

## **Sewall Wetland Consulting, Inc.**

PO Box 880  
Fall City, WA 98024

Phone: 253-859-0515

February 29, 2024

Kevin Kelly  
PO Box 750  
Roslyn, Washington 98941

RE: *Revised* 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 Mapsifter 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. The pond was assumed to be a Type NS water as well. However, the comments on the project from Scott Downes of WDFW (*January 9, 2024 to Bradley Gasawski at Kittitas County*), say that until proven otherwise, the pond is mapped as fish bearing (Type F) on the WADNR maps. As a result, until proven otherwise, we will assume it is a Type F water with a 150' buffer.

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, pond, and stream, most of the site is taken up by critical area or their associated buffers (See attached “Buffer Averaging/Enhancement Plan dated 10/24/23 and revised 2/28.24).

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. The proposed home site is an already cleared area of meadow with no woody vegetation. To build within the buffer 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 criterion 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 wetland, stream/pond and their associated buffers. Any use of the site would impact the buffer, and a single-family home would be the use with the least impact. This criterion 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. The

total area of buffer impact from the home and septic system is 3,554sf. 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 criterion 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 criterion is met.

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

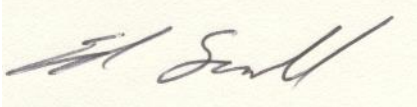
Response: The proposed reduction of 3,554sf of the stream and wetland buffer will include adding an equal area of buffer contiguous with the remaining buffer area. To compensate for the reduced buffers, 3,554sf of buffer will be added to the stream buffer as depicted on the plan to compensate at a 1:1 ratio for the buffer impacts. In addition, the added buffer will be enhanced with native trees and shrubs to enhance the function of this buffer area over its existing condition. The addition of some tree cover in this area will increase shading of the stream and pond keeping waters cooler and providing a source of woody debris to the waterbodies. No loss of buffer area will occur with this averaging and enhancement.

- 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.*

A handwritten signature in black ink on a light yellow background. The signature is cursive and appears to read 'Ed Sewall'.

Ed Sewall  
Senior Wetlands Ecologist PWS #212

Attached: Mitigation Plan revised to 2/28/24

## REFERENCES

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Munsell Color. 1988. Munsell Soil Color Charts. Kollmorgen Instruments Corp., Baltimore, Maryland.

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