



**Thomas Reasonable Use  
File Number RU-25-00004  
FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION**

**I. GENERAL INFORMATION**

Requested Action: Lynne Thomas (property owner) submitted a reasonable use application to build a 1,360 square foot Single-Family Residence, a 1,125 square foot outbuilding, and an associated on-site septic system utilizing KCC 17A.01.060(2) Reasonable Use exception for circumstances in which Critical Areas Ordinance denies all reasonable economic use of property on parcel #186635. Reasonable Use exceptions are processed under KCC 17A.01.060.

Location: One tax parcel (#186635), located off Kachess Lake Rd., approximately 2.3 miles Northeast of the intersection of Kachess Lake Rd. and Interstate-90 in Easton, WA. Section 07, Township 21 N., Range 13 E.; Kittitas County parcel map number 21-13-07050-0048.

**II. SITE INFORMATION**

Total Property Size: 3.01 Acres  
Number of Lots: 1  
Domestic Water: Existing Well  
Sewage Disposal: Proposed On-Site Septic System  
Fire Protection: Snoqualmie Pass Fire & Rescue (District #51)

Site Characteristics:

North: Low-density residential development in a forested setting including both Rural-5 and Forest & Range zoning designations.  
South: Low-density residential development in a forested setting including both Rural-5 and Forest & Range zoning designations.  
East: Low-density residential development in a forested setting including both Rural-5 and Forest & Range zoning designations.  
West: Low-density residential development in a forested setting including both Rural-5 and Forest & Range zoning designations that gives way to heavily forested land within a Commercial Forest zoning designation.

Access: The site is accessed via Kachess Lake Road.

**III. ZONING, ENVIRONMENTAL AND DEVELOPMENT STANDARDS**

The subject property has a zoning designation of Rural-5 and a Rural-Residential land use designation.

The purpose and intent of this zone is to provide areas where residential development may occur on a low density basis. A primary goal and intent in siting R-5 zones will be to minimize adverse effects on adjacent natural resource lands. Rural-5 zones have a required 25-foot front setback and 15-foot side and rear setbacks.

A Type F stream is located near the property and has a 212-foot setback buffer landward from the OHWM based on the Site Potential Tree Height (SPTH200) for site. There is also a required 15-foot structural setback from the buffer edge (KCC 17A.01.090.4).

The applicant is requesting to utilize the reasonable use exception process pursuant to KCC 17.A.01.060(2), to deviate from the prescribed critical area buffer requirements in KCC 17A.04.030. Title 17A.01.060(2)(c) of the Kittitas County Code outlines seven criteria in which a reasonable use can be granted. The applicant must demonstrate that the proposal **has met all seven criteria**. The following is a summary describing whether each criterion has been satisfactorily demonstrated:

**KCC 17A.01.060(2)(c) Granting Criteria (all seven must be met):**

1. The application of this Title would deny all economic use of the property.

*Applicant Response*

*“The parcel is zoned for a single-family home and given the extent of the 150’ stream buffer, there is no reasonable way to build a home on the site without impacts to the buffer.”*

*Staff Response*

CDS staff have reviewed the complete file information, including but not limited to the applicant submitted information and comments received during the comment period. The current critical areas and associated buffers for the lot, as outlined in the Critical Areas report, deny all reasonable economic use of the property.

**The applicant has demonstrated in a factual and meaningful way that the application of this Title (KCC 17A) would deny all economic use of the property. The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(i).**

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

*Applicant 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.”*

*Staff Response*

CDS staff have reviewed the complete file information, including but not limited to the applicant’s submitted information and comments received during the comment period. CDS believes that unless the applicant does nothing with the property or leaves it vacant for recreational use, a single-family residence has the least amount of impact on the critical areas & their associated buffers.

**The applicant has demonstrated in a factual and meaningful way there are no other reasonable economic uses that have less impact on the critical area and its buffer on the property. The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(ii).**

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

Applicant Response

*“The proposed 2,040sf single family home is typical in size of that in the area.”*

Staff Response

The single-family home will present the minimum necessary impact to the critical area while allowing reasonable use of the property. Based on county records, and aerial imagery, staff can confirm that this size home is consistent with others in the area.

**The applicant has demonstrated in a factual and meaningful way that the proposed impact to the critical area is the minimum necessary to allow for reasonable economic use of the property. The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(iii)**

4. 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.

Applicant Response

*“The existing parcel 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.”*

Staff Response

The critical areas buffer that governed when the subject application was submitted (effective 7/1/2025) increased the buffers on this property to a point that derived it of reasonable economic use. The critical areas and their corresponding buffers cover all the buildable areas on the property, making it difficult to utilize the property for any economic means.

**The applicant has demonstrated in a factual and meaningful way that the proposal is not the result of actions taken by the applicant after the effective date of this Title (KCC 17A). The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(iv).**

5. The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site.

Applicant Response

*“The proposed single-family home does not pose any threat to public health, safety or welfare on or off the site.”*

Staff Response

The proposal has similar qualities to other single-family dwellings and will not pose an unreasonable threat to public health, safety and welfare. Many single-family dwellings are located closer to the RMZ buffer than the proposed development, impacts greater than what already exist are not anticipated.

**The applicant has demonstrated in a factual and meaningful way that the proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site. The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(v).**

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

Applicant Response

*“The proposed cumulative impacts from the garage and its associated 15’ BSBL totals of 8,481sf of existing buffer. The majority of this impact is within existing cleared buffer with little buffer function. To compensate for the 8,481sf of permanent impact to the buffer from the homes and road, 8,500sf of buffer area will be added to the existing buffer on the southern portion of the site. Although the proposed site plan would not meet the criteria under buffer averaging, we are proposing averaging of the buffer outside those Code limitations as a form of mitigation. The proposed buffer enhancement will result in no net loss of buffer function to the stream, will increase tree cover to the Type F stream, and utilizes best available science.”*

Staff Response

With the assistance of Sewall Wetland Consulting, Inc and the Washington Department of Fish & Wildlife, the applicant is proposing mitigation measures to protect and enhance the stream buffer and stream. CDS has conditioned this determination to ensure the applicant works with the Washington Department of Fish & Wildlife to develop a mitigation plan that results in a no net loss of critical area functions and values.

**The applicant has demonstrated in a factual and meaningful way that the proposal will result in no net loss of critical area functions and values consistent with the best available science. The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(vi).**

7. The proposal is consistent with other application regulations and standards.

Applicant Response

*“The proposal is consistent with other applicable regulations and standards.”*

Staff Response

The proposal is conditioned to be consistent with all other applicable regulations and standards.

**The applicant has demonstrated in a factual and meaningful way that the proposal is consistent with other application regulations and standards. The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(vii).**

**Staff Conclusions**

Staff finds that the reasonable use exception request **does** meet all seven criteria outlined in KCC 17A.01.060(2)(c) as described above. Therefore, the critical areas reasonable use request is consistent with the conditions necessary to grant a reasonable use exception under KCC 17A.01.060(2)(c).

**IV. ADMINISTRATIVE REVIEW**

Deem Complete: The application was determined complete on December 15, 2025.

Notice of Application: Notice of Application was sent to property owners within 500 feet and all agencies with jurisdiction, published in the official newspaper of record for Kittitas County, and posted on the Kittitas County website on December 15, 2025, all in conformance with the Kittitas County Project Permit Application Process (Title 15A). The comment period ended at 5:00 pm on January 7, 2026, and all comments were transmitted to the applicant on January 8, 2026.

## V. ENVIRONMENTAL REVIEW

A Critical Areas Report was completed by Sewall Wetland Consulting, Inc which identified a Type F stream near the property. No other critical areas were identified.

For Type F Streams, KCC 17A.04.030 established a 212-foot buffer from the Ordinary High-Water Mark (OHWM) within the Cascade Ecoregion, at the time this application was submitted. This does not include the additional 15' building setback in KCC 17A.01.090.4. The proposed building footprint is entirely within the RMZ buffer for the Type F stream and requires a reasonable use exception for the proposed development.

With the assistance of Sewall Wetland Consulting, Inc. and the Washington Department of Fish & Wildlife, the applicant is proposing mitigation measures to protect and enhance the stream buffer and stream. CDS has conditioned this determination to ensure the applicant works with the Washington Department of Fish & Wildlife to develop a mitigation plan that results in a no net loss of critical area functions and values.

## VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments are on file and available for public review.

### Agency Comments:

Comments were received from the following agencies during the comment period: Bonneville Power Administration, Confederated Tribes of the Colville Reservation, Washington State Dept. of Natural Resources, Kittitas County Public Health, Washington State Dept. of Fish & Wildlife, Yakama Nation, Kittitas County Public Works. All comments are on file and available for public review.

### Bonneville Power Administration

BPA stated that this project is not anticipated to have an impact upon their facilities and that they have no objections to the project proposal.

### Applicant Response

*"No response requested."*

### Staff Response

*Because the comments provided confirm that BPA does not have concerns regarding this project, staff have no further comment.*

### Confederated Tribes of the Colville Reservation

CTCR provided comments stating that they request the applicants develop and have on hand an Inadvertent Discovery Plan (IDP) during all ground-disturbing phases of this project.

### Applicant Response

*"Acknowledged, will have an Inadvertent Discovery Plan when excavating."*

### Staff Response

*CDS has conditioned this determination to ensure the applicant shall have an Inadvertent Discovery Plan (IDP) in place prior to beginning construction.*

Washington State Dept. of Natural Resources

The DNR provided comments stating that a Forest Practices Application (FPA) will be required for this project if merchantable timber is harvested at any point during construction.

Applicant Response

*"Acknowledged, not planning to do any additional timber removal beyond what is prescribed by the Kittitas Country Wildland Urban Interface Code."*

Staff Response

*Because the comments provided contain circumstantial requirements, staff hereby reaffirms the circumstantial requirements communicated by the DNR and has conditioned this project upon successful adherence to said requirements.*

Kittitas County Public Health

KCPH did not state any objection to the project as proposed.

Applicant Response

*"No response requested."*

Staff Response

*As KCPH did not state any objections to this project as proposed, staff has no further comment.*

Washington State Department of Fish & Wildlife

Thank you for the opportunity to review and comment on Kittitas County reasonable use application RU-25-00004 Thomas, a proposal to construct a single-family residence, an outbuilding and associated infrastructure on Kittitas County parcel 186635. The Washington Department of Fish and Wildlife (WDFW) has reviewed the application materials on file and our comments are regarding the project's impact on Fish and Wildlife Habitat Conservation Areas (FWHCAs, CAO Chapter 17A.04), specifically riparian habitat. As referenced in the critical areas report, there is a perennial fish-bearing stream on the northern portion of the property. The stream is a tributary to Lodge Creek, ultimately flowing into Lake Kachess. The proposed new residence and outbuilding are located within the stream's Riparian Management Zone (RMZ, CAO 17A.04.030). RMZs shall be maintained in a predominantly well-vegetated and undisturbed condition to ensure that they perform their intended function and value of protecting the FWHCAs. The RMZ width shall be either the site-specific Site Potential Tree Height (SPTH) or 100 feet, whichever is greater, consistent with Best Available Science for pollution removal and Volume 2 of WDFW's Riparian Ecosystem Management Recommendation (CAO 17A.04.030(2)). Using WDFW's SPTH mapping tool, the RMZ buffer at this location is 212 feet. The Site Potential Tree Height mapping tool lists the average maximum height of the tallest dominant trees for a given area. At this specific location, western white pine is the tallest tree with a value of 212 feet and the secondary tree species is douglas fir with a value of 148 feet. WDFW is available for a site visit to determine if western white pine is present and dominant in the vicinity or if the secondary value may be appropriate. To ensure no net loss of the RMZ, we recommend the mitigation sequencing of avoidance, minimization and ultimately mitigation. We recommend avoiding and minimizing impacts to the riparian management zone by siting the new infrastructure as far away from the stream as possible and reducing the development footprint as feasible. Where impacts cannot be avoided, mitigation will be needed to offset the impact to the stream's riparian buffer. The critical areas report notes two different values for the permanent development impact (8,841sq ft and 8,481sq ft) and references the prior County CAO Standard RMZ widths for buffer protection. The critical areas report proposes to compensate for the permanent impact by adding 8,500sq ft to the riparian buffer on the southern portion of the

property using buffer averaging. We don't see a plan/exhibit included with the application materials that specifically identifies where the 8,500sq ft proposed addition to the existing buffer is located. Further, WDFW believes preservation alone doesn't achieve no net loss. Are stream or riparian enhancements included in the proposal? Is the area fully within the RMZ identified by SPTH? How will the area be protected in perpetuity? We request additional information on the proposed mitigation to evaluate the adequacy and ensure no net loss of the riparian buffer function and value. We recommend development of a mitigation plan, to be reviewed and approved by WDFW prior to construction, as a condition of the reasonable use determination. The mitigation plan should quantify the proposed mitigation measures and demonstrate equivalent or greater biological functions of FWHCAs consistent with Kittitas County's Critical Areas Ordinance (CAO 17A.04.070). If developing a planting plan, it should include monitoring to ensure survivability of the planted plants. We recommend at least three years of monitoring with an 80% survivability. If metrics fall below 80%, we recommend that similar plants be planted to replace those that did not survive. We look forward to working collaboratively with the County and the applicant on this project.

Applicant Response

*"Acknowledged. See attached response by Ed Sewall. Please let us know if this is sufficient and if we should respond directly to WDFW."*

Staff Response

*CDS has provided these comments to the applicant and conditioned this determination to ensure the applicant shall work with the Washington Department of Fish and Wildlife to develop a mitigation plan.*

Yakama Nation

The Yakama Nation provided the applicants with an example of an Inadvertent Discovery Plan (IDP) to facilitate the drafting of one.

Applicant Response

*"Acknowledged, will have an Inadvertent Discovery Plan when excavating."*

Staff Response

*Staff will condition approval upon having an Inadvertent Discovery Plan in place prior to any ground-disturbing activities associated with construction throughout this project.*

Kittitas County Public Works

KCPW provided comments pertaining to access requirements, road standards, grading/filling specifications, and water mitigation/metering requirements.

Applicant Response

*"Property has existing driveway outlined in the Critical Area Report. No major grading planned. Property has existing well."*

Staff Response

*CDS has conditioned this determination to ensure the applicant shall work with KCPW for all stated requirements.*

Public Comments:

No public comments were received during the public comment period.

All comments received during the comment period were transmitted to the applicant on January 8, 2026. The applicant responded to transmitted comments on February 4, 2026.

**VII. PROJECT ANALYSIS**

In review of this proposal, it is important to consider the applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is the planning staff's analysis and consistency review for the subject application.

Consistency with the provisions of the KCC Title 14.04, Building Code:

All buildings must be consistent with International Building Codes and approved building plans as issued by Kittitas County.

Consistency with the provisions of KCC Title 20, Fire and Life Safety:

The proposal must be consistent with the provisions of KCC Title 20.

Consistency with the provisions of the KCC Title 17, Zoning:

The proposal must be consistent with the provisions of KCC Title 17.

Consistency with the provisions of KCC 17A, Critical Areas:

A Critical Areas Report was completed by Sewall Wetland Consulting, Inc. which identified a Type F stream near the property. No other critical areas were identified.

For Type F Streams, KCC 17A.04.030 established a 212-foot buffer from the Ordinary High-Water Mark (OHWM) within the Cascade Ecoregion, at the time this application was submitted. This does not include the additional 15' building setback in KCC 17A.01.090.4. The proposed building footprint is entirely within the RMZ buffer for the Type F stream and requires a reasonable use exception for the proposed development.

With the assistance of Sewall Wetland Consulting, Inc. and the Washington Department of Fish & Wildlife, the applicant is proposing mitigation measures to protect and enhance the stream buffer and stream. CDS has conditioned this determination to ensure the applicant works with the Washington Department of Fish & Wildlife to develop a mitigation plan that results in a no net loss of critical area functions and values.

**VIII. FINDINGS OF FACT**

1. Lynne Thomas (property owner) submitted a reasonable use application to build a 1,360 square foot Single-Family Residence, a 1,125 square foot Outbuilding, and an associated on-site septic system using KCC 17A.01.060(2) Reasonable Use exception on parcel #186635. Reasonable Use exceptions are processed under KCC 17A.01.060.
2. One tax parcel (#186635), located off Kachess Lake Rd., approximately 2.3 miles Northeast of the intersection of Kachess Lake Rd. and Interstate-90 in Easton, WA. Section 07, Township 21 N., Range 13 E.; Kittitas County parcel map number 21-13-07050-0048.
3. Site Information

Total Property Size:	3.01 Acres
Number of Lots:	1

Domestic Water:	Existing Well
Sewage Disposal:	Proposed On-Site Septic System
Fire Protection:	Snoqualmie Pass Fire & Rescue (District #51)

4. Site Characteristics:

North: Low-density residential development in a forested setting including both Rural-5 and Forest & Range zoning designations.

South: Low-density residential development in a forested setting including both Rural-5 and Forest & Range zoning designations.

East: Low-density residential development in a forested setting including both Rural-5 and Forest & Range zoning designations.

West: Low-density residential development in a forested setting including both Rural-5 and Forest & Range zoning designations that gives way to heavily forested land within a Commercial Forest zoning designation.

5. Access: The site is accessed via Kachess Lake Road.
6. The subject property has a zoning designation of Rural-5 and a Rural-Residential land use designation.
7. The purpose and intent of this zone is to provide areas where residential development may occur on a low density basis. A primary goal and intent in siting R-5 zones will be to minimize adverse effects on adjacent natural resource lands. Rural-5 zones have a required 25-foot front setback and 15-foot side and rear setbacks.
8. A Reasonable Use Application was submitted to Kittitas County Community Development Services department on December 8, 2025.
9. The application was deemed complete on December 15, 2025.
10. Notice of Application was sent to property owners within 500 feet and all agencies with jurisdiction, published in the official newspaper of record for Kittitas County, and posted on the Kittitas County website on December 15, 2025, all in conformance with the Kittitas County Project Permit Application Process (Title 15A). The comment period ended at 5:00 pm on January 7, 2026, and all comments were transmitted to the applicant on January 8, 2026.
11. The proposal is consistent with the provisions of KCC 17A, Critical Areas as conditioned.
12. The proposal is consistent with the reasonable use exception criteria in KCC 17A.01.060(2)(c). All seven criteria have been satisfied.
13. The proposal is consistent with the provisions of the KCC Title 14.04, Building Code as conditioned.
14. The proposal is consistent with the provisions of KCC Title 20, Fire and Life Safety, as conditioned.

15. The proposal is consistent with the provisions of KCC Title 12, Roads and Bridges as conditioned.
16. Comments were received from the following agencies during the comment period: Bonneville Power Administration, Confederated Tribes of the Colville Reservation, Washington State Dept. of Natural Resources, Kittitas County Public Health, Washington State Dept. of Fish & Wildlife, Yakama Nation, Kittitas County Public Works. All comments are on file and available for public review.
17. No public comments were received during the public comment period.

**IX. STAFF CONCLUSIONS:**

1. This proposal has satisfied all seven criteria of KCC Title 17A.01.060(2)(c).
2. The proposal is consistent with state and federal regulations.
3. The proposal is consistent with local regulations including Kittitas County Code Title 12 Roads and Bridges, Title 14.04 Building Code, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire and Life Safety.

**X. DECISION AND CONDITIONS OF APPROVAL:**

Kittitas County Community Development Services finds that the Thomas Reasonable Use Exception Request (RU-25-00004) is hereby **approved**. The Thomas Reasonable Use Exception Request has satisfied the requirements of a reasonable use exception pursuant to KCC 17A.01.060(2)(c).

**CONDITIONS OF APPROVAL:**

1. The project shall proceed in substantial conformance with the plans and application materials on file with CDS dated December 8, 2025, and subsequent information included in the complete file index except as amended by the conditions herein.
2. The applicant shall comply with all local, State and Federal regulations, including environmental standards and regulations in place at the time of building permit application submittal.
3. The applicant shall comply with local regulations including Kittitas County Code Title 12 Roads and Bridges, Title 14.04 Building Code, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire and Life Safety.
4. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcels on this application. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
5. Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred

(500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).

6. Water mitigation and metering is required for the proposed new use of groundwater per KCC 13.35.027. The property is within the Kittitas County Water Bank OTC service area green zone.
7. All current and future owners must comply with International Fire Code.
8. All current and future owners must comply with International Building Code.
9. The applicant shall have an Inadvertent Discovery Plan (IDP) in place prior to beginning ground-disturbing activities associated with construction.
10. Should ground disturbing or other activities related to this proposal result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the findings are assessed, and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
11. The applicant shall complete a Forest Practices Application (FPA) according to the requirements set forth by the Washington State Department of Natural Resources if merchantable timber is harvested and/or removed from the property at any point during construction, in accordance with RCW 76.09 & WAC 222.
12. The applicant shall develop and submit a mitigation plan, per KCC 17A.04.070, that is approved by the Washington Department of Fish & Wildlife. The mitigation plan is to include minimizing impacts to the riparian buffers and mature trees as well as planting natural plants, shrubs & trees typically found near streams. The mitigation plan is to include improvements to the stream reach.
  - a. The planting plan should include monitoring requirements to ensure survivability of the planted plants, as well as specifically identifying where the 8,500 sq. ft. proposed addition to the existing buffer is to be located.
  - b. Planting shall be followed by three years of monitoring with an 80% survivability. If metrics fall below 80%, similar plants should be planted to replace those that did not survive.
  - c. The mitigation plan shall include provisions to ensure the area is protected in perpetuity. The applicants shall provide additional information on all proposed mitigation measures needed to evaluate the adequacy and ensure no net loss of the riparian buffer function and value.
  - d. The Washington Department of Fish and Wildlife shall review and provide concurrence to Kittitas County on the planting plan when finished.
  - e. The mitigation plan shall be reviewed and approved by the Washington Department of Fish & Wildlife prior to construction. The mitigation plan shall quantify the proposed mitigation measures and demonstrate equivalent or greater biological functions of FWHCAs consistent with Kittitas County's Critical Areas Ordinance (CAO 17A.04.070).
13. To ensure no net loss of the RMZ, the applicants shall enact the mitigation sequencing of avoidance, minimization, and ultimately mitigation. To avoid and minimize impacts to the

riparian management zone, new infrastructure should be sited as far from the stream as possible and the development footprint should be reduced as is feasible. Where impacts cannot be avoided, mitigation will be needed to offset the impact to the stream's riparian buffer.

14. The applicant shall work with the Washington Department of Fish and Wildlife to meet the requirements of the critical area mitigation plan.

Per Title 17A.01.090(5), notice on Title shall be recorded with the Kittitas County Auditor's office for all lots involved describing the following:

- i. The presence and location of the critical area and buffer.
- ii. A statement of as to the applicability of Title 17A to the property including this reasonable use exception.
- iii. A statement describing limitations on action in or affecting critical area and buffers approved as part of this reasonable use.

A copy of the recorded notice shall be provided to Kittitas County Community Development Services.

**Responsible Official**



Zach Torrance-Smith

**Title:** Planner I

**Address:** Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA. 98926  
Phone: (509) 962-7079

**Date:** February 10, 2026

**Pursuant to Chapter 15A.07 KCC, this determination may be appealed by submitting specific factual objections in writing with a fee of \$1670 to the Kittitas County Community Development Services at 411 N Ruby St Ste. 2, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 pm, March 2, 2026. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.**