

PROJECT NARRATIVE

SHORELINE EXEMPTION PERMITTING

Property:

21 Kachess Lane

Easton WA, 98925

Owner:

Josh McNeeley

Agent:

Jason Adams

HISTORY

At the time my client purchased this property there was a permitted single family structure on this parcel, along with 3 storage containers that were placed there by the original owner, only 2 remain and these structures are the subject of Violation 21-13-21050-0093. This parcel was sold to the current owner without any disclosure of the violation or its impact on the intended use of this property. One storage container is home to the electrical components required to supply electricity and heat to the home. In order to resolve the violation and maintain required setbacks, we removed the 2 containers, mitigated for the unlawful excavation, permitted and built a small storage structure. At the time we applied for the shoreline exemption for this storage building, we were granted approval to excavate for the footings and foundation by the Yakima Tribe due to the extent of the original excavation and our effort to disturb as little native soil as possible.

PROJECT

We are proposing to construct an elevated deck on the rear (lake side) of the newly permitted and constructed small storage structure. The Scope of the work that is in contact with the ground is limited to 2 – 36" square footings with concrete piers above. The location and depth of these footings is such that there will be no new disturbance to any pre-existing soil due to the excavation that was done prior to the current owner and that was in violation. The current owner has mitigated for this excavation and returned the hillside to its natural state, and thus the footings are above the pre-existing grade. There is to be no new construction on this parcel associated with this shoreline exemption other than the proposed deck and slight modification to the existing storage building. All current infrastructure will remain and there is to be no new work outside the limited scope of this project.

CRITERIA

The construction of the proposed deck and minimal landscaping has been designed to continue to improve the harmony and balance with nature that was created by removing the violation and mitigating the hillside

which increased the beauty and enjoyment of the surrounding area and lake by all those that use this area for recreation.

CLOSING

It is our goal to continue to work with and cooperate fully with every agency within Kittitas County, specifically Community Development Services and have removed the violations returned this property to the standards of said agency. It is our understanding that there may be several non-conforming structures in the vicinity and we asking for this variance to create and maintain the Codes on our parcel the extent possible given the specific conditions that are present on this parcel. We are asking that this exemption be granted based upon the limited scope, small footprint and minimal impact to the surrounding area.

We have worked very hard with Community Development Services to design and build a structure that is able to meet all the requirements and fit the needs of the applicant to continue the use of this property as it is intended. The care and dedication shown by this owner to the environment and his neighborhood will be continued throughout this project.

Thank You,

Jason Adams

Jason Adams (Owners Agent)