



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

## REASONABLE USE EXCEPTION APPLICATION

*Relief from a provisions of Title 17A when the application of this Title would deny all reasonable economic use of the subject property. (See KCC 17A.01.060)*

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

### REQUIRED ATTACHMENTS

Site plan of the property with all proposed: buildings; points of access, roads, and parking areas; septic tank and drainfield and replacement area; areas to be cut and/or filled; and, natural features such as contours, streams, gullies, cliffs, etc.

See attached grading permit engineering plan set (Permit GP-21-00010), including anticipated building footprints.

Project Narrative responding to Questions 9 and 10 on the following pages.

Please see "Proposed Project" section (Pg 2-5) of attached "Tunnel Creek Stream Delineation & Reasonable Use Justification" report by Sewall Wetland Consulting, Inc.

Critical Area Report with mitigation plan:

At a minimum, the report shall contain the following:

- a. The name and contact information of the applicant and a description of the proposal;
- b. The site plan for the proposed development, including a map drawn to scale depicting critical areas, buffers and/or setbacks, the proposed development, and any areas to be cleared or altered;
- c. The names and qualifications of the persons preparing the report;
- d. Documentation of any fieldwork performed on the site;
- e. Documentation that consultation, when deemed appropriate, was initiated with agencies of expertise;
- f. Field identification and characterization of all critical areas and buffers on and adjacent to the proposed development;
- g. A statement specifying the accuracy of the report, and all assumptions made and relied upon;
- h. A discussion of the performance standards applicable to the critical area and proposed development;
- i. A mitigation plan in accordance with KCC 17A.01.100 if mitigation is required.

### APPLICATION FEES:

\$1,850.00 Kittitas County Community Development Services (KCCDS)

**\$1,850.00 Total fees due for this application** (One check made payable to KCCDS)

### For Staff Use Only

Application Received By (CDS Staff Signature):

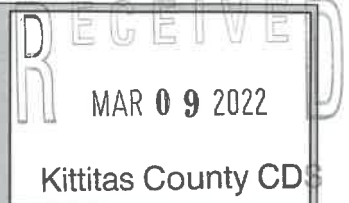
*Gail Weyand*

DATE:

*3-9-22*

RECEIPT #

*CO082*



DATE STAMP IN BOX

**GENERAL APPLICATION INFORMATION**

**1. Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*

Name: Snopass SF Lofts LLC  
Mailing Address: 401 N 36th St. STE 201  
City/State/ZIP: Seattle, WA 98103  
Day Time Phone: 425-404-1811  
Email Address: ian@evolutionprojects.com

**2. Name, mailing address and day phone of authorized agent, if different from landowner of record:**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**3. Name, mailing address and day phone of other contact person**  
*If different than land owner or authorized agent.*

Name: Ed Sewall, Sewall Wetland Consulting, Inc.  
Mailing Address: PO Box 880  
City/State/ZIP: Fall City, WA 98024  
Day Time Phone: 253-859-0515  
Email Address: esewall@sewallwc.com

**4. Street address of property:**

Address: ###135 Pine LN  
City/State/ZIP: Snoqualmie Pass, WA 98068

**5. Legal description of property (attach additional sheets as necessary):**

\_\_\_\_\_  
\_\_\_\_\_

**6. Tax parcel number:** 418135, 408135, 398135, 388135, 378135, 368135

**7. Property size:** 0.58 acres (acres)

**8. Land Use Information:**

Zoning: Residential Comp Plan Land Use Designation: LAMIRDs Type 1

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, the provision of the critical areas code for which this reasonable use variance is requested, a description of the impacted critical area and any proposed mitigation for impacts.  
*Please see "Proposed Project" section (Pg 2-3) of attached "Tunnel Creek Stream Delineation & Reasonable Use Justification" report by Sewall Wetland Consulting, Inc.*
  
- 10. **A Reasonable Use Exception review includes consideration of the criteria established in KCC 17A.01.060(2)(c). Please describe in detail how each criterion is met for this request:**  
*Please see pages 4-5 of attached "Tunnel Creek Stream Delineation & Reasonable Use Justification" report by Sewall Wetland Consulting, Inc.*
  - A. The application of this Title would deny all reasonable economic use of the property.
  - B. No other reasonable use of the property has less impact on the critical area and its buffer
  - C. The proposed impact to the critical area is the minimum necessary to allow for reasonable economic use of property.
  - D. The inability of the applicant to derive reasonable economic use of the property is not the result of action by the applicant after the effective date of this Title.
  - E. The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site.
  - F. The proposal will result in no net loss of critical area functions and values consistent with the best available science.
  - G. The proposal is consistent with other application regulations and standards.

**AUTHORIZATION**

- 11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

**All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.**

**Signature of Authorized Agent:  
(REQUIRED if indicated on application)**

**Date:**

X \_\_\_\_\_

\_\_\_\_\_

**Signature of Land Owner of Record  
(Required for application submittal):**

**Date:**

X  \_\_\_\_\_  
DocuSigned by:  
FFF2227E5D6A46E...

2/24/2022