



**Sewall Wetland Consulting, Inc.**

PO Box 880  
Fall City, WA 98024

Phone: 253-859-0515

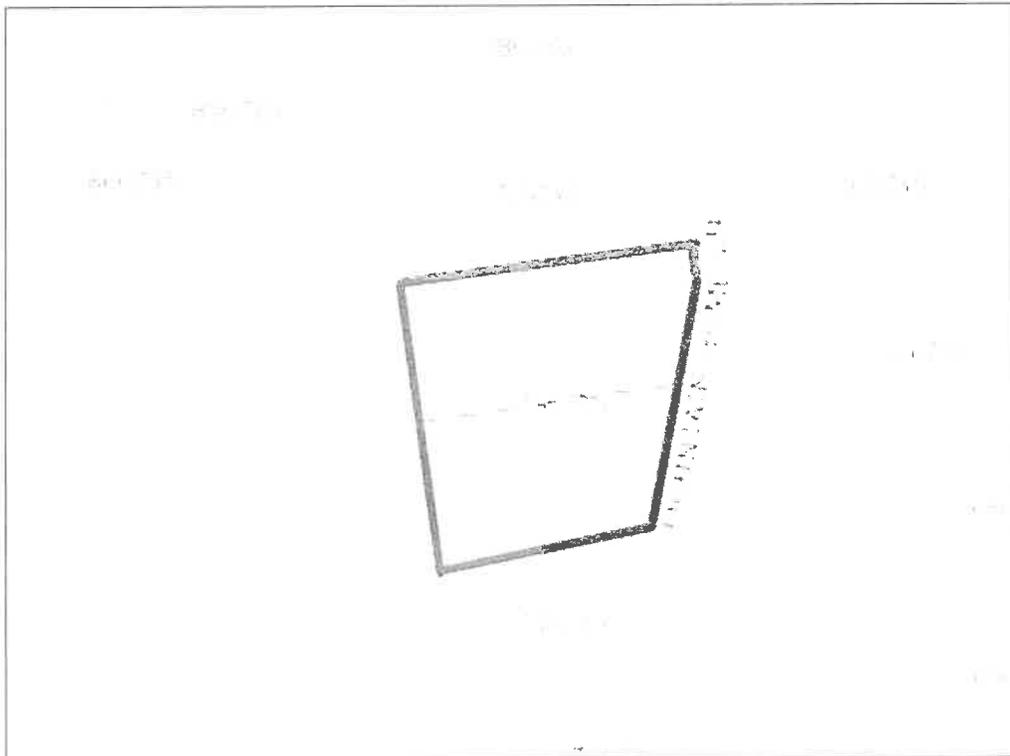
July 2, 2025

Emily & Kevin Dvorak  
14116 92<sup>nd</sup> Street SE  
Snohomish, Washington 98290

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

Dear Emily & Kevin,

This report describes our observations and delineation of any jurisdictional wetlands or streams on Parcel #756735, located at 181 Mountain Home Road in the Lake Kachess area of unincorporated Kittitas County, Washington (the “site”).



*Above: Vicinity map of the site.*

The site consists of an irregular shaped, 0.491 acre parcel (also known as Lots 58 & 59) located within a portion of the SW ¼ of Section 17, Township 21 North, Range 13 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 May 16, 2025. 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.

The ordinary high water mark (OHWM) of any stream was located based upon the criteria described in the *Washington Department of Ecology draft publication Determining The Ordinary High Water Mark on Streams In Washington State* (WADOE Publication 08-06-001, March 2008).

## **OBSERVATIONS**

### *Existing Site Documentation*

Prior to visiting the site, a review of several natural resource inventory maps was conducted. Resources reviewed included a critical area reconnaissance study by Redwing Environmental dated 7-10-20.

Review of 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 revealed no critical areas mapped.

### **Red Wing Environmental study July 10, 2020**

The reconnaissance level study done of the site in 2020 identified a Type 4 water under the older stream typing system passed through the north side of the site. Under the Kittitas County Code at that time a 10'-20' buffer was used for Type 4 waters.

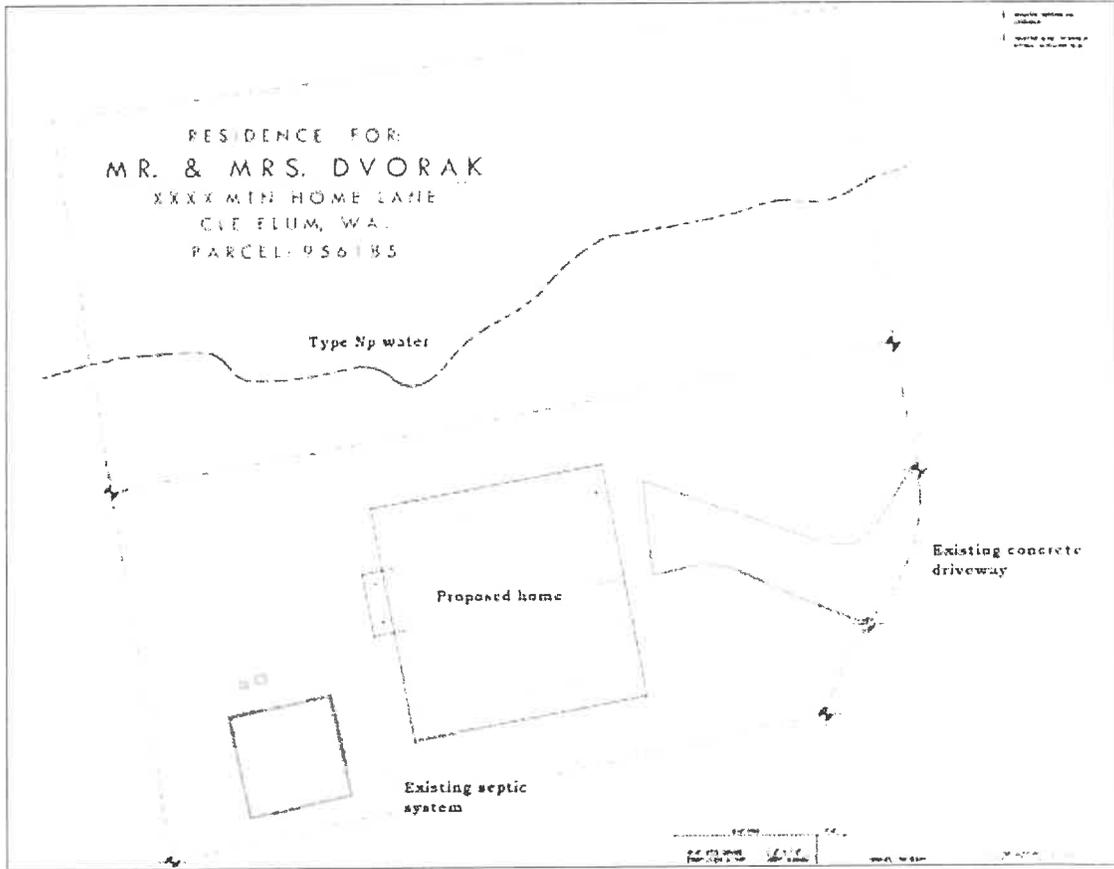
### **Field observations**

The site consists of a concrete driveway entering the site from Mountain Home Lane as well as an existing septic system on the southwest part of the property. Known as Lot 58. The stream passes through the north half of the site in what is called Lot 59. The site is generally cleared of vegetation

### **Critical Areas**

As previously discussed, a small stream passes through the north side of the site which has a stream bottom approximately 24" wide and is over 16% slope. There was a slight flow through the channel during our site

visit. The previous study indicated it was flowing in July so it is presumed to have perennial flow.



Above: Location of Type Np stream on the site. The 100' buffer extends over the entire parcel.

The stream best meets the criteria of a Type Np stream.

Stream buffers are based upon KCC Table 17A.04.030.4. According to this table Type Np waters in the Cascade ecoregion have a 100' buffer measured from the OHWM. An additional 15' BSBL is measured to any structure.

Standard Riparian Management Zones for Waters of the State  
 Table 17A.04.030.4 Standard RMZ Widths

Stream Type	Standard Riparian Management Zone Width	Minimum Riparian Management Zone Width
Type 1	100 feet	50 feet
Type 2	50 feet	25 feet
Type 3	25 feet	12.5 feet
Type 4	12.5 feet	6.25 feet

Proposed Use

The proposed use is the construction of a single-family home approximately 1,152sf in size at the end of the existing driveway, and to utilize the septic system recently placed on the site. The 100’ buffer of the type Np stream now covers the entire site. As a result, “Reasonable Use” variance

These proposed improvements are 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 100' buffer of the Type Np stream covers the entire parcel. The strict application of this buffer would deny all reasonable use of the property meeting this criteria.

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

Response: The parcel is zoned for a single family home. 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 1,152sf home is typical of those in the area and is the minimum necessary to provide an adequate living space.

*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 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.

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

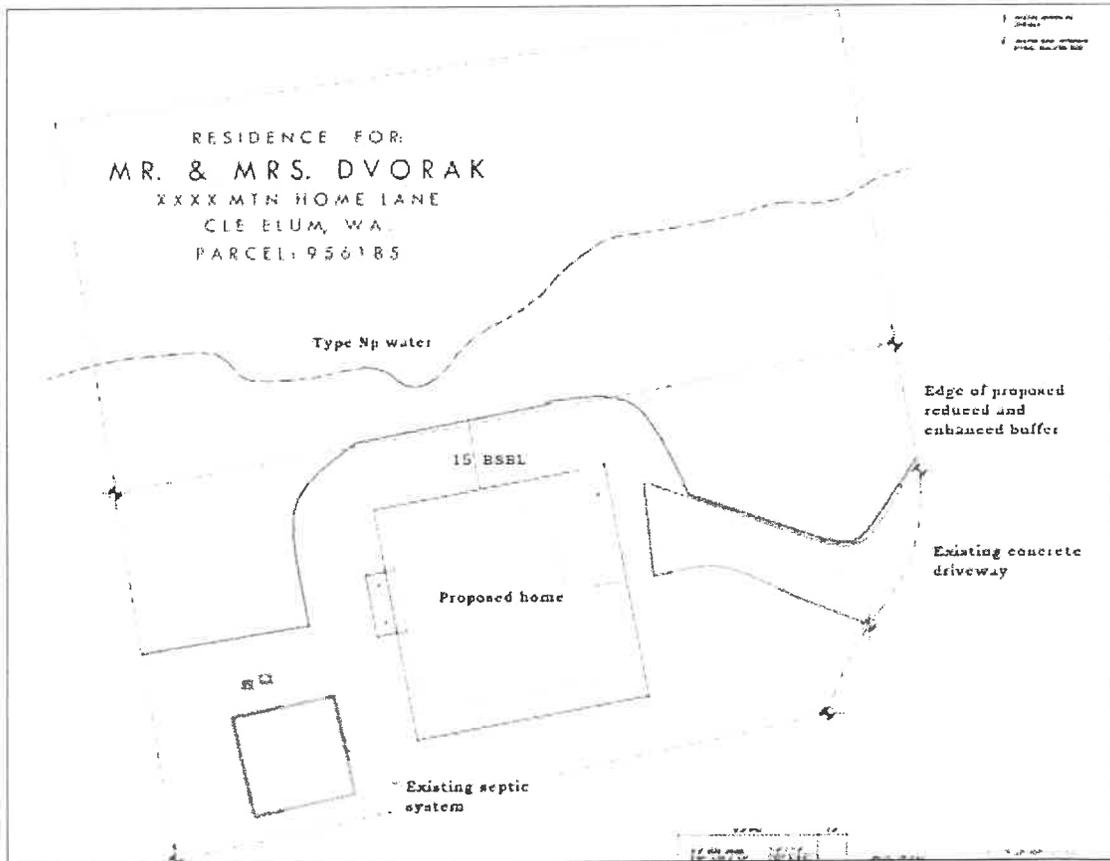
Response: The proposed home does not pose any threat to public health, safety or welfare on or off the site.

*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 home and its associated 15' BSBL around the structure totals 4,092sf of existing buffer.

To compensate for the 4,092sf of permanent impact to the buffer from the homes, a total of 40 trees and 60 shrubs planted in the existing cleared buffer area (approximately 7,400sf) outside the proposed structure and its 15' BSBL. Native trees to be planted include a mix of silver fir, western red cedar and douglas fir based upon availability. The shrub strata would be planted with a mix of vine maple and mountain huckleberry.

The proposed buffer enhancement will result in no net loss of buffer function to the stream, will increase tree cover to the Type Np stream, and utilizes best available science.



*Above: Proposed area of the reduced and enhanced buffer for the Type Np stream. The area between the stream and the red line located at the 15' BSBL would be planted with native trees and shrubs.*

*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](mailto:esewall@sewallwc.com) .

Sincerely,  
*Sewall Wetland Consulting, Inc.*

A handwritten signature in black ink, appearing to read "Ed Sewall", written in a cursive style.

Ed Sewall  
Senior Wetlands Ecologist PWS #212

Attached: Site Plan