

## KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

### **Kostanich Reasonable Use File Number RU-22-00005 FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION**

#### **I. GENERAL INFORMATION**

Requested Action: Trevor Kostanich, property owner, submitted a reasonable use exception request to the 150-foot Type F stream critical area buffer to accommodate access and future house within the buffer. Reasonable use exceptions are processed under KCC 17A.01.060.

Location: The subject property is parcel # 448135 located off Tanner Way, approximately 0.64 miles from the intersection of Hyak Dr and State Route 906 in Snoqualmie Pass, WA in Section 9, Township 22, Range 11. The property is on approximately .17 acres of land zoned LAMIRD Type 1 Residential.

#### **II. SITE INFORMATION**

Total Property Size:	.17 Acres
Number of Lots:	1 (no new lots are being proposed)
Domestic Water:	Snoqualmie Pass Utility District
Sewage Disposal:	Snoqualmie Pass Utility District
Power/Electricity:	PSE
Fire Protection:	Snoqualmie Pass Fire and Rescue

#### Site Characteristics:

<u>North:</u>	Primarily residential development
<u>South:</u>	Mostly Forested Lands
<u>East:</u>	SR 906/I-90/Forested Lands/Future Home Sites
<u>West:</u>	Ski Resort Areas

Access: The site is accessed via Tanner Way that is accessed by State Route 906.

#### **III. ZONING, ENVIRONMENTAL AND DEVELOPMENT STANDARDS**

The subject property has a zoning designation of Residential (R). The purpose and intent of the Residential zone is to provide for and protect areas for homesite development designed to meet contemporary building and living standards where public water and sewer systems are provided.

The Residential zoning designation has required setbacks of 25 feet for the front, 5 feet for the side and 15 feet for the rear. It also has a maximum 30% building coverage and 2.5 stories or 35-foot height limit (whichever is less). The proposed building pad does not meet the required front setbacks for. This is due to the encroachment into the critical areas buffer and to protect the quality of the stream. The approximately 1,470 square foot proposed building pad falls below the 30% maximum building coverage.

The applicant is requesting to utilize the reasonable use exception process pursuant to KCC 17.A.01.060(2), to

deviate from the prescribed critical area setback requirements in KCC 17A.04.030 regarding the required Type F stream setback (150 ft) and additional 15 foot building setback seen in KCC 17A.01.090(4). Title 17A.01.060(2)(c) of the Kittitas County Code outlines seven criteria in which a reasonable use can be granted. The applicant must demonstrate that the proposal **has met all seven criteria**. The following is a summary describing whether or not each criterion has been satisfactorily demonstrated:

**KCC 17A.01.060(2)(c) Granting Criteria (all seven must be met):**

1. The application of this Title would deny all economic use of the property.

*Applicant 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”*

*Staff Response*

CDS staff have reviewed the complete file information, including but not limited to the applicant submitted information and comments received during the comment period. KCC 17A.01.060(2)(a) allows consideration of additional information such as zoning and adjacent land uses to determine what is considered reasonable use for a site. The original Ski Acres Estates plat was recorded in 1968 and the lot was/is intended for residential development. At the time these lots were platted, there were no critical areas that affected the properties. The current buffer (effective 2/7/2022) into the lot denies all reasonable economic use of the property. CDS finds that the applicant has satisfied the criteria outlined in KCC17A.01.060(2)(c)(i).

**The applicant has demonstrated in a factual and meaningful way that the application of this Title (KCC 17A) would deny all economic use of the property. The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(i).**

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

*Applicant 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”*

*Staff Response*

CDS staff have reviewed the complete file information, including but not limited to the applicant’s submitted information and comments received during the comment period. CDS agrees that unless the applicant does nothing with the property, single-family homes have the least amount of impact on the stream buffer and are the most consistent with existing adjacent land uses.

**The applicant has demonstrated in a factual and meaningful way there are no other reasonable economic uses that have less impact on the critical area and its buffer on the property. The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(ii).**

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

*Applicant 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.”*

Staff Response

The proposed 1,470 square foot home is in comparable and actually smaller than many homes in the surrounding neighborhoods Staff finds that a house of this size is reasonable for economic use in the area and is the minimum impact necessary to the creek buffer.

**The applicant has demonstrated in a factual and meaningful way that the proposed impact to the critical area is the minimum necessary to allow for reasonable economic use of the property. The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(iii).**

4. 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

Applicant Response

*“The existing parcel existed prior to the enactment of the stream buffers which now require this reasonable use, which went into effect 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.*

Staff Response

The original Ski Acres Estates plat was recorded in 1968 and the lots were/are intended for residential development. At the time these lots were platted, there were no critical areas that affected the property. The current critical areas buffer (effective 2/7/2022) increased the buffers on this property that derived the property of reasonable economic use.

**The applicant has demonstrated in a factual and meaningful way that the proposal is not the result of actions taken by the applicant after the effective date of this Title (KCC 17A). The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(iv).**

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

Applicant Response

*“The proposed single family home does not pose any threat to public health, safety or welfare on or off the development site.”*

Staff Response

The proposal has similar qualities to other single-family developments and will not pose an unreasonable threat to public health, safety and welfare. The creek does not serve as drinking water for any residents.

**The applicant has demonstrated in a factual and meaningful way that the proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site. The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(v).**

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

Applicant 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.”

#### Staff Response

After a site visit with WDFW on June 8<sup>th</sup>, showed that the buffer area proposed is already well vegetated. There is a small opportunity for a few willow trees next to the creek that the applicant has submitted with a new mitigation plan. As long as the existing trees within 50 feet of the creek are not cut down, there should not be any loss of critical area functions.

**The applicant has demonstrated in a factual and meaningful way that the proposal will result in no net loss of critical area functions and values consistent with the best available science. The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(vi).**

7. The proposal is consistent with other application regulations and standards.

#### Applicant Response

“The proposal is consistent with other applicable regulations and standards.”

#### Staff Response

The proposal is conditioned to be consistent with all other applicable regulations and standards.

**The applicant has demonstrated in a factual and meaningful way that the proposal is consistent with other application regulations and standards. The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(vii).**

#### Staff Conclusions

Staff finds that the reasonable use exception request **does** meet all seven criteria outlined in KCC 17A.01.060(2)(c) as described above. Therefore, the critical areas reasonable use request is consistent with the conditions necessary to grant a reasonable use exception under KCC 17A.01.060(2)(c)

## IV. ADMINISTRATIVE REVIEW

Deem Complete: The application was determined complete on November 17, 2022.

Notice of Application: Notice of Application was sent to property owners within 500 feet and all agencies with jurisdiction, published in the official newspaper of record for Kittitas County, and posted on the Kittitas County website on November 23, 2022, all in conformance with the Kittitas County Project Permit Application Process (Title 15A). The comment period ended at 5:00 pm on December 12, 2022 and all comments were transmitted to the applicant on December 14, 2022.

## V. ENVIRONMENTAL REVIEW

CDS performed a critical area review of the subject parcel and found that GIS indicated a Type Ns (formerly type 4) stream on the property also known as Tunnel Creek. Due to concerns about the stream from the neighbors previous SEPA application (SE-21-00012 Ski Acres), a site visit was conducted with County Staff, Fish & Wildlife and Department of Natural Resources where the stream was actually identified as a Type F stream. The current required setback in KCC 17A.04.030.4 is a 150-foot buffer from the Ordinary High Water Mark (OHWM) of the creek since it is within the Cascade Ecoregion. This does not include the additional 15' setback in KCC 17A.01.090.5. The applicant included a proposed building envelope for the associated residence. The specific placement of this structure was a consideration in the reasonable use review. The proposal is within the required setback and requires a reasonable use since a buffer averaging plan could not meet the setback requirements of the stream. The reasonable use would alleviate concerns regarding encroachments to the setback of the stream with a mitigation plan. CDS has determined that the proposed home is exempt from SEPA review. A mitigation plan was submitted to the county and a site visit was conducted by County Staff and Washington Department of Fish and Wildlife

## **VI. AGENCY AND PUBLIC COMMENTS**

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments are on file and available for public review.

Timely comments were received from the following agencies during the comment period: Kittitas County Public Works, Washington Department of Fish & Wildlife, Kittitas County Fire Marshal, Department of Natural Resources. Kittitas County Public Health submitted comments outside of the comment period. All comments are on file and available for public review.

### Kittitas County Fire Marshals Office (KCFMO)

Kittitas County Fire Marshals Office's did not see any additional fire risk for this proposal but mentioned the proposed structure would be subject to the Wildland Urban Interface Code and creating defensible space around the home. They talked about fire sprinklers being required for the residence.

#### Staff Response

CDS has provided these comments to the applicant. While defensible space can be considered, it has to be weighed by ecological functions. Since defensible space conflicts with the required buffers, staff has conditioned the house to have a automatic fire sprinkler system installed.

### Kittitas County Public Works (KCPW)

Kittitas County Public Works provided comments on access permits and requiring grading permits if over 100 cubic yards are going to be moved.

#### Staff Response

CDS has provided these comments to the applicant and conditioned this determination to ensure the applicant shall obtain all necessary permits required by KCPW for this development.

### Kittitas County Public Health (KCPH)

Kittitas County Public Health has no comments or concerns with the proposed project.

#### Staff Response

CDS has provided these comments to the applicant. Water and Sewer to serve the house should go through Snoqualmie Pass Utility District.

Washington State Department of Fish & Wildlife (WDFW)

Washington State Department of Fish & Wildlife provided comments on this application on November 28, 2022 requesting the applicant to show the distance from the development to the stream and requesting a mitigation plan due to the encroachment of the building. After staff sent them a site plan showing the distance from the proposed stream to the house, they had significant concerns about the development being so close the type F stream. They would not support approval of the reasonable use without a mitigation plan that ensures no net loss of ecological functions. They also talked about the planned impacts on the other side of the creek.

Applicant Response

The applicant responded with a mitigation plan on April 11, 2023.

Staff Response

After 3 different revisions of a mitigation plan that WDFW did not like, County staff set up a site visit with WDFW to look at the site and existing conditions. After visiting the site and seeing that it was well vegetated, WDFW did not see the need to plant numerous new trees but just saw smaller willows down by the creek. This information was submitted to the applicant who then provided a 4<sup>th</sup> revision plan that WDFW was happy with as long as no existing trees were cut down within 50 feet of the creek.

Washington State Department of Natural Resources (DNR)

Washington State Department of Natural Resources provided comments that based on a cursory review of the aerial imagery and the proposal being with in a Riparian Management Zone (RMZ) of a Type F stream that a Forest Practices Application (FPA) may be required.

Staff Response

Staff has provided these comments to the applicant. As the lot is less than 2 acres in size, staff does not believe a FPA will be required. Staff has conditioned the proposal to not clear any trees within 50' of the creek.

Public Comments:

There were no public comments for this reasonable use request.

All comments received during the comment period were transmitted to the applicant on December 14, 2022. The applicant responded on December 26<sup>th</sup> saying they were working on a response to WDFW's comments and providing a mitigation plan. A mitigation plan was received April 11, 2023. The applicant did not respond to any other comments.

**VII. PROJECT ANALYSIS**

In review of this proposal, it is important to consider the applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Consistency with the provisions of KCC 17A, Critical Areas:

CDS performed a critical area review of the subject parcel and found that GIS indicated a Type Ns (formerly type 4) stream on the property also known as Tunnel Creek. Due to concerns about the stream

from the neighbor's previous SEPA application (SE-21-00012 Ski Acres), a site visit was conducted with County Staff, Fish & Wildlife and Department of Natural Resources where the stream was actually identified as a Type F stream. The current required setback in KCC 17A.04.030.4 is a 150-foot buffer from the Ordinary High Water Mark (OHWM) of the creek since it is within the Cascade Ecoregion. This does not include the additional 15' setback in KCC 17A.01.090.5. The applicant included a proposed building envelope for the proposed residence. The specific placement of this structure was a consideration in the reasonable use review. The proposal is within the required setback and requires a reasonable use since a buffer averaging plan could not meet the setback requirements of the stream. The reasonable use would alleviate concerns regarding encroachments to the setback of the stream with a full mitigation plan. CDS has determined that the proposed residence is exempt from SEPA review and the. With the reasonable use and mitigation, this project is consistent with the provisions of KCC 17A.

Consistency with the provisions of KCC 17.16 – Residential Zone:

This proposal, is not consistent with the setbacks outlined in Kittitas County Zoning Code 17.16 Residential Zone but as conditioned, the proposal identifies a reasonable building envelopes for the house to ensure ecological functions are not negatively impacted. The specific placement of the structure was a consideration in the reasonable use review.

Consistency with the provisions of the KCC Title 14.04, Building Code:

All buildings must be consistent with International Building Codes and approved building plans as issued by Kittitas County.

Consistency with the provisions of KCC Title 20, Fire and Life Safety:

The proposal must be consistent with the provisions of KCC Title 20. The Fire Marshal's office did not indicate any concerns about this project not being able to meet Title 20.

Consistency with provision of KCC Title 12, Roads and Bridges:

The proposal must be consistent with the provisions of KCC Title 12. Public Works did not indicate anything that would not allow this project as presented to be able to meet KCC Title 12.

## VIII. FINDINGS OF FACT

1. Trevor Kostanich, property owner, submitted a reasonable use exception request to the 150-foot Type F stream critical area buffer to accommodate access and future house within the buffer.
2. The subject property is parcel # 448135 located off Tanner Way, approximately 0.64 miles from the intersection of Hyak Dr and State Route 906 in Snoqualmie Pass, WA in Section 9, Township 22, Range 11.

3. Site Information

Total Property Size:	.17 Acres
Number of Lots:	1 (no new lots are being proposed)
Domestic Water:	Snoqualmie Pass Utility District
Sewage Disposal:	Snoqualmie Pass Utility District
Power/Electricity:	PSE
Fire Protection:	Snoqualmie Pass Fire and Rescue

4. Site Characteristics:

North: Primarily residential development

South: Mostly Forested Lands  
East: SR 906/I-90/Forested Lands/Future Home Sites  
West: Ski Resort Areas

5. The site is accessed via Tanner Way that is accessed by State Route 906.
6. The Comprehensive Plan land use designation is “LAMIRD” with a zoning designation of LAMIRD Type 1 Residential.
7. The purpose and intent of the Residential zone is to provide for and protect areas for homesite development designed to meet contemporary building and living standards where public water and sewer systems are provided.
8. A Reasonable Use Application was submitted to Kittitas County Community Development Services department on November 2, 2022.
9. The application was determined complete on November 17, 2022.
10. Notice of Application was sent to property owners within 500 feet and all agencies with jurisdiction, published in the official newspaper of record for Kittitas County, and posted on the Kittitas County website on November 23, 2022, all in conformance with the Kittitas County Project Permit Application Process (Title 15A). The comment period ended at 5:00 pm on December 12, 2022 and all comments were transmitted to the applicant on December 14, 2022.
11. CDS performed a critical area review of the subject parcel and found that GIS indicated a Type Ns (formerly type 4) stream on the property also known as Tunnel Creek. Due to concerns about the stream from the neighbors previous SEPA application (SE-21-00012 Ski Acres), a site visit was conducted with County Staff, Fish & Wildlife and Department of Natural Resources where the stream was actually identified as a Type F stream. The current required setback in KCC 17A.04.030.4 is a 150-foot buffer from the Ordinary High Water Mark (OHWM) of the creek since it is within the Cascade Ecoregion. This does not include the additional 15’ setback in KCC 17A.01.090.5. The applicant included a proposed building envelope for the associated residence. The specific placement of this structure was a consideration in the reasonable use review. The proposal is within the required setback and requires a reasonable use since a buffer averaging plan could not meet the setback requirements of the stream. The reasonable use would alleviate concerns regarding encroachments to the setback of the stream with a mitigation plan. CDS has determined that the proposed home is exempt from SEPA review. A mitigation plan was submitted to the county and a site visit was conducted by County Staff and Washington Department of Fish and Wildlife.
12. The proposal is consistent with the provisions of KCC 17A, Critical Areas as conditioned.
13. The proposal is consistent with the reasonable use exception criteria in KCC 17A.01.060(2)(c). All seven criteria have been satisfied.
14. The proposal is not consistent with the provisions of KCC 17.30, R-Residential zoning but as conditioned, the proposal identifies a reasonable building envelope for the house and driveway to ensure ecological functions are not negatively impacted.
15. This proposal is consistent with the provisions of the KCC Title 14.04, Building Code as conditioned.
16. The proposal is consistent with the provisions of KCC Title 20, Fire and Life Safety, as conditioned.



17. The proposal is consistent with the provisions of KCC Title 12, Roads and Bridges as conditioned.
18. Comments were received from the following agencies during the comment period: Kittitas County Public Works, Washington Department of Fish & Wildlife, Kittitas County Fire Marshal, Department of Natural Resources and Kittitas County Public Health. All comments are on file and available for public review.
19. No public comment was received.

**IX. STAFF CONCLUSIONS:**

1. This proposal has satisfied all seven criteria of KCC Title 17A.01.060(2)(c).
2. The proposal is consistent with state and federal regulations.
3. The proposal is consistent with local regulations including Kittitas County Code Title 12 Roads and Bridges, Title 14.04 Building Code, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire and Life Safety.

**X. DECISION AND CONDITIONS OF APPROVAL:**

Kittitas County Community Development Services finds that the Kostanich Reasonable Use Exemption Request (RU-22-00005) is hereby **approved**. The Kostanich Reasonable Use Exemption Request has satisfied the requirements of a reasonable use exception pursuant to KCC 17A.01.060(2)(c).

**CONDITIONS OF APPROVAL:**

1. The project shall proceed in substantial conformance with the mitigation plan received June 16, 2023 attached as Exhibit A including the location of the house and driveway.
2. The applicant shall comply with all local, State and Federal environmental standards and regulations in place at the time of building permit application submittal.
3. The applicant shall obtain all necessary permits required by Kittitas County Public Works for this development, and no structure shall encroach upon any easement or right-of-way.
4. All property corners disturbed or destroyed by this construction shall be replaced by a Surveyor licensed to practice in the State of Washington.
5. All current and future owners must comply with International Fire Code.
6. No tree clearing shall be done within 50 feet of the creek.
7. The house shall have automatic sprinklers installed due to the non-conforming WUIC requirements to protect the creek buffer with shade.
8. A 50' buffer from the creek shall be marked in the field with signage or other identification as seen in KCC 17A.01.090 with a permanent indicator when construction is complete. Temporary markings may be used during construction.
9. Should ground disturbing or other activities related to this proposal result in the inadvertent discovery of

cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

10. An as-built report as described in the mitigation plan shall be submitted to Kittitas County no later than June 29, 2024. This as-built report shall be done by a qualified professional.
11. An annual monitoring plan shall be submitted to the County no later than July 31<sup>st</sup> or the Friday prior each year. Successful benchmarks of 100% in the first year and 80% years for years 2-5 should be achieved. Contingency measures shall be used as described in the contingency plan in the mitigation plan if the benchmarks are not achieved.
12. The applicant shall provide a financial guarantee as shown in KCC 17A.01.100 if the mitigation measures are not installed prior to final building inspection.
13. This associated critical areas report is valid for 5 years. The report shall be updated in 5 years and submitted to Kittitas County for review, if substantial construction has not taken place. Substantial constructions shall mean a poured foundation on approved building pads.
14. Notice on Title shall be recorded with the Kittitas County Auditor's office this lot describing the following:
  - i. The location of the critical area and buffer from approved mitigation plan
  - ii. A statement of as to the applicability of Title 17A to the property including this reasonable use exemption
  - iii. A statement describing limitations on action in or affecting critical area and buffers approved as part of this reasonable use, such as no tree clearing within 50 feet of the creek.
  - iv. No buildings, structures, decks (covered or uncovered), impervious ground surfaces such as driveways and patios shall be put within any buffer area on the property that was not on the mitigation plan

A copy of the recorded notice shall be provided to Kittitas County Community Development Services.

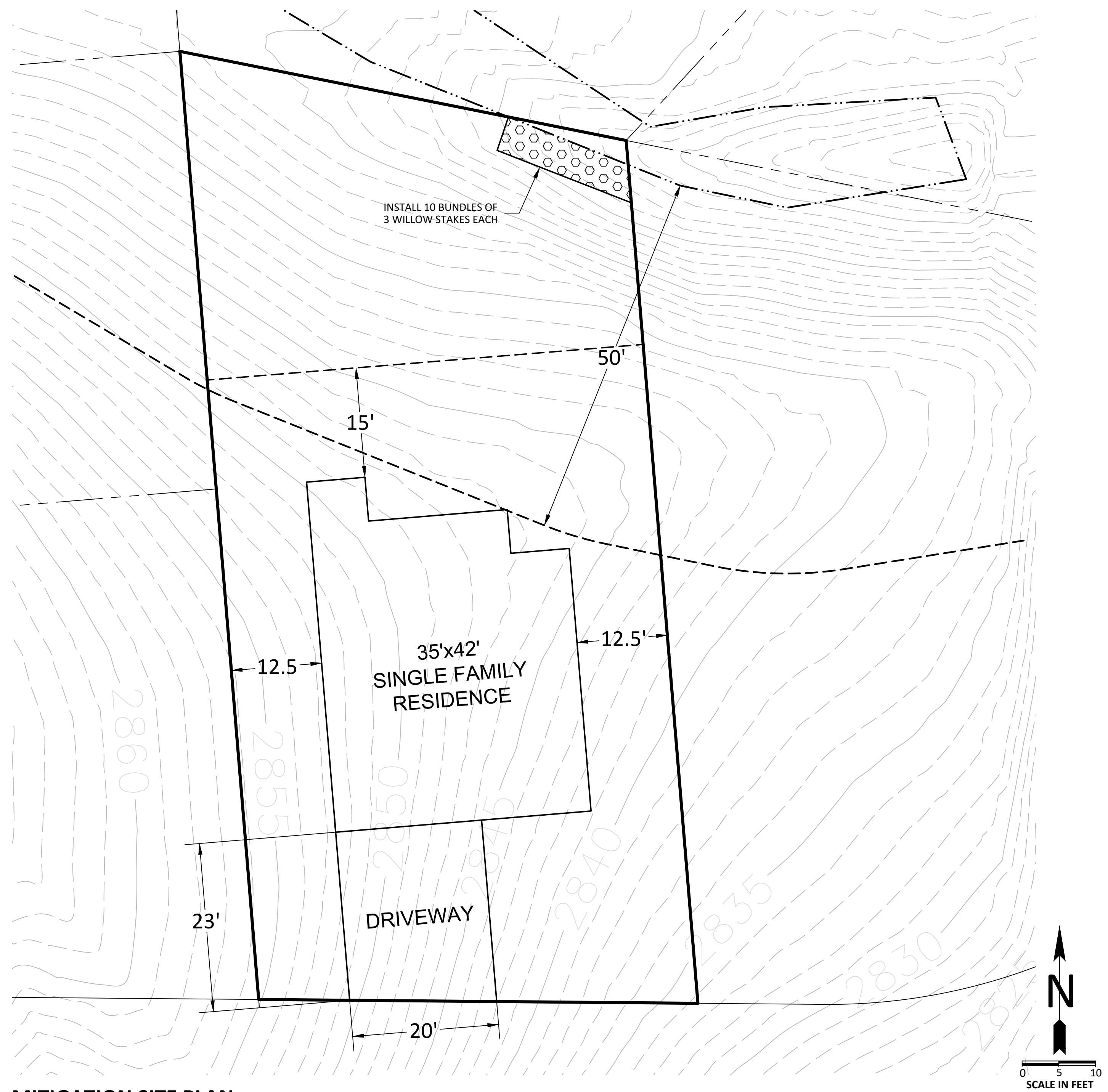
**Responsible Official**  \_\_\_\_\_  
Jeremiah Cromie

**Title:** Planner II

**Address:** Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA. 98926  
Phone: (509) 962-7046

**Date:** June 29, 2023

**Pursuant to Chapter 15A.07 KCC, this determination may be appealed by submitting specific factual objections in writing with a fee of \$1670 to the Kittitas County Community Development Services at 411 N Ruby St Ste. 2, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00pm July 14, 2023. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.**



1  
1 MITIGATION SITE PLAN

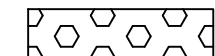
**PLANT INSTALLATION NOTES:**

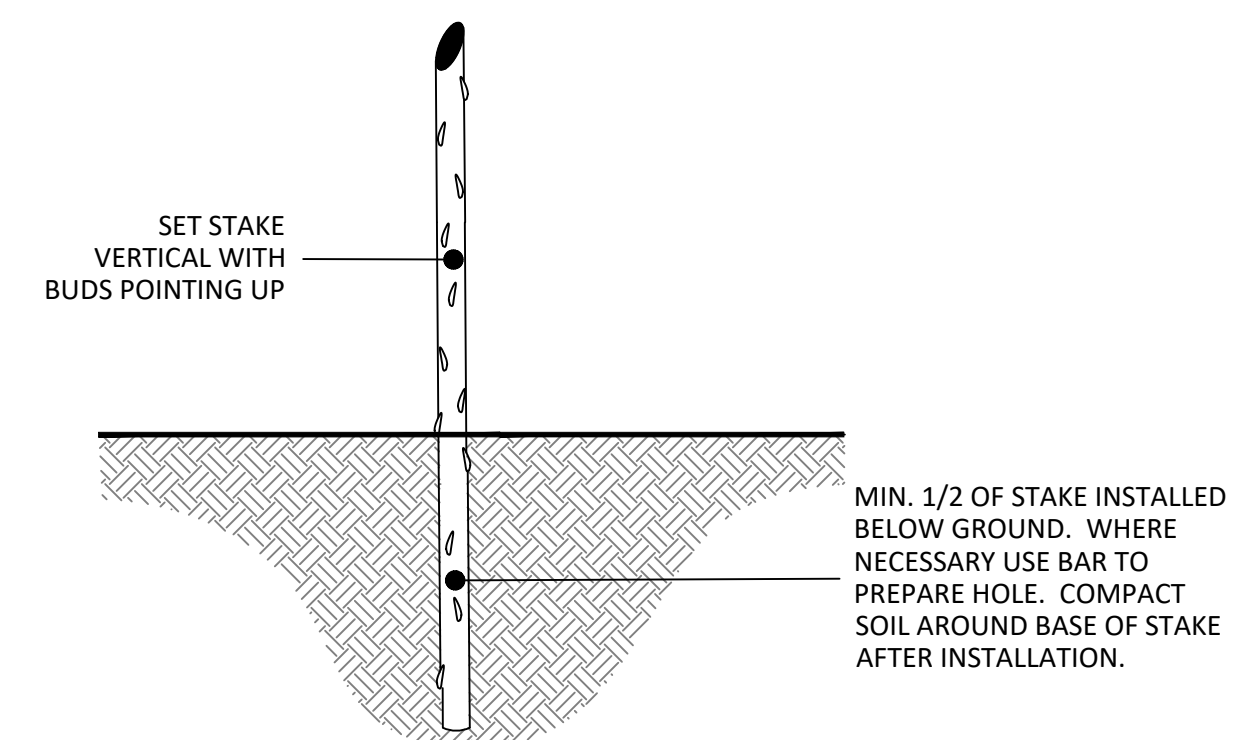
1. PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY PLAN DESIGNER OR OWNER PRIOR TO INSTALLATION.
2. PLANT LOCATIONS SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS TO ACCOMMODATE SITE CONDITIONS, TO PRESERVE AND PROTECT EXISTING NATIVE VEGETATION, AND/OR PER PLAN DESIGNER AT TIME OF INSTALLATION.
3. FOLLOWING PLANT INSTALLATION, PLACE MULCH AT THE BASE OF EACH INSTALLED PLANT.

**PLANT MATERIAL SPECIFICATIONS:**

1. PLANTS SHALL BE DERIVED FROM STOCK ACCLIMATED TO WASHINGTON ENVIRONMENTAL CONDITIONS,
2. PLANTS SHALL BE AND PROPAGATED STOCK NATIVE TO THE PACIFIC NORTHWEST.
3. PLANTS SHALL BE NORMAL IN PATTERN OF GROWTH, HEALTHY, WELL-BRANCHED AND HAVE ALL LEADERS AND BUDS INTACT. TREES SHALL NOT HAVE SUNSCALDS, DISFIGURING KNOTS, FRESH CUTS OF LIMBS, DAMAGED LEADERS, AND/OR DEFORMED TRUNKS.
4. CONTAINERIZED PLANT STOCK SHALL BE GROWN IN A CONTAINER LONG ENOUGH TO DEVELOP A ROOT SYSTEM THAT REACHES THE EDGES OF THE CONTAINER IN WHICH IT HAS GROWN. TREES AND SHRUBS SHALL BE WELL ROOTED AND SHALL HAVE SUFFICIENT ROOT MASS TO HOLD TOGETHER THE SOIL, IN WHICH PLANT IS GROWING, WHEN REMOVED FROM THE POT.

**PLANT SCHEDULE**

COMMON NAME	SCIENTIFIC NAME	SIZE/FORM	QTY
 SITKA WILLOW	<i>SALIX SITCHENSIS</i>	4' LIVE STAKE	30



2  
1 PLANT INSTALLATION DETAIL

**MONITORING PLAN:**

THE TEN (10) YEAR MONITORING PLAN OUTLINED BELOW WILL ENSURE AND DOCUMENT THAT THE PERFORMANCE STANDARDS ESTABLISHED FOR THIS PLAN HAVE BEEN MET. THE LOT OWNER IS RESPONSIBLE FOR SUCCESSFUL COMPLETION OF THE WORK DESCRIBED ON THIS PLAN. IF THE PROPERTY IS SOLD OR PROPERTY OWNERSHIP IS OTHERWISE TRANSFERRED, RESPONSIBILITY FOR ANY REMAINING WORK SHALL BE TRANSFERRED TO THE NEW OWNER AND RECORDED WITH KITTITAS COUNTY.

**PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS**

MITIGATION PLAN GOALS, MONITORING SCHEDULE, AND PERFORMANCE STANDARDS ARE OUTLINED BELOW. THE GOALS OF THIS PLAN ARE CONSIDERED ACHIEVED WHEN THE PERFORMANCE STANDARDS ARE SATISFIED.

**GOAL #1 - RESTORE/ENHANCE ON-SITE STREAM BUFFER**

**OBJECTIVE #1 - INSTALL NATIVE PLANTINGS WITHIN THE BUFFER AREAS SHOWN ON THIS DRAWING**  
**PERFORMANCE STANDARD #1 - PLANT SURVIVAL**  
 YEAR 1 - 100% SURVIVAL  
 YEAR 2 THROUGH YEAR 10 - 85% SURVIVAL

THIS STANDARD CAN BE ACHIEVED THROUGH PLANT ESTABLISHMENT OR THROUGH PLANT REPLACEMENT. THE MONITORING PERIOD SHALL END IF THE PERCENT SURVIVAL STANDARD IS MET AT YEAR 5.

**AS-BUILT**

FOLLOWING COMPLETION OF THE WORK SHOWN ON THIS PLAN, A QUALIFIED PROFESSIONAL SHALL PREPARE AN AS-BUILT OF THE COMPLETED WORK. THE AS-BUILT SHALL SUMMARIZE THE COMPLETED WORK AS WELL AS ANY DEVIATIONS FROM THE APPROVED VERSION OF THIS PLAN. THE AS-BUILT SHALL BE SUBMITTED TO KITTITAS COUNTY NO LATER THAN 30 DAYS FROM THE DATE THAT THE WORK SHOWN ON THIS PLAN HAS BEEN COMPLETED.

**ANNUAL MONITORING (10 YEARS)**

ANNUAL MONITORING SHALL BE COMPLETED FOR A PERIOD OF TEN (10) YEARS. UNLESS OTHERWISE ALLOWED BY KITTITAS COUNTY, ANNUAL MONITORING SHALL BE COMPLETED BY A QUALIFIED PROFESSIONAL AND SHALL COMPRISE A SITE INVESTIGATION IN AUGUST OR SEPTEMBER AND REPORTING TO KITTITAS COUNTY NO LATER THAN 30 DAYS FOLLOWING EACH MONITORING. THE PURPOSE OF THE SITE INVESTIGATION IS TO EVALUATE CONDITIONS WITHIN THE PLANTING AREAS PER THE CURRENT YEAR'S PERFORMANCE STANDARDS. THE FOLLOWING INFORMATION SHALL BE COLLECTED AND ASSESSED RELATIVE TO THE PERFORMANCE STANDARDS ESTABLISHED FOR THE PROJECT:

- **PERCENT SURVIVAL:** A DIRECT COUNT INVENTORY AND ASSESSMENT OF ALL INSTALLED PLANTS SHALL BE USED TO EVALUATE PERCENT SURVIVAL. THE RATIONALE FOR POOR CONDITIONS, IF PRESENT, WILL BE DETERMINED TO THE EXTENT FEASIBLE.

IN ADDITION TO THE ABOVE INFORMATION, PHOTOGRAPHS SHALL BE TAKEN FROM THE PERMANENT PHOTO POINTS.

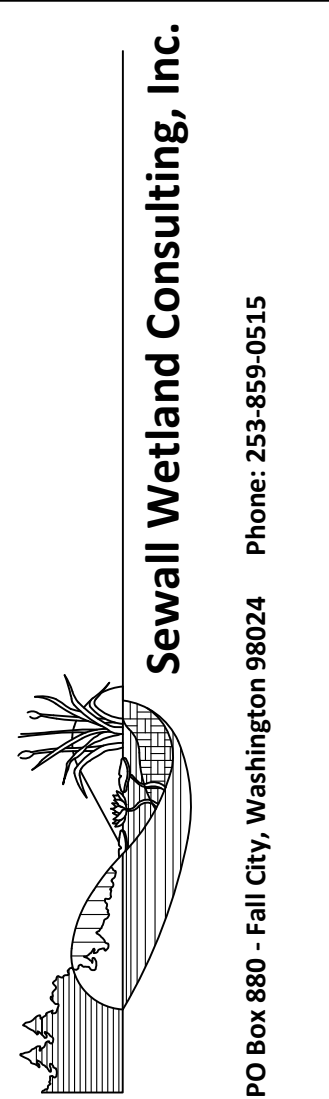
THE RESULTS OF EACH MONITORING ASSESSMENT SHALL BE SUMMARIZED IN A WRITTEN REPORT AND SUBMITTED TO KITTITAS COUNTY NO LATER THAN 30 DAYS FOLLOWING EACH MONITORING.

**MAINTENANCE PLAN:**

INSTALLED PLANTS SHALL BE MAINTAINED AT REGULAR INTERVALS DURING THE MONITORING PERIOD TO PROMOTE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANT STOCK. GENERAL MAINTENANCE SHALL INCLUDE: 1) RE-APPLYING BARK MULCH TO MAINTAIN A 6" MINIMUM APPLIED THICKNESS - YEAR 1 ONLY; 2) THE PRUNING OF INSTALLED PLANTS TO REMOVE DEAD WOOD AND PROMOTE VIGOROUS PLANT GROWTH AND PROPER FORM; 3) THE REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS AND/OR DISEASED; AND/OR 4) THE REMOVAL OF TRASH, LITTER, AND/OR OTHER NON-DECOMPOSING DEBRIS. GENERAL MAINTENANCE WORK SHALL OCCUR MONTHLY DURING THE GROWING SEASON AND/OR AT A FREQUENCY OTHERWISE NECESSARY TO ENSURE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANTS.

**CONTINGENCY PLAN:**

SHOULD ANY MONITORING ASSESSMENT REVEAL THAT THE PERFORMANCE STANDARDS FOR THE RESPECTIVE YEAR ARE NOT SATISFIED, THE PERMITTEE SHALL WORK WITH KITTITAS COUNTY TO DEVELOP A CONTINGENCY PLAN TO ADDRESS THE DEFICIENCY(IES). CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIONS: 1) ADDITIONAL PLANT INSTALLATION; 2) EROSION CONTROL; 3) HERBIVORY PROTECTION; 4) MODIFICATION TO THE IRRIGATION REGIME; AND/OR 5) PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION. SUCH CONTINGENCY PLAN SHALL BE SUBMITTED TO KITTITAS COUNTY WITHIN 30 DAYS OF WHEN DEFICIENCIES ARE DISCOVERED. UNLESS OTHERWISE APPROVED BY KITTITAS COUNTY, ACTIONS SPECIFIED ON AN APPROVED CONTINGENCY PLAN MUST BE COMPLETED WITHIN 60 DAYS. IF THE FAILURE IS SUBSTANTIAL, KITTITAS COUNTY MAY EXTEND THE COMPLIANCE MONITORING PERIOD FOR THE ENHANCEMENT WORK.



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PROJECT: **CRITICAL AREA MITIGATION PLAN - KOTSANICH RESIDENCE**  
 ADDRESS:



NO.	DATE	NOTES
1.	03/15/23	MISCELLANEOUS REVISIONS
2.	05/04/23	REVISED PLANTING PLAN
3.	05/30/23	REVISED PLANTING PLAN
4.	06/15/23	REVISED PLANTING PLAN

DATE: 01/31/2023  
 JOB NUMBER: 22-182

**MITIGATION SITE PLAN, NOTES, & DETAILS**