



Sewall Wetland Consulting, Inc.

PO Box 880
Fall City, WA 98024

Phone: 253-859-0615

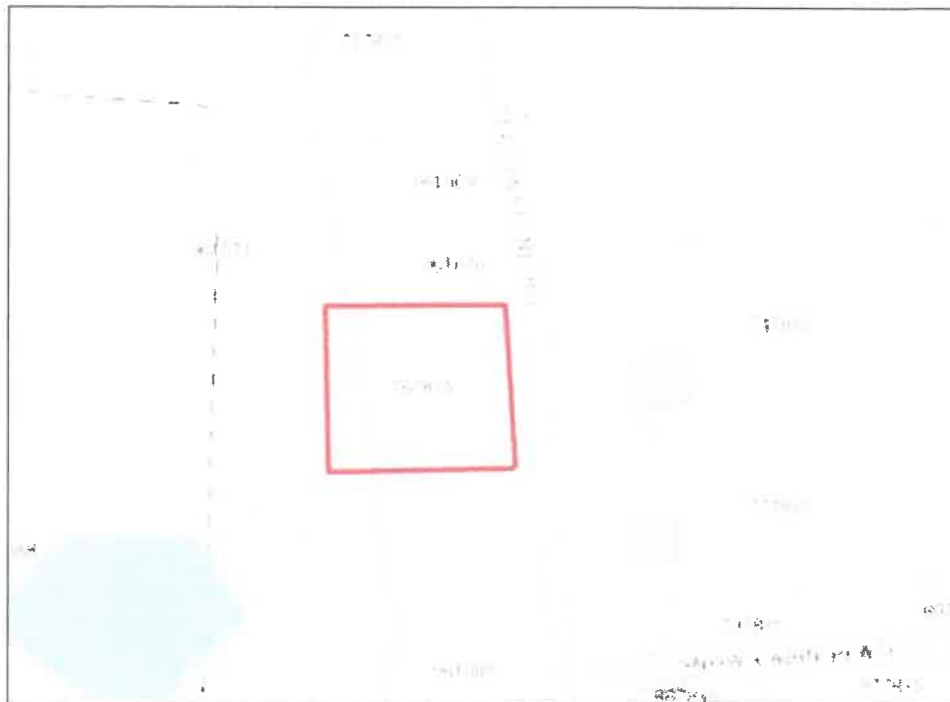
November 6, 2022

Ron & Tiffany Harmon
505 Broadway
Unit 603
Tacoma, Washington 98402

RE: Critical Areas Report & Reasonable Use Justification
Parcel #767835
Kittitas County, Washington
SWC Job #22-192

Dear Ron & Tiffany,

This report describes our observations and delineation of any jurisdictional wetlands or streams on Parcel #448135, located 601 Yellowstone Road in the Snoqualmie Pass area of unincorporated Kittitas County, Washington (the "site").



Above: Vicinity map of the site.

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Kittitas County CDS

The site consists of a 0.43 acre rectangular shaped parcel located within NE ¼ of Section 9, Township 22 North, Range 11 East of the W.M.



Above: Kittitas County TaxSifter aerial image of the site.

METHODOLOGY

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site on November 4, 2022. The site was reviewed using methodology described in the **Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)** (USACOE September 2008) as required by the US Army Corps of Engineers starting in June of 2009. This is the methodology currently recognized by Kittitas County for wetland determinations and delineations. The site was also reviewed using methodology described in Soil colors were

identified using the 1990 Edited and Revised Edition of the **Munsell Soil Color Charts** (Kollmorgen Instruments Corp. 1990).

Wetlands in Kittitas County are rated using the 2014 Washington State Department of Ecology Washington State *Wetland Rating System for Eastern Washington, 2014 Update* dated June 2014 Publication No. 14-06-018.

OBSERVATIONS

Existing Site Documentation.

Prior to visiting the site, a review of several natural resource inventory maps was conducted. Resources reviewed included the Kittitas Taxsifter website, National Wetland Inventory Map, WDNR Fpars Stream Typing Map, Kittitas County flood & critical areas mapping, WDFW Priority Habitats and Species Maps, and the NRCS Soil Survey online mapping and Data.

Kittitas Taxsifter Website

The Kittitas Taxsifter website with streams and wetland layers activated depicts a linear emergent wetland as well as a Type F stream on the west side of the site. This layer is taken from the NWI map which has had no ground verification.



Above: Kittitas County Taxsifter with wetland and stream layers activated.

National Wetlands Inventory (NWI)

The NWI map depicts a stream on the west side of the site. These areas were interpreted from aerial photographs by the US Fish and Wildlife Service using 2017 aerial photographs with no ground-truthing.



Above: NWI map of the area of the site

Soil Survey

According to the NRCS Soil Mapper website, the site is mapped as containing moderately well drained Chinkman ashy sandy loam. Chinkman soils are formed in colluvium from glacial till, volcanic ash, and pumice overlying dense glacial till. Chinkman soils are not considered "hydric" or wetland soils according to the publication Hydric Soils of the United States (USDA NTCHS Pub No.1491, 1991).



Above: NRCS soil map of the site.

WADNR FPARS website

According to the WADNR FPARS website with stream types layers activated there is a Type F (fish bearing) stream mapped on the west side of the site.



Above: WDNR Fpars Stream Mapping of the area of the site.

WDFW Priority Habitats Maps

According to the WDFW Priority Habitat Website with Public access layers activated, the site is located within the Township in which the northern spotted owl and grey wolf, both federally listed, are known to exist.



Above: WDFW Priority Habitats Map of the site.

Field observations

The site contains an existing small “A” frame type cabin on the east side of the site bordering Yellowstone Road. A gravel parking area is located between the home and the road. A well-defined creek passes along the site flowing to the south just west of the existing home. The remainder of the site is typical third growth conifer forest found in this part of the Cascades with silver fir and mountain hemlock as the dominant species with huckleberry, salmonberry, mountain ash and devils club in the understory.

Soils on the site are a gravelly ashy loam with soil colors of 10YR 3/2 with no hydric indicators.

As previously described a stream is located just west of the home. In addition, a second, small intermittent channel is located to the north of the home. The ordinary high water mark (OHWM) of the intermittent Type Ns stream closest to the proposed action was flagged with blue flagging labeled E-E4. The Type F streams OHWM was flagged with blue flags labeled N1-N7.

As previously mentioned the Type F stream flows to the south and through several wetlands several hundred feet away before entering Coal Creek off-site to the south near the end of Yellowstone Road. The Type F stream consists of boulder, cobble and gravel bottomed channel with well-defined banks.

The Type Ns stream originates off-site to the east in a shallow swale and seasonally carries snow melt.

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. Type Ns streams have a 50’ buffer measured from the OHWM. The 150’ buffer of the Type F stream covers the entire property including the existing home.

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 ^{1,2}	
	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 576sf garage with a 240' covered porch. In addition there will be an elevated walkway from the home to the garage to make access in the snow season to the garage possible. The total footprint of the new structures is 1,032sf. With the addition of the 15' BSBL which amounts to 2,860sf, the total impact area is 3,892sf of stream buffer.

These proposed improvements area entirely in the stream buffer. There is no area on the site to accommodate buffer averaging to fit the proposed garage. 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 garage 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 contains a very small home with a 647sf footprint. The home has no garage or storage area. In this area of Snoqualmie Pass average winter snowfall exceeds 400", and a sturdy, covered storage area is needed for storage of snow removal equipment such as a snow blower and vehicle parking. Generally a garage is considered a part of a normal home, and this proposal would just be adding that to the existing small home. To not allow the construction of a garage on the parcel, as well as 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 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 576sf garage (24'x24') is a small garage and is the minimum necessary to provide adequate storage for a mountain home. The existing home and proposed garage are still smaller than the average footprint for typical houses and garages in the neighborhood.

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 and home 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 garage 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 garage and its associated 15' BSBL totals of 3,892sf of existing buffer.

To compensate for the 3,892sf of permanent impact to the buffer from the homes and road, a total of 12 trees planted where openings are present in the buffer outside of the existing and proposed structures. Native trees to be planted include a mix of mountain hemlock, silver fir and douglas fir based upon availability. The shrub strata is well developed and no enhancement of that layer is needed.

The proposed buffer enhancement will result in no net loss of buffer function to the stream, will increase tree cover to the Type Ns 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.

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 .

Sincerely,
Sewall Wetland Consulting, Inc.



Ed Sewall
Senior Wetlands Ecologist PWS #212

Attached: Site Plan/Critical Areas Map

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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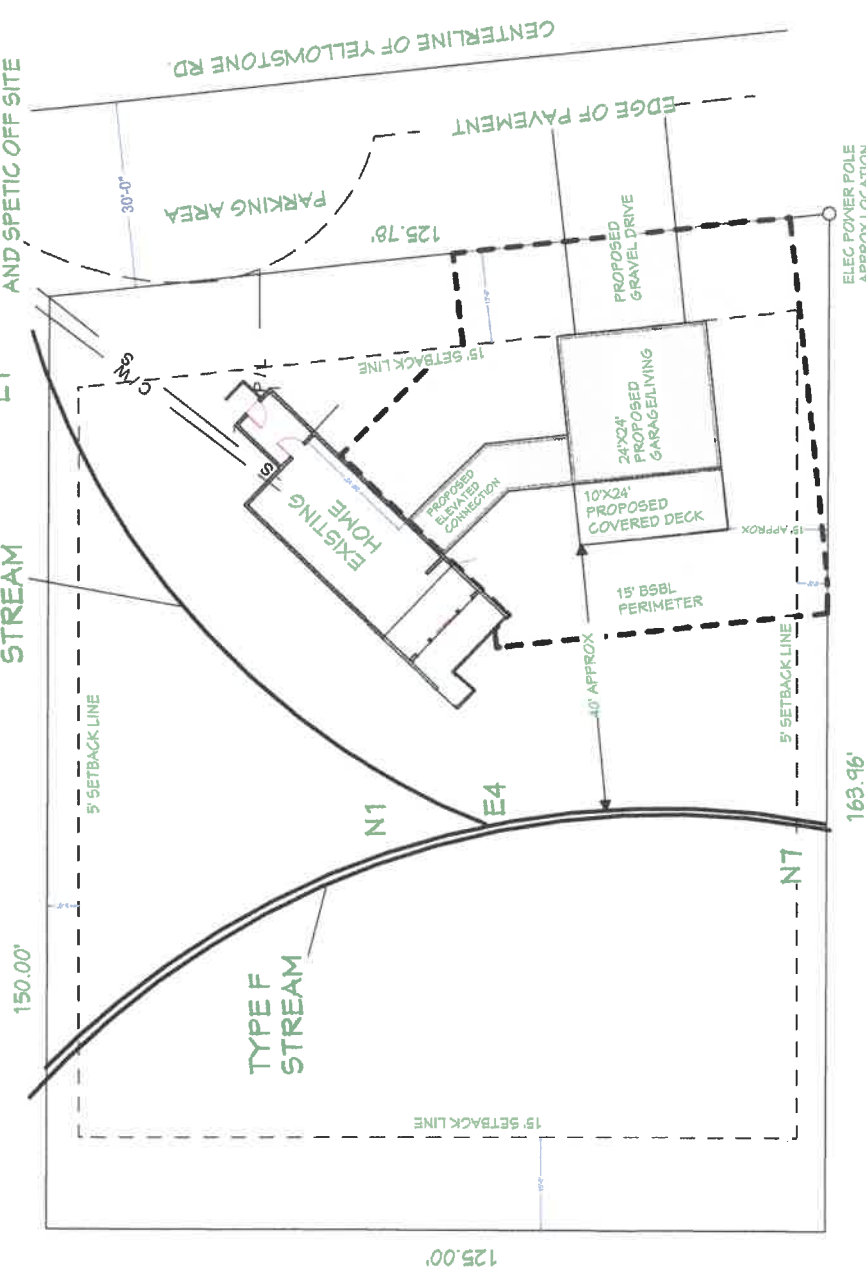
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Reed, P., Jr. 1988. National List of Plant Species that Occur in Wetlands: Northwest (Region 9). 1988. U. S. Fish and Wildlife Service, Inland Freshwater Ecology Section, St. Petersburg, Florida.

Reed, P.B. Jr. 1993. 1993 Supplement to the list of plant species that occur in wetlands: Northwest (Region 9). USFWS supplement to Biol. Rpt. 88(26.9) May 1988.

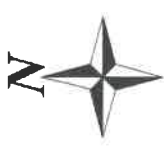
USDA NRCS & National Technical Committee for Hydric Soils, September 1995. Field Indicators of Hydric Soils in the United States - Version 2.1

PROJECT: HARMON ADDITION
OWNER: DONALD & TIFFANY HARMON
PROJECT ADDRESS: 601 YELLOWSTONE RD
PARCEL: 767835, 22-11-090011-0007
ACRES: 0.43
ZONE: PUD LAMRID TYPE 1 RESIDENTIAL
GROUND
SNOW LOAD Pg: 252
SEISMIC ZONE: D1
WUI ZONE: IR 1
SETBACKS:
FRONT: 15'
SIDE: 5'
REAR: 15'



1 SITE PLAN SCALE 1" = 30'
 SCALE: 1" = 30'
1

FOOTPRINT OF NEW CONST: 1032 SQ.FT.
BSBL 15' PERIMETER AREA: 2860 SQ.FT.
BSBL PLUS CONST AREA: 3892 SQ.FT.



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 4126 BLANK WA BLVD SEASIDE WA
 CALL 509.828.1297

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