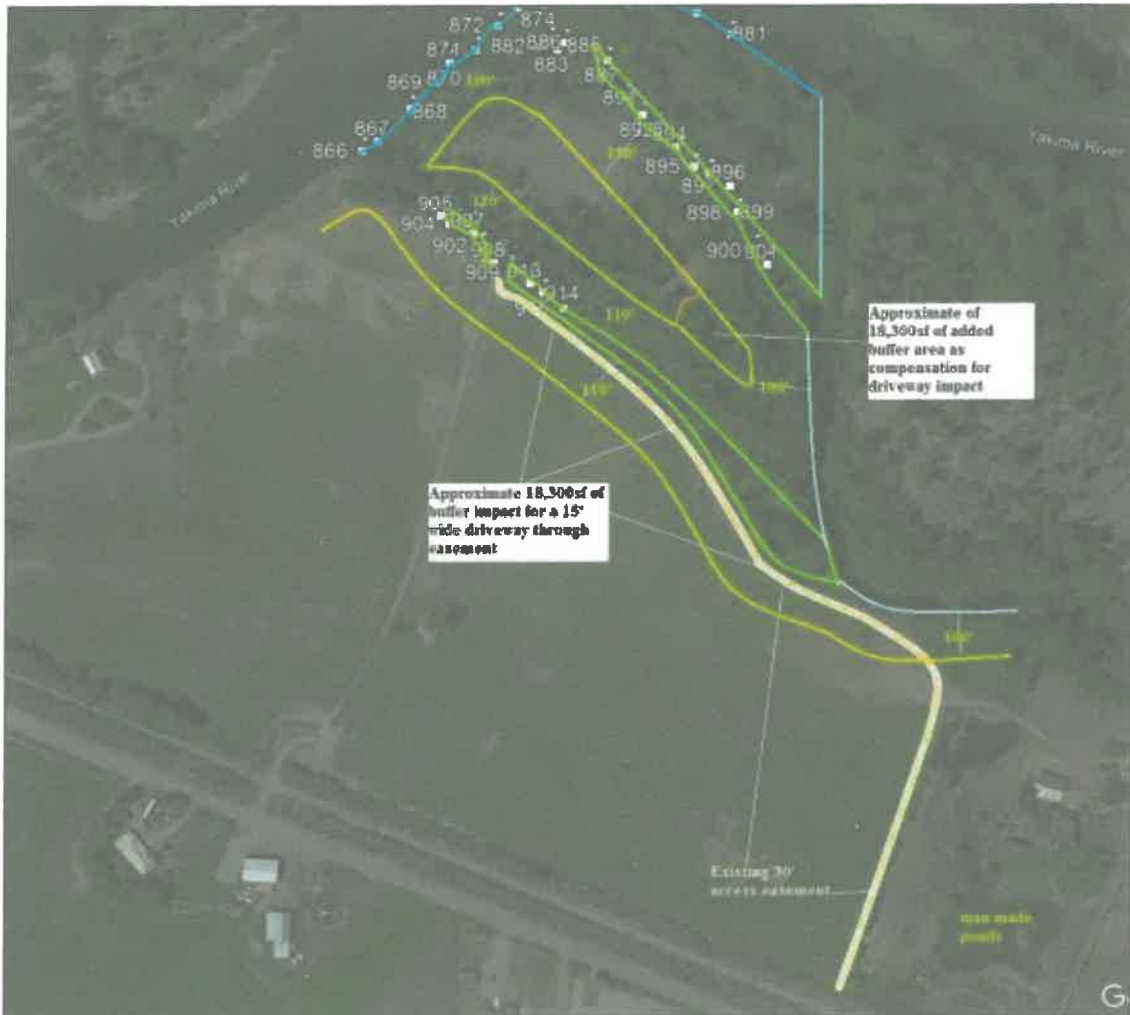


### Proposed Access Driveway

The existing gravel driveway leads to a large area outside the wetlands, streams and buffers of these features and could be a potential building site with no critical area impacts. However, the legal access for the property comes along the eastern side of the site from Lower Peoh Point Road and curves along the perimeter of the existing pasture.



Above: Proposed access driveway to gain access to the site.

The pasture itself has no regulated wetlands within the vicinity of the proposed access driveway. The presumed driveway width within the easement will be 15'. The easement itself passes through approximately 1,200 linear feet of the buffer of the 110' buffer of Wetland D and the

16'

Type S water to the north and east. The total amount of buffer impact in an existing grazed pasture is approximately ~~18,300sf.~~ 19,200 sf

To compensate for the proposed impact, we are proposing to add an equivalent area of forested habitat as buffer to the north side of Wetland D and the Type S water. Kittitas County Code only allows buffer averaging to a minimum 75% of the standard width. This cannot be done with the location of the existing easement. 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.

The only way any improvements on this property can occur is the use of Reasonable Use Exception, as described in KCMC 17A.01.060. The use of this provision will be required to construct the driveway through the existing legal access easement.

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 parcel contains an existing 30' wide access easement which is the only way to access the site from Lower Peoh Point Road. To not allow the construction of an access 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 an access driveway with less impact on the wetland and 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 <sup>16</sup>15' wide driveway is the narrowest that would be reasonable for a single family home and is the minimum necessary to provide access to the site.

*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 new wetland and 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 access driveway 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 access driveway totals of 18,300sf of existing grazed pasture buffer.

19,200 sf

To compensate for permanent impact to the buffer from the driveway, 18,300sf of forested area adjacent to the existing buffer of the same wetland and stream, north of Wetland D will be added as compensation.

The proposed buffer addition will result in no net loss of buffer function to the wetland or stream, will increase the portion of the buffer that is forested, 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.

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: Data sheets  
Rating Forms and associated exhibits