

MARLATT – PROJECT NARRATIVE

3300 Pasco Rd., Cle Elum WA 98922

Parcel No. 336336

Project Summary: The Marlatts purchased this property in October 2021, having been told by the seller that the existing cabin was properly permitted. The previous owners build the cabin in summer 2021 for storage and recreational use; it is not a habitable space. The cabin currently occupies a footprint of 375 square feet, including a large attached deck, and it has two wall-units for heat and air conditioning.

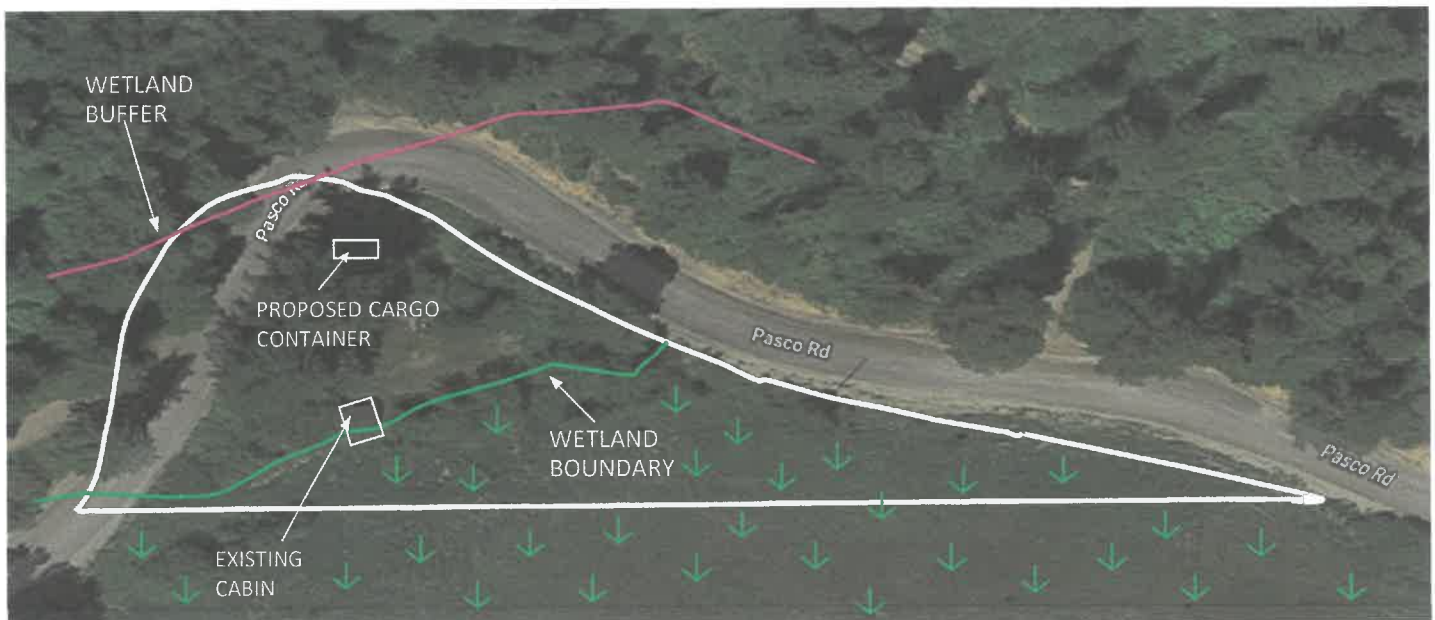
The Marlatts learned that the cabin was not permitted when code enforcement action was taken in November 2021. Since then, they have been working diligently with the County to determine how they can bring the property into compliance. The Marlatts plan to remove the attached deck and remove the mechanical wall units, which will bring the structure to 175sf and below the threshold for a building permit. But, because the cabin still lies within the wetland buffer—and cannot be moved to any location that is *not* within the buffer—they need a reasonable use exception in order to keep the cabin on the property for recreational use. While submitting this application, they are including the future placement of a small cargo container, which will be used to store an ATV.

Project Size: Storage Cabin 175sf (16'8" x 10'6")
Cargo Container 160sf (8' x 20')

Location: 3300 Pasco Road, Cle Elum

KCC Section(s): 14.04.070(1); 17A.07.040(1)

Impacted Area: The southern portion of the property has a Category II depressional wetland. The project does not encroach on the wetland area, but impacts the wetland *buffer* (which covers the entire parcel). No mitigation is proposed at this time.



REASONABLE USE CRITERIA
KCC 17A.01.060(2)(c)

- A. *The application of this title would deny all reasonable use.* This criteria is satisfied. The wetland buffer covers the entire parcel, application of KCC 14.04.070(1) and 17A.07.040(1) would prohibit any improvements on the property, denying all reasonable economic use.
- B. *No other reasonable use of the property has less impact on the critical area and its buffer.* This criteria is satisfied. The proposed recreational use is the most minimally intrusive there could be – a storage cabin for camping and other supplies, and a cargo container to store an ATV. No clearing, grading, impervious pavement, or other ground disturbances are necessary. Other reasonable uses, such as a single-family residence, would have a far greater impact on the critical area buffer.
- C. *The proposed impact to the critical area is the minimum necessary to allow for reasonable economic use of the property.* This criteria is satisfied; please see answer to Paragraph (B), the same rationale applies here.
- 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.* This criteria is satisfied. The inability to use the property is the sole result of the natural conditions and established buffers; the owners have not created any conditions on the property that caused or contributed to the limitations they face. (The owners haven't created any conditions on the property, period. It was the previous owner that built the cabin to begin with.)
- E. *The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site.* The applicant believes the project speaks for itself on this point, and that this criteria is satisfied.
- F. *The proposal will result in no net loss of critical area functions and values consistent with the best available science.* This criteria is satisfied. Please see Section 6.4 of the Wetland Delineation Report by Grette Associates.
- G. *The proposal is consistent with other application regulations and standards.* This criteria is satisfied. The applicant has confirmed a compliance plan with CDS that meets all applicable County Code requirements. Once the reasonable use exception is approved, the work will require a demolition permit to remove the attached deck. No other permits are required for the cabin or the cargo container because both structures are less than 200sf in size.