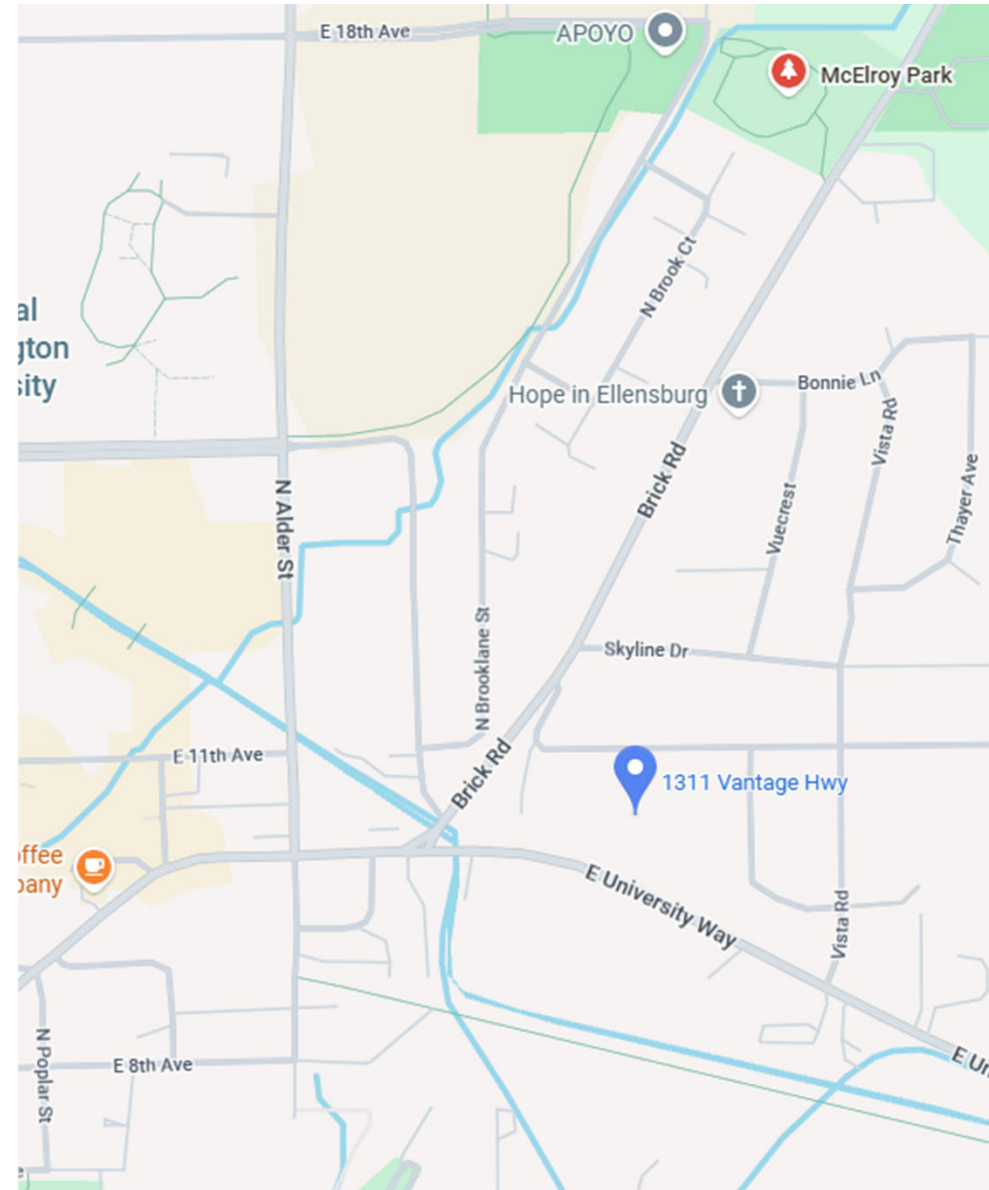
# Upcoming Kittitas Development

- Willow Street – Ellensburg – 3 homes – Est. 2027
- Floral Ave – Cle Elum – 13 Homes



# Site Proposal – Catherine Cottages

- 9 New Permanently Affordable Homes
- 2 & 3 Bedroom Homes
- 18 Resident Parking Spaces
- Community walking path connecting to planned pedestrian improvements



# Site Proposal – Catherine Cottages

- 9 New Permanently Affordable Homes
- 2 & 3 Bedroom Homes
- 18 Resident Parking Spaces
- Community walking path connecting to planned pedestrian improvements





## Project Purpose and Scope

- Permanently Affordable to households with income under 80% AMI
  - Restricted to 60% AMI where funded by Ellensburg Affordable Housing subsidy
    - Annual Income under \$58,000/year (60% AMI)
    - Mortgage payments under \$1,200/month
- Marketed to vulnerable populations
  - Low Income
  - Veterans
  - Seniors
  - Households with special needs family members
  - At risk of becoming homeless



# Budget and Funding Sources

Development Budget	Estimated Amount
Closing Costs (Acquisition)	\$25,000
Soft Costs	\$500,000
Construction Costs	\$3,200,000
Other Development Costs	\$600,000
Financing Costs & Insurance	\$600,000
<b>Estimated Total Project Cost</b>	<b>\$4,925,000</b>

### Funding Sources:

- Washington Housing Trust Fund
- CHIP
- Ellensburg Affordable Housing Subsidy
- Homeowner Mortgages



# Estimated Development Schedule

Site Control	Q4 2026
Design/Permitting	Q1 2027 – Q1 2028
Begin Construction	Q2 2028 (if fully funded)
Certificate of Occupancy	Q3 2029





About HSKKC: [www.habitatskc.org](http://www.habitatskc.org)

Homeownership opportunities:  
[www.buyhabitat.org](http://www.buyhabitat.org)

We envision a world where everyone has a safe, decent, and affordable place to live.





October 7, 2025

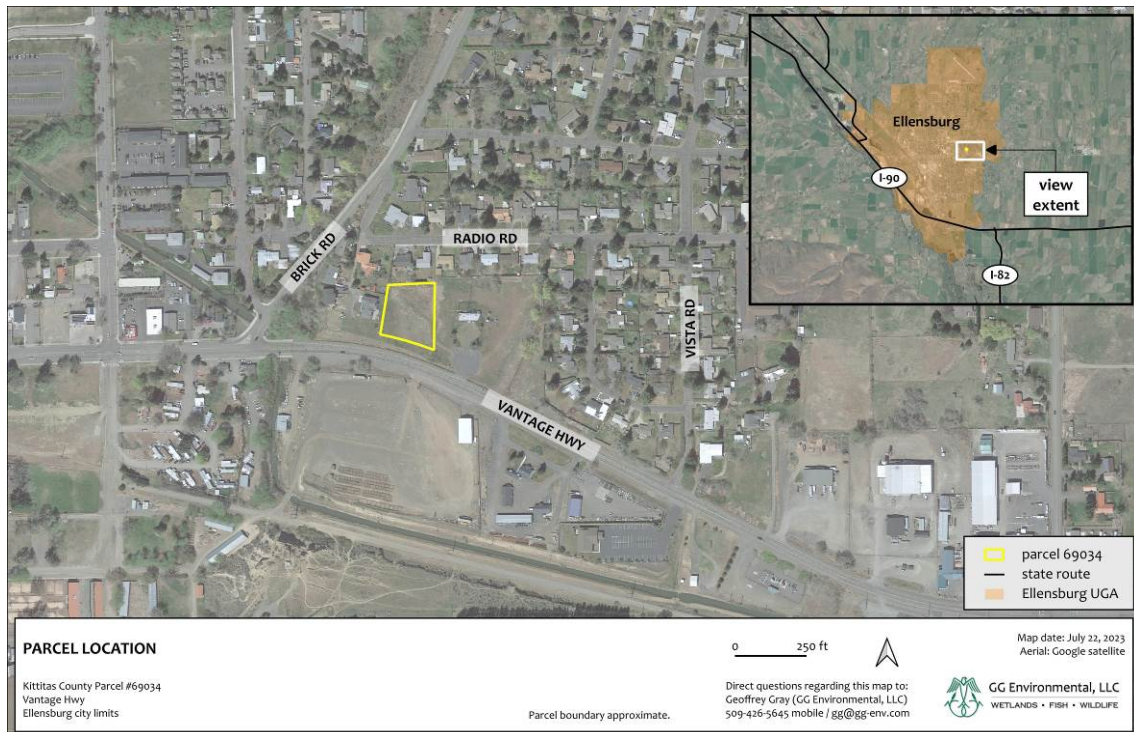
City of Ellensburg  
Department of Community Development  
Attention: Lily Frey  
501 N. Anderson  
Ellensburg, WA 98926

**RE: Wetland Monitoring Session #3 (FINAL) for Kittitas County parcel #69034 (Catherine Park, City of Ellensburg). NO WETLANDS PRESENT.**

Ms. Frey,

The purpose of this letter is to document the existing wetland status of parcel #69034 (parcel). The parcel is located north of Vantage Highway, between Brick Road and Vista Road, within the city limits of Ellensburg, Kittitas County, Washington (Figure 1).

Figure 1. Parcel Location



The parcel was reconnoitered by GG Environmental, LLC in July 2023 at which time it was determined that wetland indicators (plants, hydrology, soils) were present but likely supported by leaking irrigation infrastructure (broken/plugged pipe) (**Attachment 1**). It was recommended that the leak be repaired and subsequent monitoring completed to determine whether the wetland would revert to upland.

The leak was subsequently repaired and GG Environmental, LLC was retained by the city to conduct post-repair monitoring of the parcel. Monitoring session #1 was completed on June 26, 2025 and monitoring session #2 on September 5, 2025 (**Attachment 2**). This memorandum documents the results of monitoring session #3, completed on October 6, 2025 (final monitoring), ending with a determination that the wetland is no longer present.

### **Observations:**

The entire parcel was observed via a meandering pedestrian survey. Plant species were inventoried, topographic variation observed, soils evaluated, and any hydrology noted.

Vegetation was mowed for use as an automobile parking lot during the Ellensburg Rodeo in early September. Soils are very dry and compacted. Most vegetation is desiccated. The extent of residual green vegetation is further reduced from that observed in September (**Figure 2**). Surviving vegetation coverage is thinner and patchy, dominated by alfalfa (*Medicago sativa*), an upland (UPL) plant, likely from imported seed. Several wetland-associated plants still persist (sedge, iris, coyote willow), but these are few in number and exhibit water stress. Some perennial pasture grass species have resprouted in response to cooler weather and light rains. The progressive drying of the wetland, at the northern end of the parcel, is illustrated in **Photos 1-4**.

Those established wetland plants that continue to survive are likely utilizing extensive roots that can access deep, residual moisture below the uppermost 12 inches of the soil profile.<sup>1</sup> The northern parcel fence line continues to receive incidental moisture from backyard irrigation. It is expected that this location will support vegetation into the future but will not exhibit moisture that meets the wetland hydrology indicator threshold.

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<sup>1</sup> The wetland hydrology indicator threshold requires saturation to be present within the upper 12 inches of the soil profile for a minimum of 14 consecutive days.

**Figure 2. Monitoring Map – Session #3 (10-6-2025) - FINAL**



Wetland Monitoring #3 (FINAL)  
 Kittitas County Parcel #69034  
 Vantage Hwy, City of Ellensburg  
 October 7, 2025

GG Environmental, LLC  
 151 Poulin Rd. Selah, WA 98942  
 (509) 426-5645 mobile  
 gg@gg-env.com | www.gg-env.com

Four soil reconnaissance pits were dug with a hand-held pick where green plants exhibit the most coverage (**Figure 2**). The soil profile was observed to be extremely hard, rocky, dry to 14 inches in depth, and exhibit redoximorphic concentrations, now relict in the absence of wetland hydrology. Water was no longer flowing from the culvert mouth at Vantage Highway.

**Determination:**

Wetland hydrology was absent the entire growing season, as observed during the three monitoring visits. Vegetative coverage markedly reduced over time and has shifted to upland-dominant species. Redoximorphic features are still observable in the soil profile, but given the consistent lack of wetland hydrology, can be confidently characterized as relict.

According to best available science, it is determined that the former wetland was entirely supported by leaking irrigation infrastructure. Once the leak was repaired, the artificially-supported wetland reverted to upland.

Should you have any questions or comments regarding the contents of this memorandum, feel free to reach out at any time.

Best Regards,



Geoffrey Gray, MA, PWS

**Photo 1.** July 21, 2023. Northwest corner of the parcel, view toward east.



**Photo 2.** June 26, 2025. Northwest corner of the parcel, view toward east.



**Photo 3. September 5, 2025.** Northwest corner of the parcel, view toward east.



**Photo 4. October 6, 2025.** Northwest corner of the parcel, view toward east.



## Attachment 1.

2023 Reconnaissance Report (July 24, 2023)  
2025 Monitoring Memoranda #1 (June 26) and #2 (September 5)

Wetland Monitoring #3 (FINAL)  
Kittitas County Parcel #69034  
Vantage Hwy, City of Ellensburg  
October 7, 2025

Page 7 of 7

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July 24, 2023

Habitat for Humanity Seattle-King and Kittitas Counties

Rebecca Wold, Director of Real Estate Partnerships

500 Naches Ave SW, Ste. 200

Renton, WA 98057

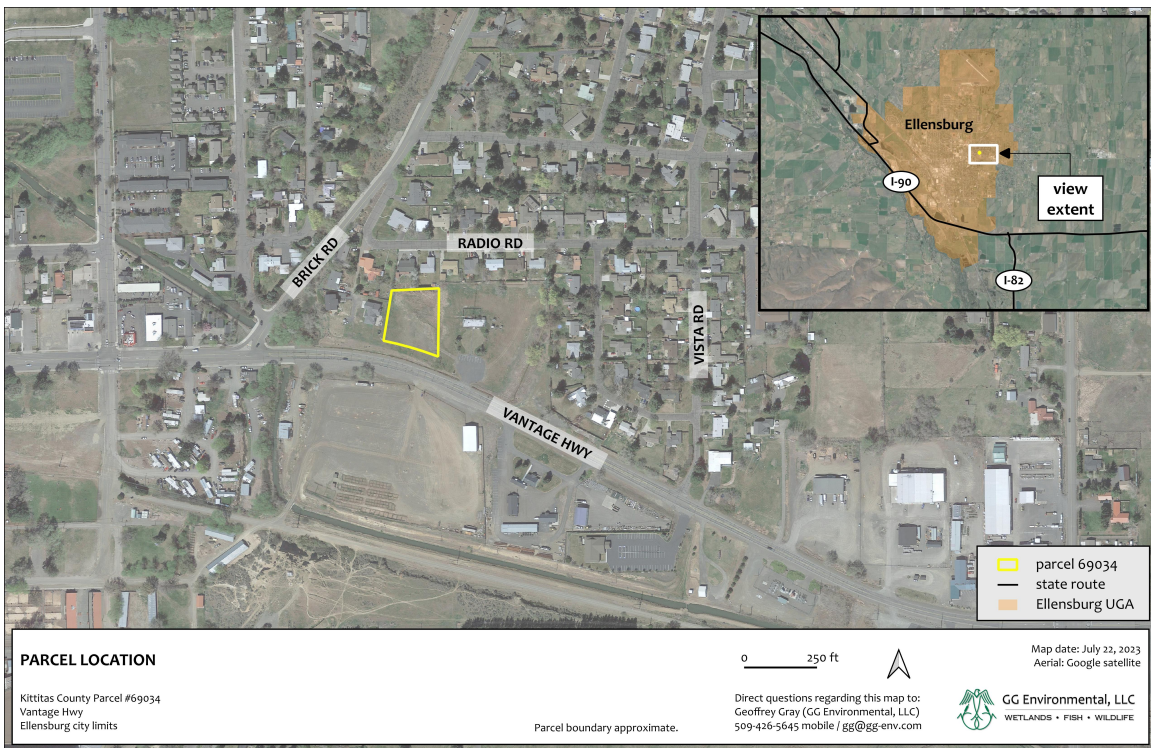
accounts.payable@seattleskc.org | (206) 999-7924

**RE: Wetland Reconnaissance Memorandum for Kittitas County parcel #69034 (Catherine Park, City of Ellensburg).**

Ms. Wold,

The purpose of this letter is to document the field methods and findings of a wetland reconnaissance for parcel #69034 (parcel). The parcel is located north of Vantage Highway, between Brick Road and Vista Road, within the city limits of Ellensburg, Kittitas County, Washington (**Figure 1**).

Figure 1. Parcel Location



The parcel, exhibiting a south-southeast topographic aspect, occurs near the crest of a raised hill comprised of “Thorp Gravel” which consists of sedimentary deposits of silt, sand, and gravels.<sup>1</sup> The local surface soil unit mapped by the NRCS<sup>2</sup> is *Manastash loam, 5 to 10 percent slopes* (Unit 624). This soil unit is associated with fan remnants and terraces and parent material consists of loess and alluvium. The typical soil profile includes loam from 0 to 15 inches (in), clay 15 to 22 in, gravelly clay from 22 to 25 in and cemented material from 25 to 60 in. Depth to restrictive feature is 20 to 40 in to duripan. Well-drained, depth to water table exceeds 80 in. The soil unit does not flood or pond. It is not listed as a hydric soil nor are its two minor components (Terlan (5%) and Reelow (5%).

Historic topographic maps<sup>3</sup> do not show a stream as occurring on the hilltop. No wetlands are mapped within or near the parcel by the National Wetlands Inventory (NWI)<sup>4</sup> or by Kittitas County<sup>5</sup>. According to 1954 historic aerial imagery<sup>6</sup>, the hilltop was flood irrigated with water diverted across the landscape via a network of open ditches. Water was piped under Radio Rd and around a growing residential development. It appears that the parcel was irrigated as well with the wettest area apparent in the northwest corner, presumably at the location of an irrigation tailwater culvert outlet.

Recent satellite imagery (Google Earth) shows the parcel to be largely xeric from 2000 to 2011 except for green vegetation closely associated with an irrigation ditch that follows the parcel’s northern and eastern limits. However, from 2013 to present, the irrigation ditch appears to become increasingly choked by vegetation and overland seepage, supporting an expanding polygon of wetland vegetation, continues to grow in size.<sup>7</sup>

### Observations:

A reconnaissance-level wetland evaluation was completed for the parcel on July 21, 2023. Wetlands were investigated following routine methods described in the *Corps of Engineers Wetlands Delineation Manual*<sup>8</sup> and *Regional Supplement to the Corps of*

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<sup>1</sup> Department of Natural Resources (DNR). 2023. Washington Geologic Information Portal. Available at: [https://geologyportal.dnr.wa.gov/2d-view#wigm?-13420810,-13413931,5940450,5943670?Surface\\_Geology,100k\\_Surface\\_Geology,Geologic\\_Units\\_100K](https://geologyportal.dnr.wa.gov/2d-view#wigm?-13420810,-13413931,5940450,5943670?Surface_Geology,100k_Surface_Geology,Geologic_Units_100K)

<sup>2</sup> Natural Resources Conservation Service (NRCS). 2023. Web Soil Survey. Available at: <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

<sup>3</sup> United States Geological Survey (USGS). topoView. Available at: <https://ngmdb.usgs.gov/topoview/viewer/#4/40.00/-100.00>

<sup>4</sup> United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI). NWI Mapper. Available at: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>

<sup>5</sup> Kittitas County COMPAS. Available at: <https://kitcogis.maps.arcgis.com/apps/webappviewer/index.html?id=8bcc146d9c2847acb2e9aa239187c25e>

<sup>6</sup> City of Ellensburg GIS. Available at: <https://gis.cityofellensburg.org/eburgmap/>

<sup>7</sup> The 2018 satellite image shows a cross-dike cut across the lower wetland to try and divert surface flow back into the irrigation ditch.

<sup>8</sup> Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Vicksburg (MS): US Army Engineer Waterways Experiment Station. Technical Report Y-87-1. Available at: <https://www.cpe.rutgers.edu/Wetlands/1987-Army-Corps-Wetlands-Delineation-Manual.pdf>

*Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)*.<sup>9</sup> Plants were identified by scientific name, with their wetland ratings listed per Corps (2020).<sup>10</sup>

The parcel exhibits a patch of lush, wetland-obligate plants in the northeast quarter, dominated by cattails (*Typha latifolia*), red-stem bulrush (*Scirpus microcarpus*), and coyote willow (*Salix exigua*).

A Cascade Irrigation District<sup>11</sup> tailwater culvert outlet is present in the northwest corner of the parcel (**Attachment 1**). An irrigation ditch, clogged with dense vegetation, was observed at this location and, consistent with observed flow patterns and historic satellite imagery, the ditch continues along the parcel's northern and eastern limits. The slope ratio across the northern parcel boundary is very low, resulting in slow flow even under ideal conditions. Lack of ditch maintenance has allowed wetland plants to colonize the ditch profile, which in turn has resulted in root mass impoundment and sediment aggradation. No longer constrained within the ditch, water overflows and seeps down-gradient. Unable to rapidly infiltrate through shallow clay and duripan (as described by the NRCS), extended saturation supports wetland vegetation and hydric soil indicators (redoximorphic concentrations observed in the upper 12 inches of the soil profile).

Although the irrigation leakage apparently supports a *biological* wetland, best available science strongly suggests the wetland would dry down and the hillside would return to an upland condition were the irrigation ditch to be repaired and restored to its original as-built condition and function – or, if it were to be lined or piped. However, based on state guidance, the wetland is likely to be considered a *regulated* wetland as well.

### **Recommendations:**

The Department of Ecology released guidance in 2010 titled *Focus on Irrigation-Influenced Wetlands*.<sup>12</sup> This guidance states that wetlands within the inside edge and/or bottom of an irrigation ditch are not subject to regulation if the ditch was excavated through uplands. Best available science strongly suggests that the ditch was originally excavated across a xeric hillside upland.

However, the guidance argues that a wetland found down-gradient of a leaking irrigation ditch is subject to regulation because it is an *unintentional* result of digging the ditch. If

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<sup>9</sup> US Army Corps of Engineers. 2008. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0), Wakeley JS, Lichvar RW, Noble CV, editors. Vicksburg (MS): US Army Engineer Research and Development Center. ERDC/EL TR-08-28. Available at: [https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/reg\\_supp/](https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/reg_supp/)

<sup>10</sup> U.S. Army Corps of Engineers. 2020. National Wetland Plant List, version 3.5. U.S. Army Corps of Engineers, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH. Available at: [https://wetland-plants.usace.army.mil/nwpl\\_static/v34/species/species.html?DET=001100](https://wetland-plants.usace.army.mil/nwpl_static/v34/species/species.html?DET=001100)

<sup>11</sup> According to adjacent landowner and Robert Bale with Habitat for Humanity (verbal 7-21-2023).

<sup>12</sup> Publication Number: 10-06-015.

the leak can be repaired and the wetland disappears as a result of the improvement, the loss of the wetland would not be regulated.

In order to determine the jurisdictional status of the wetland, it is recommended that, at a minimum, the irrigation ditch be restored to its original configuration and function, thereby reducing the opportunity for water to leak. However, this action may not be sufficient to eliminate all wetland indicators downgradient of the ditch due to the potential for continued seepage. As such, the ideal manner by which to stop leakage and determine the wetland's jurisdictional status would be to line the existing ditch or pipe water across the parcel.

As to how long it would take for the wetland to dry down, the Ecology guidance references a "year or two" as a frame of reference.<sup>13</sup> However, if wetland hydrology were to *suddenly* disappear when seepage is stopped, it could be argued that the site no longer qualifies as wetland. If seepage from the ditch is *completely* stopped via lining or piping, an array of groundwater monitoring pits<sup>14</sup> interspersed throughout the wetland polygon could provide a relatively rapid answer as to whether wetland hydrology<sup>15</sup> persists apart from irrigation influence.

If the above solution is implemented, the jurisdictional status of the wetland might be determined as soon as the end of the first growing season after irrigation repair/improvement.

#### **Limitations:**

The data presented herein reflect site conditions encountered on July 21, 2023. Work was performed in accordance with accepted standards for professional wetland biologists and applicable federal, state, and local ordinances. Although these findings are accurate and complete to the best of scientific knowledge, the conclusions herein should be considered as preliminary until they have been reviewed and approved in writing by the appropriate jurisdictional authorities.

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<sup>13</sup> Page 2, third paragraph in the section titled *Clarification of the terms "Intentionally created" and "non-wetland."*

<sup>14</sup> Approximately 24-30 in deep and wide enough (40-48 in) to allow a person to access the bottom without risk of wall collapse. One wall shall be sloped to allow for trapped wildlife (and small humans) to exit. Pit hydrology shall be monitored every 14 days during the growing season (approximately April 15 to October 15). If this solution is pursued, any risk of injury resulting from the open pits is to be vetted and mitigated by the project proponent. Another alternative is to manually test for soil saturation in the upper 12 inches every 14 days.

<sup>15</sup> Saturation of the soil profile within the upper 12 inches for 14 consecutive days during the growing season.

Should you have any questions or comments regarding the contents of this memorandum, please feel free to reach out at any time.

Best Regards,



Geoffrey Gray, MA, PWS  
**GG Environmental, LLC**  
151 Poulin Rd. Selah, WA 98942  
gg@gg-env.com. www.gg-env.com  
509-426-5645 mobile

# Attachment 1. Reconnaissance Map



Wetland Reconnaissance Memorandum  
Kittitas County Parcel #69034  
Vantage Hwy, City of Ellensburg  
July 24, 2023

GG Environmental, LLC  
151 Poulin Rd. Selah, WA 98942  
(509) 426-5645 mobile  
gg@gg-env.com | www.gg-env.com



June 26, 2025

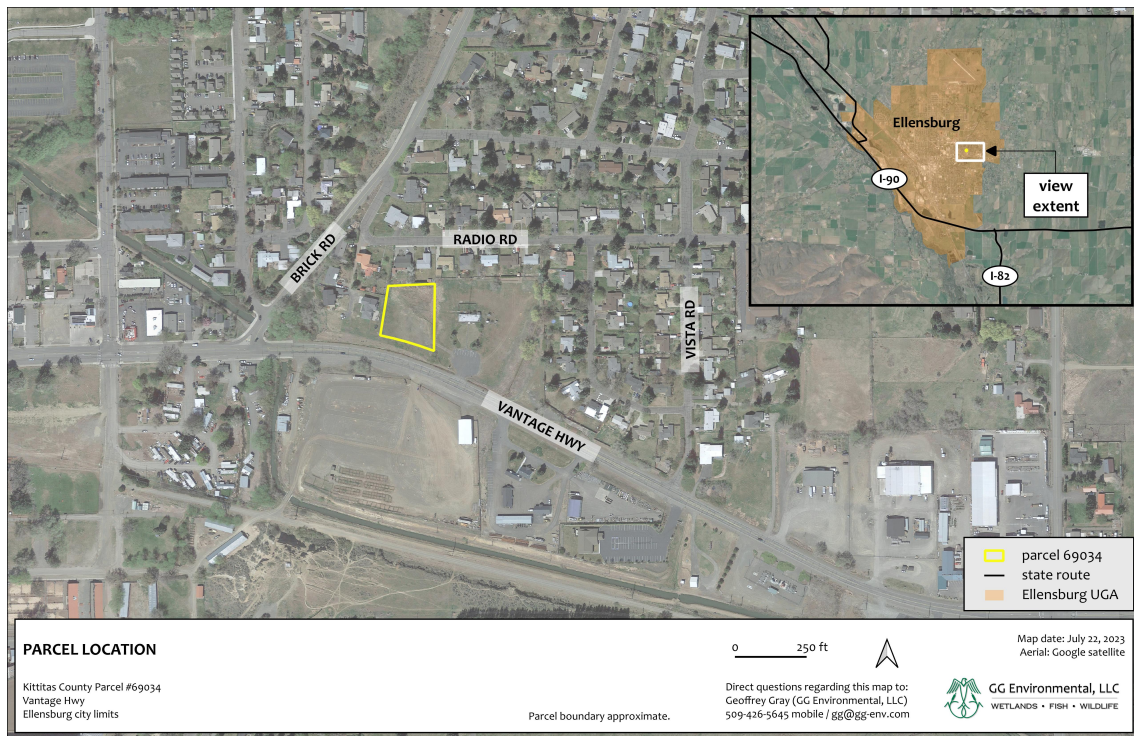
City of Ellensburg  
Department of Community Development  
Attention: Lily Frey  
501 N. Anderson  
Ellensburg, WA 98926

**RE: Wetland Monitoring Session #1 for Kittitas County parcel #69034 (Catherine Park, City of Ellensburg).**

Ms. Frey,

The purpose of this letter is to document the existing wetland status of parcel #69034 (parcel). The parcel is located north of Vantage Highway, between Brick Road and Vista Road, within the city limits of Ellensburg, Kittitas County, Washington (**Figure 1**).

Figure 1. Parcel Location



The parcel was reconnoitered by GG Environmental, LLC in July 2023 at which time it was determined that wetland indicators (plants, hydrology, soils) were present but likely supported by leaking irrigation infrastructure. It was recommended that the leak be repaired and subsequent monitoring completed to determine whether the wetland reverts to upland.

The leak was subsequently repaired and GG Environmental, LLC was retained by the city to conduct post-repair monitoring of the parcel. This memorandum documents the findings of monitoring session #1, conducted on June 26, 2025.

**Observations:**

The entire parcel was observed via a meandering pedestrian survey. Plant species were inventoried, topographic variation observed, and hydrology noted.

After a new culvert pipe was installed, soils were leveled and the former ditch alignment is no longer visible. Vigorous water flow was observed exiting the culvert mouth at Vantage Highway.


A xeric, hillside parcel, vegetation remains green in the same general vicinity of the 2023 wetland, but aerial coverage has been reduced in extent. Wetland plant species are still present, but exhibit signs of stress and stunting as they struggle to obtain moisture from the drier soil profile. An exception is along the northern parcel fence line where adjacent landowners irrigate back yards. This moisture is keeping the soil moist along the fence line, so wetland plants remain more vigorous. However, this artificial form of hydrology, although it may allow wetland plants to persist, is unlikely to support wetland soil and hydrology indicators.

**Next Steps:**

Monitoring session #2 is scheduled for August 2025, followed by a third site visit in October 2025. The wetland status of the parcel will be further observed and documented.

Should you have any questions or comments regarding the contents of this memorandum, please feel free to reach out at any time.

Best Regards,



Geoffrey Gray, MA, PWS

# Attachment 1. Monitoring Map – Session #1 (6-26-2025)



Wetland Monitoring #1  
 Kittitas County Parcel #69034  
 Vantage Hwy, City of Ellensburg  
 June 26, 2025

GG Environmental, LLC  
 151 Poulin Rd. Selah, WA 98942  
 (509) 426-5645 mobile  
 gg@gg-env.com | www.gg-env.com



September 5, 2025

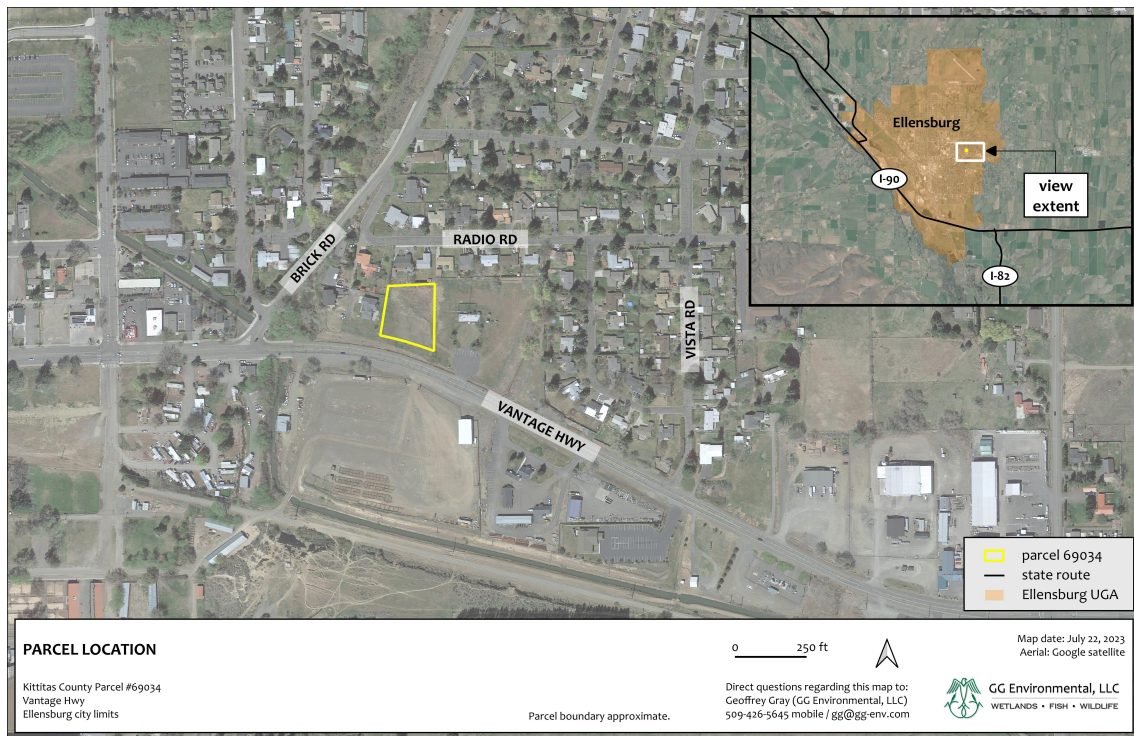
City of Ellensburg  
Department of Community Development  
Attention: Lily Frey  
501 N. Anderson  
Ellensburg, WA 98926

**RE: Wetland Monitoring Session #2 for Kittitas County parcel #69034 (Catherine Park, City of Ellensburg).**

Ms. Frey,

The purpose of this letter is to document the existing wetland status of parcel #69034 (parcel). The parcel is located north of Vantage Highway, between Brick Road and Vista Road, within the city limits of Ellensburg, Kittitas County, Washington (**Figure 1**).

Figure 1. Parcel Location



The parcel was reconnoitered by GG Environmental, LLC in July 2023 at which time it was determined that wetland indicators (plants, hydrology, soils) were present but likely supported by leaking irrigation infrastructure. It was recommended that the leak be repaired and subsequent monitoring completed to determine whether the wetland reverts to upland.

The leak was subsequently repaired and GG Environmental, LLC was retained by the city to conduct post-repair monitoring of the parcel. Monitoring session #1 was completed on June 26, 2025. This memorandum documents observations made during session #2, completed on September 5, 2025.

**Observations:**

The entire parcel was observed via a meandering pedestrian survey. Plant species were inventoried, topographic variation observed, and any hydrology noted.

Vegetation is mowed and the parcel was recently utilized for automobile parking during the Ellensburg Rodeo. Soils are very dry and compacted. The extent of green vegetation within the former wetland polygon has further reduced since June. A single soil pit was dug where wetland plants are still alive. The soil profile was observed to be very dry to 14 inches in depth and included redoximorphic concentrations, now relict. Water was observed to be trickling from the culvert mouth at Vantage Highway.

Although some plants are still alive along the former ditch alignment, they exhibit signs of water stress. Non-native upland weeds are increasing in relative coverage while wetland plant cover is decreasing. The northern parcel fence line continues to receive incidental moisture from backyard irrigation. It is expected that this area will continue to support weeds but not receive sufficient hydrology to support wetland soil and hydrology indicators.

**Next Steps:**

Final monitoring (Session #3) is scheduled for October 2025. The wetland status of the parcel will be further observed and documented.

Should you have any questions or comments regarding the contents of this memorandum, please feel free to reach out at any time.

Best Regards,



Geoffrey Gray, MA, PWS

Wetland Monitoring #2  
Kittitas County Parcel #69034  
Vantage Hwy, City of Ellensburg  
September 5, 2025

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## Attachment 1. Monitoring Map – Session #2 (9-5-2025)



Wetland Monitoring #2  
Kittitas County Parcel #69034  
Vantage Hwy, City of Ellensburg  
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