

Sewall Wetland Consulting, Inc.

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**KITTITAS CO CDS
RECEIVED
12/01/2025**

October 28, 2025

Maryn Sage
1130 N. L Street
Tacoma, Washington 98403

RE: Critical Area Report – Parcel #885835
Kittitas County, Washington
SWC Job #25-157

Dear Maryn,

This report describes our observations of any jurisdictional wetlands, streams and/or buffers on or within 200' of Parcel #885835, in unincorporated Kittitas County, Washington (the “site”). The site is located at 5035 Forest Service Road 4832.



Above: Vicinity Map of site

The site consists of an irregular shaped 10.67 acre parcel within the NE 1/4 of Section 1, Township 21 North, Range 11 East of the W.M.



Above: Aerial photograph from Kittitas Mapsifter website of site with wetland and stream layers activated.

METHODOLOGY

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site on August 29, 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 streams was located based upon the criteria described in the *Washington Department of Ecology publication Determining The Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (WADOE Publication 16-06-029, March 2010 revised October 2016).

OBSERVATIONS

Existing Site Documentation.

Prior to visiting the site, a review of several natural resource inventory maps was conducted. Resources reviewed included the National Wetland Inventory Map, the NRCS Soil Survey online mapping and Data and the WADNR Fpars Stream Mapping website.

National Wetlands Inventory (NWI)

The NWI map depicts two linear riparian features (streams) crossing the east side of the site.



Above: NWI map of the area of the site

Soil Survey

According to the NRCS Soil Mapper website, the site is mapped as Thetis ashy sandy loam. Thetis soils are well drained soils formed in glacial till with a mantle of volcanic ash. Thetis soils are not considered "hydic" or wetland soils according to the publication Hydic Soils of the United States (USDA NTCHS Pub No.1491, 1991).



Above: NRCS soil map of the site.

WADNR Fpars Stream mapping website

The WADNR Fpars website depicts the same streams shown on the NWI mapping. One is mapped as a Type N and the other unclassified.



Above: WADNR Fpars Stream mapping

Kittitas Taxsifter Website

The Kittitas Taxsifter website with streams, wetland and shoreline layers activated depicts the same features carried over from the NWI maps

Field observations

The site consists of a forested 10.67 acre parcel in a commercial forest designated area. A small gravel driveway and shed are present on the driveway entering from the west and leading to an existing clearing.

The remainder of the site is typical third growth conifer forest found in this part of the Cascades with silver fir and mountain hemlock as the dominant species with huckleberry, salmonberry, mountain ash and devils club in the understory.

Soils on the site are a gravelly ashy loam with soil colors of 10YR 3/2 with no hydric indicators.

Two streams are found on the site as previously mentioned. These are depicted on the attached map. These are perennial flowing, non-fish bearing waters or Type Np streams.

According to Table 17A.04.030-4 of the Kittitas County Municipal Code, Type Np waters within the "Cascade Ecoregion" have a 100' buffer (RMZ) measured from the OHWM.

4. Standard Riparian Management Zones for Waters of the State.

Table 17A.04.030-4 Standard RMZ Widths
 Kittitas County Nonshoreline Rivers, Streams, Lakes and Ponds
 (does not include building setback [KCC 17A.01.090.5])

Stream Type	Riparian Management Zone Widths ^{1,2}	
	Cascade Ecoregion (feet)	Columbia Plateau Ecoregion (feet)
Type S (Shoreline)	See the SMP	See the SMP
Type F	150	100
Type Np	100	65
Type Ns	50	40

Proposed Project

The proposed project is the construction of a 792sf dry cabin within the center of the site. The site has a designated 200' side yard setback from each property line due to the forestry designation. The proposed location of the cabin is in a natural flat spot set as far from the Type Np streams as possible without being forced out onto steeper slopes to the south.

Given the steep slopes to the south and the orientation of the stream, there is no way to build the cabin without some intrusion into the buffer. However, through county Code, buffer averaging can only reduce the buffer by 25% which would be down to 75'. The proposed site plan shows the cabin 75' from the stream. However, once a 15' BSBL is placed upon the structure it exceeds the 25% allowed under averaging. Therefore, 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. As a result we are proposing a reduced buffer in the area of the cabin below the 25% to accommodate the 15' BSBL. As mitigation, an equal area of the impact (1,887sf) will be added to the buffer to compensate for this impact. This equates to averaging the buffer, but at a width below the amount allowed under KCMC 17A.04.030.6.

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 cabin 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 existing parcel can have a single family home constructed on it given the zoning. The 200' forestry setbacks from the property lines as well as the 100' buffer of the Typs Np stream, as well as steep slopes to the south create a very small area to build on. To not allow the construction of a cabin on the parcel, as well as an access driveway would deny the legal reasonable economic use of the property.

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

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.

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

Response: The proposed 792sf dry cabin is a small structure and is the minimum necessary to provide a small cabin on the site. The proposed cabin is smaller than the average footprint for typical houses in the neighborhood.

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 existing parcel and home 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 cabin does not pose any threat to public health, safety or welfare on or off the site. The structure is located within the center of the site in an existing clearing. The reduction of the stream buffer will not cause any threat to public health or the function of the stream.

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 cabin and access area and its associated 15' BSBL totals of 1,887sf of existing buffer.

To compensate for the 1,887sf of permanent impact to the buffer from the home and road, an equal amount of buffer (1,887sf) will be added to the stream buffer as compensation. This will maintain the buffer area on the stream and not cause any functional impact to the stream.

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 .

Sincerely,
Sewall Wetland Consulting, Inc.



Ed Sewall
Senior Wetlands Ecologist PWS #212

Attached: Stream Buffer Mitigation Exhibit

REFERENCES

Cowardin, L., V. Carter, F. Golet, and E. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish and Wildlife Service, FWS/OBS-79-31, Washington, D. C.

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1. U. S. Army Corps of Engineers Waterways Experiment Station, Vicksburg, Mississippi.

Kittitas County Municipal Code

Muller-Dombois, D. and H. Ellenberg. 1974. Aims and Methods of Vegetation Ecology. John Wiley & Sons, Inc. New York, New York.

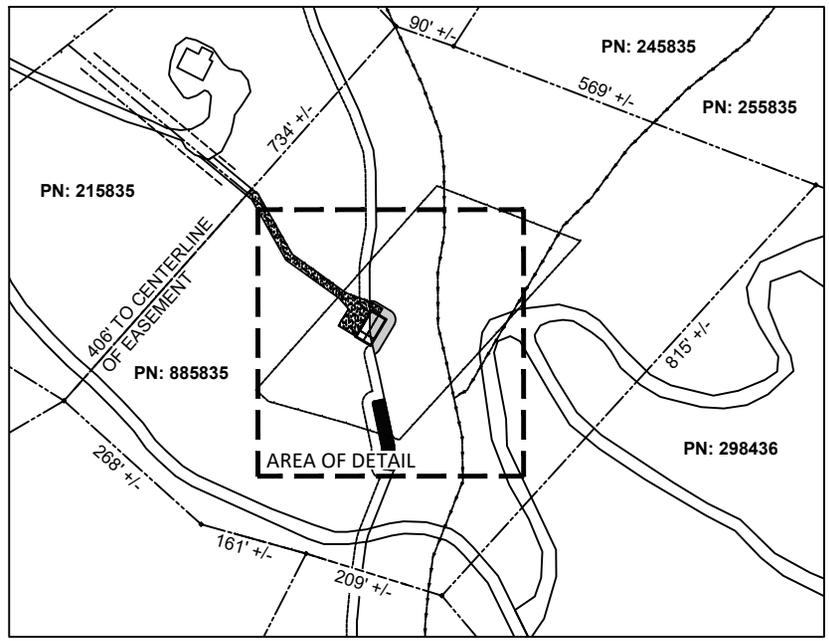
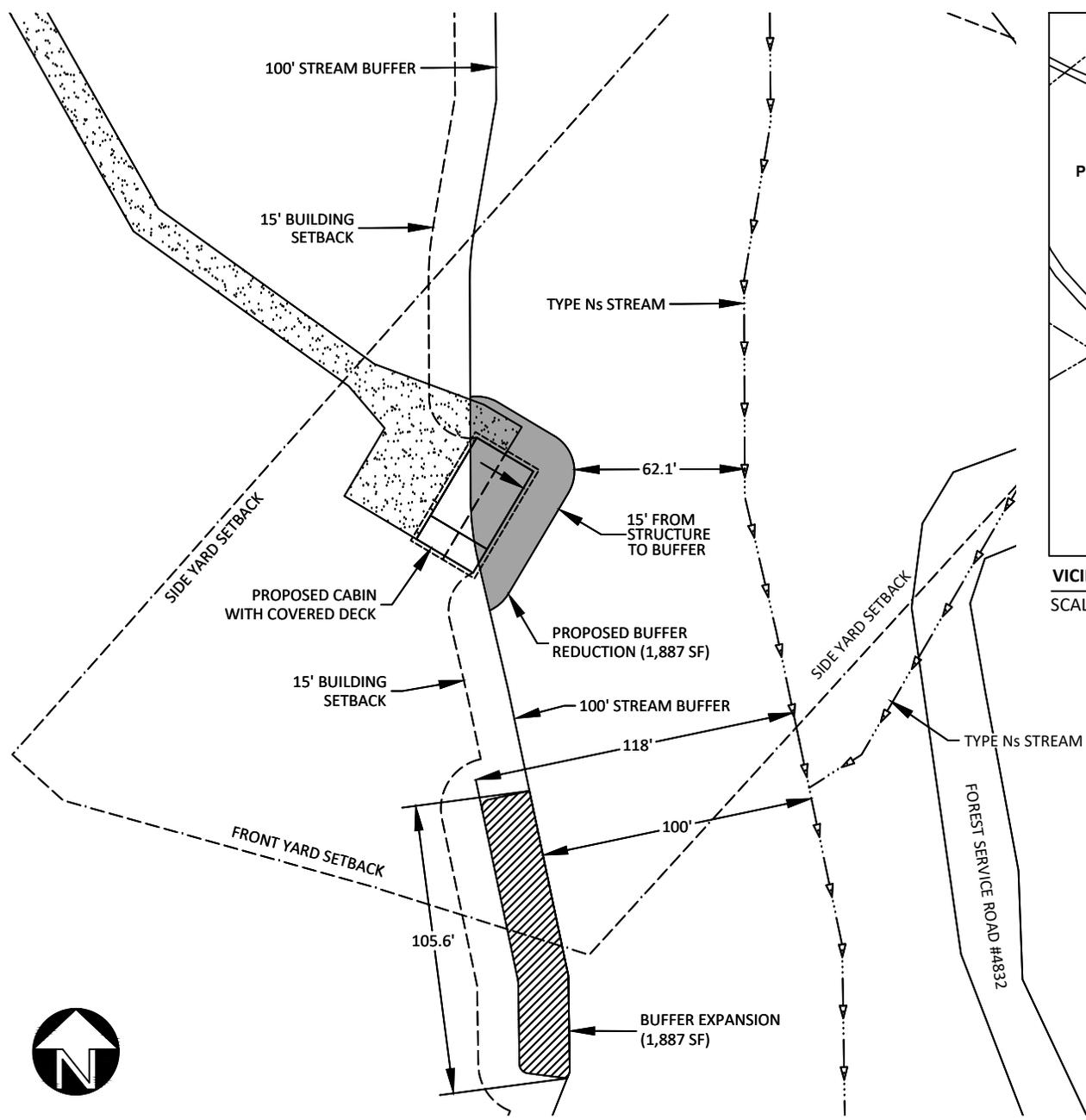
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Reed, P., Jr. 1988. National List of Plant Species that Occur in Wetlands: Northwest (Region 9). 1988. U. S. Fish and Wildlife Service, Inland Freshwater Ecology Section, St. Petersburg, Florida.

Reed, P.B. Jr. 1993. 1993 Supplement to the list of plant species that occur in wetlands: Northwest (Region 9). USFWS supplement to Biol. Rpt. 88(26.9) May 1988.

USDA NRCS & National Technical Committee for Hydric Soils, September 1995. Field Indicators of Hydric Soils in the United States - Version 2.1



VICINITY MAP
SCALE = 1:280

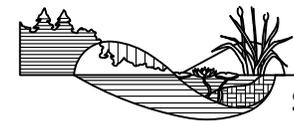
**KITTITAS CO CDS
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DETAIL MAP
SCALE = 1:40

DATE PREPARED: 10/17/2025

SAGE CABIN STREAM BUFFER AVERAGING EXHIBIT

5035 FOREST SERVICE ROAD 4832
EASTON, WASHINGTON 98925



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