

Project Narrative

9. The project proposes to build two single family homes on two adjacent lots in the Crest Neighborhood. Virtually the entire buildable area between Spring Creek and Spring Creek Rd falls within a Type 2 (150 ft) stream buffer. Construction of the two residences would result in a riparian buffer impact of up to 0.85 acres. Buffer averaging per CAO 17A.04.030.6, according to which the stream buffer could be reduced up to 25 percent (shortened to a radius of 112.5 ft), would not provide sufficient buildable area for the Project. Since the riparian buffer offset denies all reasonable economic use of the parcels, a Reasonable Use Exception is anticipated in order to permit the project. Early consultation with WDFW and the county has been completed and proposed mitigation is consistent with regulatory input. Refer to the attached Critical Areas Report by GG Environmental, LLC, dated 10-29-2024.

10. A. The restrictive geometry of the parcels relative to stream location and local topography preclude buffer averaging per county code. Under the existing critical areas code, the stream buffer causes the parcels to be practicably unbuildable, denying all reasonable economic use of the property.

B. The proposal to build residential homes on the parcels within the established Crest Neighborhood is reasonable. The build footprints have been reduced to the greatest practicable extent to minimize critical areas buffer impacts. Refer to the attached Critical Areas Report by GG Environmental, LLC, dated 10-29-2024.

C. The proposal to build residential homes on the parcels within the established Crest Neighborhood is a reasonable economic

use of the parcels. The build footprints have been reduced to the greatest practicable extent yet still allow for residences to be constructed. Refer to the attached Critical Areas Report by GG Environmental, LLC, dated 10-29-2024.

D. The inability to derive reasonable economic use of the properties is not the result of action by the applicant after the effective date of KCC 17A.01.060(2)(c).

E. The project proposes to construct residential homes within an existing residential neighborhood. WDFW and the county have been consulted, including a collaborative site visit to view the properties. No concerns have been raised to suggest the project would pose an unreasonable threat to public health, safety, or welfare.

2 / 2

F. Early consultation with WDFW and the county has been completed and proposed mitigation is consistent with regulatory input. Given the positive existing buffer baseline condition, the proposed reduction in vegetative buffer width to accommodate construction is expected to preserve sufficient riparian vegetation to provide buffer functions and values to the creek reach. Nevertheless, riparian buffer mitigation measures are proposed for the buffer impact; measures deemed achievable and reasonable given the restrictive parcel geometry and limited buildable terrain. As a result, the project would not result in a net loss of critical area functions and values, consistent with best available science. Refer to attached Critical Areas Report by GG Environmental, LLC, dated 10-29-2024.

G. The project is consistent with other application regulations and standards as it proposes to build homes in an established

neighborhood. The constructed homes would be similar in size and architecture to that of the existing homes.