

Sewall Wetland Consulting, Inc.

PO Box 880
Fall City, WA 98024

Phone: 253-859-0515

August 4, 2025

Emily & Kevin Dvorak
14116 92nd Street SE
Snohomish, Washington 98290

RE: Critical Areas Report Addendum – Parcel #756735
Kittitas County, Washington
SWC Job #25-140

Dear Emily & Kevin,

This report is an addendum to our July 8th 2025 Critical Area Report for Parcel #756735, located at 181 Mountain Home Road in the Lake Kachess area of unincorporated Kittitas County, Washington (the “site”).

Specifically, this letter responds to the email from Kittitas County Planning depart (Ellie Myers) requesting the following information;

- E. Please explain how the proposal does not pose an unreasonable threat to public health, safety, or welfare, either on or off the proposed development site.

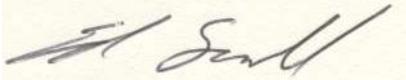
Response: The request to construct a home within a portion of stream buffer on a site zoned for a single family home does not impose any threat to any property around the site or public health, safety and welfare. The home is being constructed in a residential neighborhood where identical development has occurred surrounding the site. The buffer reduction does not in itself impose any unreasonable threat as it does not create any special hazard or risk or threat to any property around it. There is no known hazard or characteristic of the site that would impose any threat to any of the surrounding properties or public health, safety or welfare.

- G. Please describe how the proposal aligns with applicable regulations and standards

Response: The proposal to build a single family home on the site is what the site is zoned for under county regulations as “Forest and Range Zoning”. A septic system has been installed on the site with appropriate county permits. Under the Critical area regulations that were adopted after this parcel was created, a 100’ buffer now covers all of the site from the stream on the site. As a result, a parcel that previously would have an area outside the stream buffer, is now completely covered with buffer requiring going through the reasonable use process under 17A.01.060.2. These criteria were answered in the July 8, 2025 CAR for the site. All proposed work on the site for construction of the home (building permits, grading permits etc) will be permitted with the appropriate county permit and applicable regulations.

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