



# KITTITAS 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

- KB**  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.
- HR**  Project Narrative responding to Questions 9 and 10 on the following pages.
- CR**  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)
\$500	Kittitas County Public Works
<b>\$2,350.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

### For Staff Use Only

Application Received By (CDS Staff Signature):

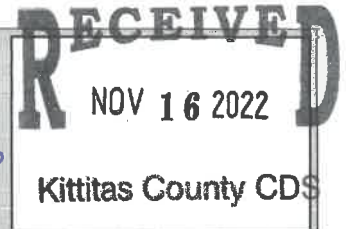
*Carrie Peebles*

DATE:

*11/16/22*

RECEIPT #

*CD22-03833  
RU-22-00006*



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: Ronald and Tiffany Harmon  
Mailing Address: 505 Broadway Unit 603  
City/State/ZIP: Tacoma, WA 98402  
Day Time Phone: 253 306-7759  
Email Address: t2h@earthlink.net

**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: Jim Miller  
Mailing Address: 581 STRANGE RD  
City/State/ZIP: ELLENSBURG WA 98926  
Day Time Phone: 509 929 1287  
Email Address: jbt@FAIRPOINT.NET

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

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

**4. Street address of property:**

Address: 601 Yellowstone Rd  
City/State/ZIP: Snoqualmie Pass

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

0.43 ACRE PARCEL LOCATED WITHIN THE NE 1/4 OF SECTION 9,  
TOWNSHIP 22 N, RANGE 11 EAST OF THE W.M.

**6. Tax parcel number:** 767835

**7. Property size:** 0.43 (acres)

**8. Land Use Information:**

Zoning: PUD LAMRIA TYPE 1  
RESIDENTIAL

Comp Plan Land Use Designation: \_\_\_\_\_

**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.
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:**
- 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   