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Sewall Wetland Consulting, Inc.

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Phone: 253-859-0515

June 7, 2023

Louise McAllister
4731 Birdsong Drive
Corvallis, Oregon 97333

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Kittitas County CDS

RE: McAllister Summit Plat – Buffer Averaging Addendum
Kittitas County, Washington
SWC Job #21-151

Dear Louise,

This report is an addendum to our June 20, 2022 Critical Areas Report for your property (Parcel #707835) located on the east side of Yellowstone Road, in the Snoqualmie Pass area of unincorporated Kittitas County, Washington (the “site”).



Above: Kittitas County TaxsiFTER aerial photograph of the site with wetland and stream layers activated.

The property is proposed to be platted into a 8 lot residential Plat as depicted on the attached McAllister Summit – Preliminary Plat plan by Encompass Engineering and dated 4-19-23.

The site contains a Type F stream (Coal Creek) to the east as well as a ditched Type Ns stream on the northwest corner of the site near Yellowstone Road.

No impacts to the Type F stream or its associated 150' buffer area are proposed.

Due to the location of the Type Ns stream and its diagonal orientation, minor buffer averaging is proposed along its eastern buffer to make a more buildable lot in this area. The proposed Lot 8, which contains this stream, would have the standard 50' buffer reduced to 37.5' as depicted on the plan, reducing the buffer by 1,366sf. This area would be averaged by adding 1,366sf to the buffer just north of the reduction area.

Buffer averaging as described above is allowed if the following criteria are met per Kittitas County Municipal Code Chapter 17A.04.030.6 as described below;

6. **Riparian Management Zone or Buffer averaging.** The Director may allow averaging of the standard RMZ or buffer widths of fish and wildlife habitat sites in accordance with an approved habitat management plan on a case-by-case basis. With RMZ or buffer averaging, the RMZ or buffer width is reduced in one location and increased in another location to maintain the same overall standard area. Proposals for RMZ or buffer averaging shall meet all the following:

- a. The Fish and wildlife habitat conservation area RMZ or buffer has not been averaged or reduced by any prior actions administered by Kittitas County;

Response: The proposed RMZ/buffer has never been averaged or reduced before. This criteria is met.

- b. No feasible site design could be accomplished without buffer averaging;

Response: In order to fit the lot on the site without creating a crossing of the stream, they were oriented in a north-south configuration. This avoids a greater impact which would create a lot fronting on Yellowstone which would require a stream crossing. The proposed minor averaging

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avoids that and still allows the creation of the lot as the zoning allows. This criteria is met.

- c. The RMZ or buffer averaging will not reduce habitat functions or adversely affect anadromous fish habitat;

Response: The proposed area of reduced buffer is located partially within a graded road pull-off area and is of low function in protecting the stream. The proposed added buffer area is well vegetated forest which will add additional shading overstory to the stream buffer as well as a source of organic matter to the channel. This criteria is met.

- d. The minimum width of the RMZ or buffer at any given point is at least seventy five percent (75%) of the standard width, or thirty (30) feet, whichever is greater; and

Response: The proposed reduced buffer of 37.5' is 75% of the standard 50' buffer. This criteria is met.

- e. The area that is added to the RMZ or buffer to offset the reduction is well-vegetated or will be densely planted with native vegetation along with monitoring and management to ensure that it becomes so. The Director may require such native vegetation enhancement if needed to ensure this criterion is met.

Response: As previously described above, the added buffer area is well vegetated coniferous forest meeting this criteria.

Conclusion

The proposed buffer averaging of the Type Ns stream buffer meets all of the requirements of Code as described above and we request tis be approved by Kittitas County for this plat.

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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

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