

**Sewall Wetland Consulting, Inc.**

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Kittitas County CDS

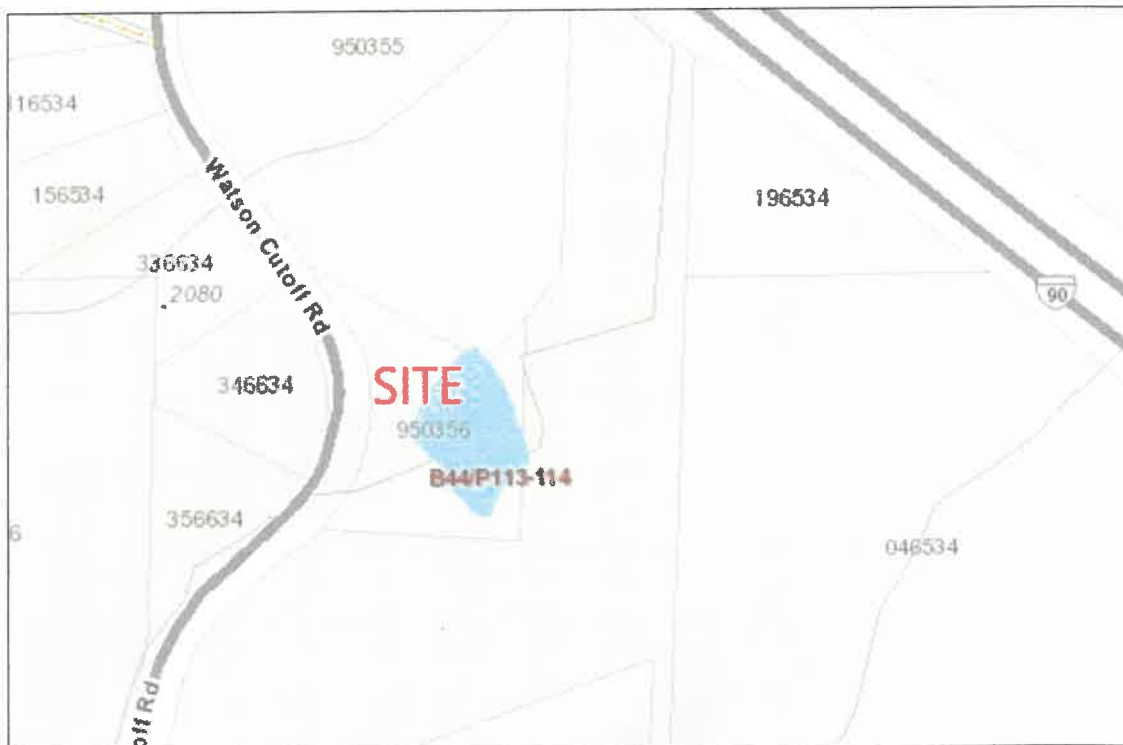
October 30, 2023

Kevin Kelly  
PO Box 750  
Roslyn, Washington 98941

RE: Impacts Analysis Report – Parcel #950356  
Kittitas County, Washington  
SWC Job #22-125

Dear Kevin,

This report describes your proposed single family home on Parcel #950356.



*Above: Vicinity Map of site (Parcel #950356)*

The irregular shaped 6.01 acre parcel is located on the east side of Watson Cutoff Road and within Section 6, Township 19 North, Range 16,

and Section 30, Township 18 North, Range 19 East of the W.M in Kittitas County, Washington.



*Above: Aerial photograph of the study area from Kittitas Maps website.*

### **Existing Conditions**

The site contains a Type Ns stream as well as Category IV wetland as described in our May 29, 2022 Critical Area Report for the site. Due to the location of the critical areas and their buffers, a “reasonable use exception” will be required to build a home on the site. Below is a description of the proposed use and proposed mitigation;

### **Proposed Use of Site**

The proposed use of the site is the construction of a single family home. Due to the location of the wetland and stream, most of the site is taken up by critical area or their associated buffers (See attached "Buffer Averaging Plan").

The proposed use of the site is the construction of a single family home. Due to the location of the wetland and stream, most of the site is taken up by the buffer of the stream. As a result, a reduced buffer will be required to build a home on the site. This will require a Reasonable Use Exception from the County Code as detailed in 17A.01.060.2.c.

- 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 site is zoned for a single family residence. There is no other economic use of the site that is feasible. This criteria is met.

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

Response: Nearly the entire site is taken up by the stream buffer. Any use of the site would impact the buffer, and a single family home would be the use with the least impact. This criteria is met.

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

Response: The proposed buffer impact is similar in size to other homes in the area. Based upon typical home sizes in the area this is the minimum necessary impact to construct a home on the site. The home will be located as far to the west, away from the stream as possible. This criteria is met.

- 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 inability of the applicant to derive reasonable economic use of the property is not a result of any action by the owner or the original platting of the lot. The recent Code changes to the stream buffers have created the Reasonable Use situation. This criteria is met.

- 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 will not pose any threat to public health, safety or welfare. This criteria is met.

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

Response: The proposed reduction of the stream and wetland buffer will include adding an equal area of buffer contiguous with the remaining buffer area. This includes a total reduction of the buffer of 7,090sf. To compensate for the reduced buffers, 1,246sf of buffer will be added to the wetland buffer as depicted on the plan to compensate at a 1:1 ratio for the wetland buffer impacts. In addition, 5,844sf of buffer will be added to the stream buffer to compensate for those impacts. Nonet loss of buffer area will occur.

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

Response: The proposed use of the site is in accordance with all other County regulations and standards that apply. This criteria is met.

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

## REFERENCES

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