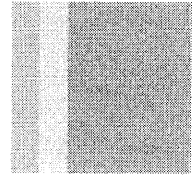


Ed Solseng  
1514 35<sup>th</sup> Ave S, Seattle, WA 98144  
206.661.3556 ohedji@outlook.com



2/1/19

**Kittitas County Community Development Services**

411 N Ruby St, Suite 2  
Ellensburg, WA 98926

To whom it may concern,

Re: shoreline exemption, reduced setback

The proposed project is construction of a new 3-storey single family residence and associated site improvements on a vacant lot within the shoreline zone of lake Cle Elum. Sewer will be provided by an existing septic system built in 2008. The owner is requesting a common line shoreline buffer variance as described in 17B.06.200(7):

*Common line shoreline buffer: To ensure new single-family dwellings have similar, though not necessarily equivalent, shoreline views as existing development, a common line shoreline buffer – determined by averaging the buffers for each of the adjacent residential dwelling units on the shoreline – may be utilized for the development of a single-family dwelling where:*

- a. The lot was a legal lot of record in place on the date of adoption of this Program;*
- b. The lot is located adjacent to existing residential dwelling units on both adjacent shoreline lots;*
- c. The lot is located within an urban growth area, planned unit development, Limited Area of More Intense Rural Development (LAMIRD), rural recreation zoning district, or cluster development;*
- d. There is less than fifteen (15) feet of elevation difference between the vacant lot and adjacent lots and less than two hundred fifty (250) cubic yards of grade or fill is required to accommodate use of the common line shoreline buffer; and*



*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.*

The proposed development is consistent with the intent of 17B.06.200(7) and meets all the requirements as shown in the accompanying exhibits and reports.

The owner is also requesting a reduced setback as described below:

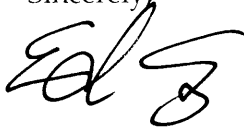
*12. Reduced setbacks: the building setbacks listed in the Table at KCC 17B.06.200-1 may be reduced by twenty-five (25) percent where the applicant demonstrates that:*

- a. Compliance with the standard setback significantly interferes with development potential due to the unique size, shape or natural features of the lot;*
- b. The design of the project is compatible with other authorized and planned uses within the area; and*
- c. The project will not cause adverse impacts to the shoreline environment.*

The developable area of the lot is restricted by the required setback from the existing septic drain field (south) and the hard rock geology (north and east – see Geotech report).

Compliance with the standard setback would potentially require drilling and blasting of the rock formation and permanently alter a significant natural feature currently visible from the lake and Salmon La Sac Road. The proposed single-family home is consistent with development on the adjacent lots north and south. To the extent possible under zoning regulations, the proposed footprint falls within the area of the lot which has already been disturbed by clearing and grading associated with driveway and septic system construction, and so minimizes impacts to the natural features of the shoreline and surrounding environment.

Sincerely,



Ed Solseng

