

**Sewall Wetland Consulting, Inc.**

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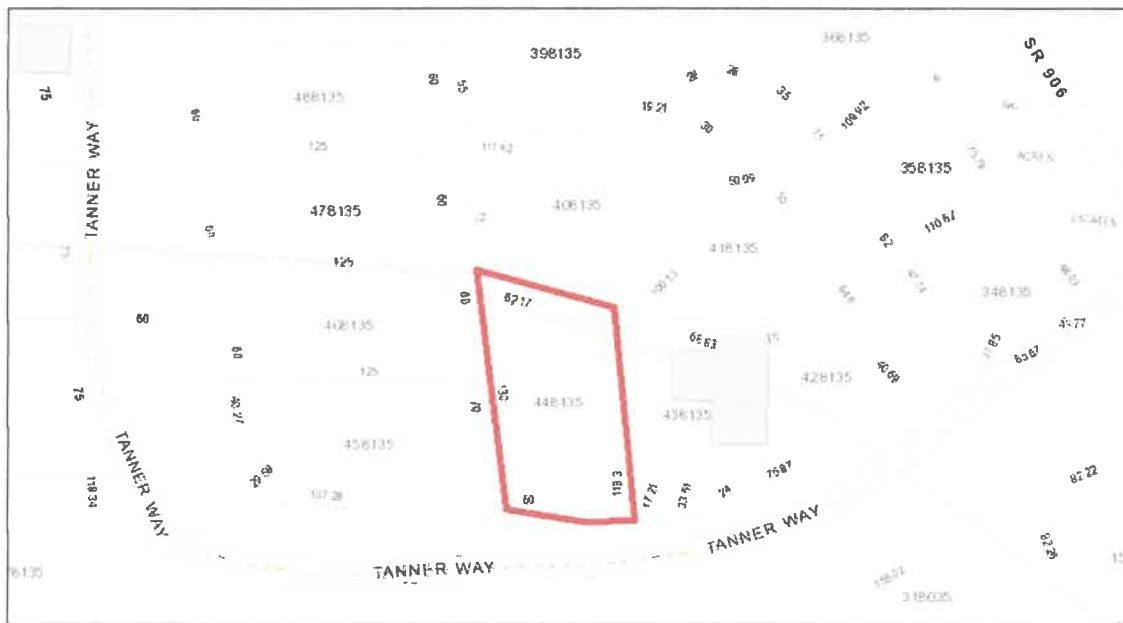
October 28, 2022

Trevor Kostanich  
223 Sydney Avenue N.  
North Bend, Washington 98045

RE: Critical Areas Report - Parcel ##448135  
Kittitas County, Washington  
SWC Job #22-182

Dear Trevor,

This report describes our observations and delineation of any jurisdictional wetlands or streams on Parcel #448135, located off Tanner Way in the Snoqualmie Pass area of unincorporated Kittitas County, Washington (the "site").



The site consists of a 0.17 acre irregular shaped parcel located within SW ¼ of Section 9, Township 22 North, Range 11 East of the W.M.

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*Above: Kittitas County TaxsiFTER aerial image of the site.*

### **Methodology and Observations**

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site on December 3, 2021 and October 10, 2022. The ordinary high water mark of the creek through the site was flagged with blue flagging labeled starting on the west and going east with flags N1-N10 and S1-S10. The stream enters the site from an off-site culvert under Tanner Way, and flows easterly through the site in a well defined channel before entering two, 36" cmp culverts which pass under the Silver Firs ski area parking lot before discharging into a channel on the east side of the parking lot off-site.

The stream consists of boulder, cobble and gravel bottomed channel with well-defined banks. Heavy spring flows from snowmelt create a large channel which is only partially wetted throughout the year except in the spring.

The buffer area is vegetated with a mix of mountain hemlock, silver fir, devils club, stink current, huckleberry, deer fern and sword fern. There

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are areas of open bare soils and disturbed ground in portions of the buffer, particularly on the downstream end on Lots 10 & 11.

This stream has been reviewed by WDFW and determined to meet the criteria of a Type F water. According to Table 17A.04.030-4 of the Kittitas County Municipal Code, Type F waters within the “Cascade Ecoregion” have a 150’ buffer (RMZ) measured from the OHWM.

**4. Standard Riparian Management Zones for Waters of the State.**

Table 17A.04.030-4 Standard RMZ Widths  
 Kittitas County Nonshoreline Rivers, Streams, Lakes and Ponds  
 (does not include building setback [KCC 17A.01.090.5])

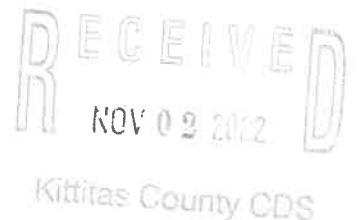
| Stream Type        | Riparian Management Zone Widths <sup>1,2</sup> |                                   |
|--------------------|--|-----------------------------------|
|                    | Cascade Ecoregion (feet)                       | Columbia Plateau Ecoregion (feet) |
| Type S (Shoreline) | See the SMP                                    | See the SMP                       |
| Type F             | 150  | 100                               |
| Type Np            | 100  | 65                                |
| Type Ns            | 50   | 40                                |

**Proposed Project**

The proposed project is the construction of a single family home on the site with associated driveway (see attached site plan).

The 150’ buffer of the Type F water covers the entire parcel. As a result, the use of KCMC 17A.04.030.6 which provides the criteria to do buffer averaging for impacts to the buffer/RMZ of the stream is not feasible.

As a result, the use of Reasonable Use Exception as described in KCMC 17A.01.060 will be required to construct the single family home pad on this parcel. This portion of the Code states;



*17A.01.060 Exceptions*

*2. Reasonable Use. If the application of this Title would deny all reasonable economic use of the subject property, the County shall determine if the property owner may apply for an exception pursuant to the following:*

*a. Exception Request and Review Process. An application for a reasonable use exception shall be made to the County and shall include a critical areas report, as described in KCC 17A.01.080, including mitigation plan, if necessary; and any other related project documents, such as permit applications to other agencies, special studies, and environmental documents prepared pursuant to the State Environmental Policy Act (Chapter 43.21C RCW and rules thereunder in Chapter 197-11 WAC).*

*The application shall follow the administrative project permit review process outlined in KCC 15A.03. In determining what is considered reasonable use of an undeveloped parcel, the Director may consider additional information such as zoning, and comparable structure sizes and land uses of the surrounding area.*

*b. Director Review. The Director shall approve, approve with conditions, or deny the request based on the proposal's ability to comply with all the reasonable use exception criteria in Subsection 2(c).*

The following describes the criteria for the Reasonable Use review;

*c. Reasonable Use Review Criteria. Criteria for review and approval of reasonable use exceptions include:*

*i. The application of this Title would deny all reasonable economic use of the property;*

Response: The existing parcel is zoned for a single family home. To not allow the construction of a home on the parcel, as well as a driveway would deny the legal reasonable economic use of the property.

*ii. No other reasonable economic use of the property has less impact on the critical area and its buffer;*



Response: There is no other use of this parcel other than for a single family home with less impact on the stream buffer than is proposed on the existing attached site plan.

*iii. The proposed impact to the critical area is the minimum necessary to allow for reasonable economic use of the property;*

Response: The proposed home sizes have been kept minimal with a footprint of 1,470sf in size which is smaller than the average footprint for recently permitted houses in the neighborhood based upon recent building permit documents.

*iv. The inability of the applicant to derive reasonable economic use of the property is not the result of actions by the applicant after the effective date of this Title;*

Response: The existing parcel existed prior to the enactment of the stream buffers which now require this reasonable use, which went into effect in December of 2021. This parcel existed prior to the effective date of this Title and is not a result of any action taken by the owner of this parcel.

*v. The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site;*

Response: The proposed single family home building pad does not pose any threat to public health, safety or welfare on or off the site.

*vi. The proposal will result in no net loss of critical area functions and values consistent with the best available science;*

Response: The proposed cumulative impacts from the single family home pad and its associated 15' BSBL totals of 5,022sf of existing buffer.

To compensate for the 5,022sf of permanent impact to the buffer from the home, driveway and BSBL, typically, the buffer would be enhanced with native vegetation where applicable. In general the buffer on this site is well vegetated with native vegetation.



There are no enhancement possibilities on the site. The home has been placed as far from the stream as possible given the front yard setback and side yard setbacks as well as the BSBL. However, given the fact the proposed structure is in an area of the site which slopes away from the stream, it does not appear that functions of the buffer will be reduced to any significant degree from this proposed home.

The proposed single family home placement should result in no net loss of buffer function to the stream, and utilizes best available science.

*vii. The proposal is consistent with other application regulations and standards.*

Response: The proposal is consistent with other applicable regulations and standards.

### **Conclusion**

The proposed single family home on this existing single family parcel meets the criteria for allowance under a Reasonable Use Exception under Kittitas County Code for intrusion into the stream buffer.

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at [esewall@sewallwc.com](mailto:esewall@sewallwc.com).

Sincerely,  
*Sewall Wetland Consulting, Inc.*



Ed Sewall  
Senior Wetlands Ecologist PWS #212

Attached: Site Plan



## REFERENCES

Cowardin, L., V. Carter, F. Golet, and E. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish and Wildlife Service, FWS/OBS-79-31, Washington, D. C.

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