

Ellie Myers

From: Geoffrey Gray <gg@gg-env.com>
Sent: Monday, September 22, 2025 11:00 AM
To: Ellie Myers; Ian Garrity
Cc: Josh Pozzobon; Jamey Ayling
Subject: RE: CARA Referral

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Thanks, Ellie.

Got it.

The goal is mitigate to no net loss of buffer functions, utilizing the available buffer area shoreward of the common line.

Cheers, GG

From: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Sent: Monday, September 22, 2025 10:57 AM
To: Geoffrey Gray <gg@gg-env.com>; Ian Garrity <ian@builtprefab.com>
Cc: Josh Pozzobon <josh@builtprefab.com>; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>
Subject: RE: CARA Referral

Geoffery,

Per KCC 17B.06.200(B)(7)(e) a management and mitigation plan prepared by a qualified professional shall be submitted and approved which demonstrates no net loss of ecological functions for the site in conformance with KCC 17B.05.020 Environmental protection and critical areas and KCC 17B.05.050 Shoreline buffers and vegetation conservation.

Shoreline buffers protect people and property from natural hazards, provide habitat, maintain water quality, and stabilize slopes and streambanks. In order to achieve no net loss of shoreline ecological functions, buffers must be and maintain well vegetated. While KCC 17B.06.200(B)(7)(e) does not explicitly require that any lost buffer area be replaced by increasing the buffer elsewhere on the property, some form of buffer enhancement may still be required, depending on the findings of your report. To clarify, mitigation may still be necessary, but it will not necessarily need to meet the more extensive requirements for buffer averaging described in KCC 17B.05.050(B)(5).

Let me know if you have any questions.

Best,



Ellie Myers

(she/her/hers)

Planner I | Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

P: 509-962-7048 | E: ellie.myers@co.kittitas.wa.us

<https://www.co.kittitas.wa.us/>

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From: Geoffrey Gray <gg@gg-env.com>

Sent: Monday, September 22, 2025 10:49 AM

To: Ian Garrity <ian@builtprefab.com>; Ellie Myers <ellie.myers@co.kittitas.wa.us>

Cc: Josh Pozzobon <josh@builtprefab.com>; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>

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Good Morning!

In reviewing the letter to Ian (attached) it appears that *no buffer enhancement of the shoreline is required....but a mitigation plan is required....*

Granted, I am entering the discussion late in the game, so I'm playing some catch-up.

This type of work is in my wheelhouse, but in order to nail down the scope of work, I would appreciate some additional clarification on expected mitigation.

Thanks! GG



Geoffrey Gray, MA, PWS

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From: Ian Garrity <ian@builtprefab.com>
Sent: Monday, September 22, 2025 10:41 AM
To: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Cc: Josh Pozzobon <josh@builtprefab.com>; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Geoffrey Gray <gg@gg-env.com>
Subject: Re: CARA Referral

Thanks for this, Ellie.

I'm adding Geoffrey Gray, as he is likely going to help us move this forward, specifically re: the required Mitigation Report.

After speaking just now with Geoffrey, can you please help us understand exactly what is required for this Mitigation Report? (Geoffrey - please feel free to chime in here)

Thank you.

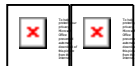


T. Ian Garrity

ian@builtprefab.com | (250) 328-5177

Kelowna, Canada | www.builtprefab.com

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On Mon, Sep 22, 2025 at 10:33 AM Ellie Myers <ellie.myers@co.kittitas.wa.us> wrote:

Josh,

When we refer to "establishing a 115-foot buffer and setback on the eastern property," we are not designating the entire eastern property line of 1151 Wapiti Dr as a non-buildable shoreline buffer.

Instead, we are using the 115-foot measurement from the ordinary high water mark (OHWM) of the *eastern property* to establish a theoretical boundary for the purposes of applying the *common line setback* approach. This line helps define the setback for the proposed development on the subject property.

Best,



Ellie Myers

(she/her/hers)

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From: Josh Pozzobon <josh@builtprefab.com>

Sent: Monday, September 22, 2025 9:41 AM

To: Ellie Myers <ellie.myers@co.kittitas.wa.us>

Cc: Ian Garrity <ian@builtprefab.com>; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>

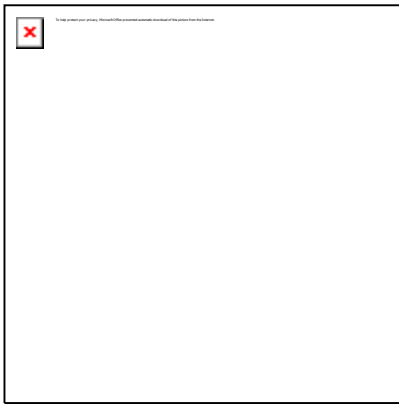
Subject: Re: CARA Referral

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Morning Ellie,

Thanks for this solution. Just to clarify, the plan here would be to use KCC 17B.06.200(B)(7) utilizing the distance to the OHWM for the Cabin at 1181 Wapiti Dr and averaging out this distance with 100' and including the 11.25' additional setback (KCC 17B.06.200(B)(12)) to determine what our final shoreline buffer can be?

When you say "we are comfortable proceeding with the idea of establishing a 115-foot buffer and setback on the eastern property line", does that mean having the whole eastern property line as a non buildable area (shoreline buffer) like we had shown on our most recent site plan? Or are you meaning something different.



Josh Pozzobon, Lead Architectural Designer

josh@builtprefab.com |

Kelowna, Canada | www.builtprefab.com

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On Fri, Sep 19, 2025 at 3:00 PM Ellie Myers <ellie.myers@co.kittitas.wa.us> wrote:

Good afternoon,

We might have a solution that would allow you to reduce the shoreline buffer without using KCC 17B.05.050(B)(5) which requires the CARA.

The Common Line Shoreline Buffer, outlined in KCC 17B.06.200(B)(7), allows an applicant to place a residence on a vacant lot if single-family homes exist on both adjacent lots, which we previously stated couldn't be used because the eastern lot is vacant. However, we are comfortable proceeding with the idea of establishing a 115-foot buffer and setback on the eastern property line. This would represent the maximum distance at which a house could be placed on this lot.

To move forward, you will need to determine the exact distance from the Ordinary High Water Mark (OHWM) to the cabin located at 1181 Wapiti Dr. Although satellite imagery suggests the cabin is approximately 65 feet from the river, a more accurate, on-the-ground measurement will be required. Please do not access private property without permission.

Once you have that measurement, you will calculate the average of that distance and 100 feet. Then, you'll need to add the standard 15-foot building setback and apply the 25% reduction allowed under KCC 17B.06.200(B)(12), which results in a final setback of 11.25 feet.

This approach would not require any enhancement of the shoreline buffer elsewhere on the property and would not trigger the need for a Critical Aquifer Recharge Area (CARA) review. However, a mitigation plan will still be required and must be prepared by a qualified professional. Anyone from the list I previously provided should be able to assist with this.

If this reduction does not meet your needs and you prefer to maintain your currently proposed buffer distance, then a shoreline variance will be necessary. That said, we believe you can still achieve your objectives by utilizing the Common Line Shoreline Buffer in combination with a zoning variance to reduce the front setback.

Please let me know if you have any questions.



Ellie Myers

(she/her/hers)

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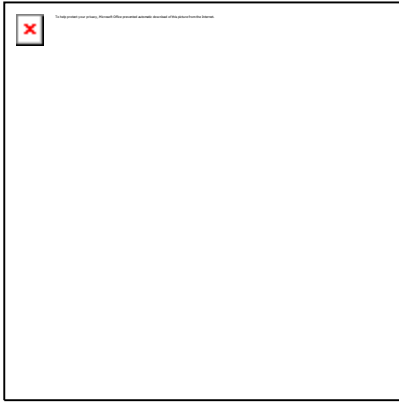
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From: Ian Garrity <ian@builtprefab.com>
Sent: Thursday, September 18, 2025 12:56 PM
To: Ellie Myers <ellie.myers@co.kittitas.wa.us>
Subject: Fwd: CARA Referral

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Hi Ellie - just FYI that I have personally contacted no less than 10x engineering consultancies and none can/will do this CARA report.

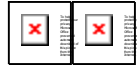


T. Ian Garrity

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----- Forwarded message -----

From: **Jeffrey Weiss** <jweiss@geoengineers.com>

Date: Thu, Sep 18, 2025 at 12:10 PM

Subject: CARA Referral

To: ian@builtprefab.com <ian@builtprefab.com>

Hi Ian,

I spoke with my manager about completing the CARA, and unfortunately they don't think it would be a good fit for us. We have a high overhead cost, and our company generally doesn't approve working on single-family residences because of the risk involved.

Have you tried reaching out to AESI?

425-827-7701

<https://www.aesgeo.com/>

I'm sorry I can't be of more help on this one.

Thank you,

Jeffrey Weiss

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