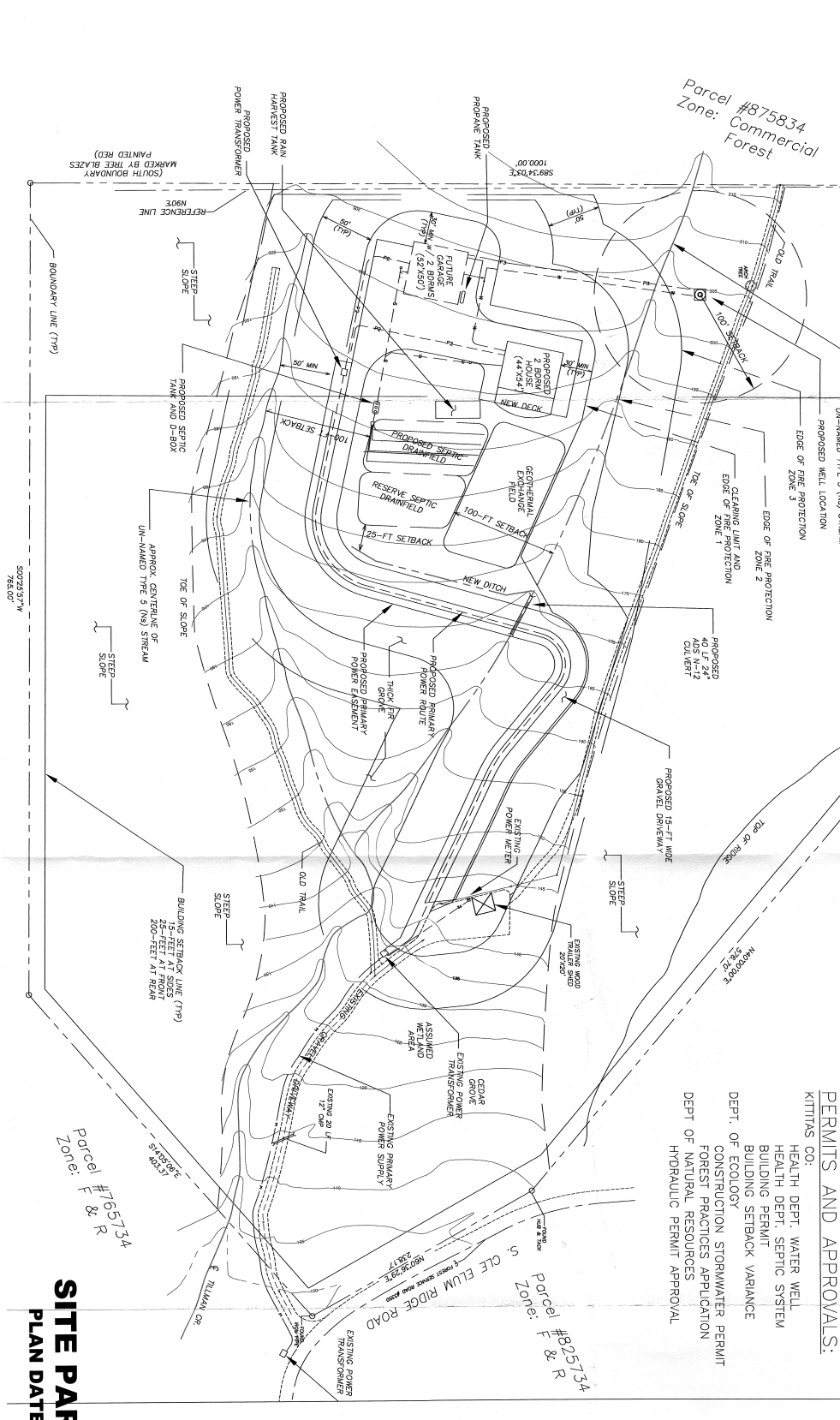


- NOTES:**
- VARIANCE TO BE REQUESTED TO LOCATE STRUCTURES WITHIN PROPERTY SETBACK LIMITS AT SOUTH BOUNDARY.
 - HOUSE AND GARAGE TO INCORPORATE SOLAR AND GEOTHERMAL ENERGY COLLECTION TECHNOLOGIES.
 - PROPOSED ROOF MATERIAL: CEMENTITIOUS TILE
 - PROPOSED SING: CEMENTITIOUS FIBER BOARD (HARDPLANK)
 - PROPOSED DECK AND STAIRS: CEMENT CONCRETE.
 - TILLAMOOK CREEK AND ITS UNNAMED TRIBUTARIES ARE PRESUMED TO BE TYPE 4 (Ns) AND TYPE 5 (Ns) STREAMS, RESPECTIVELY.

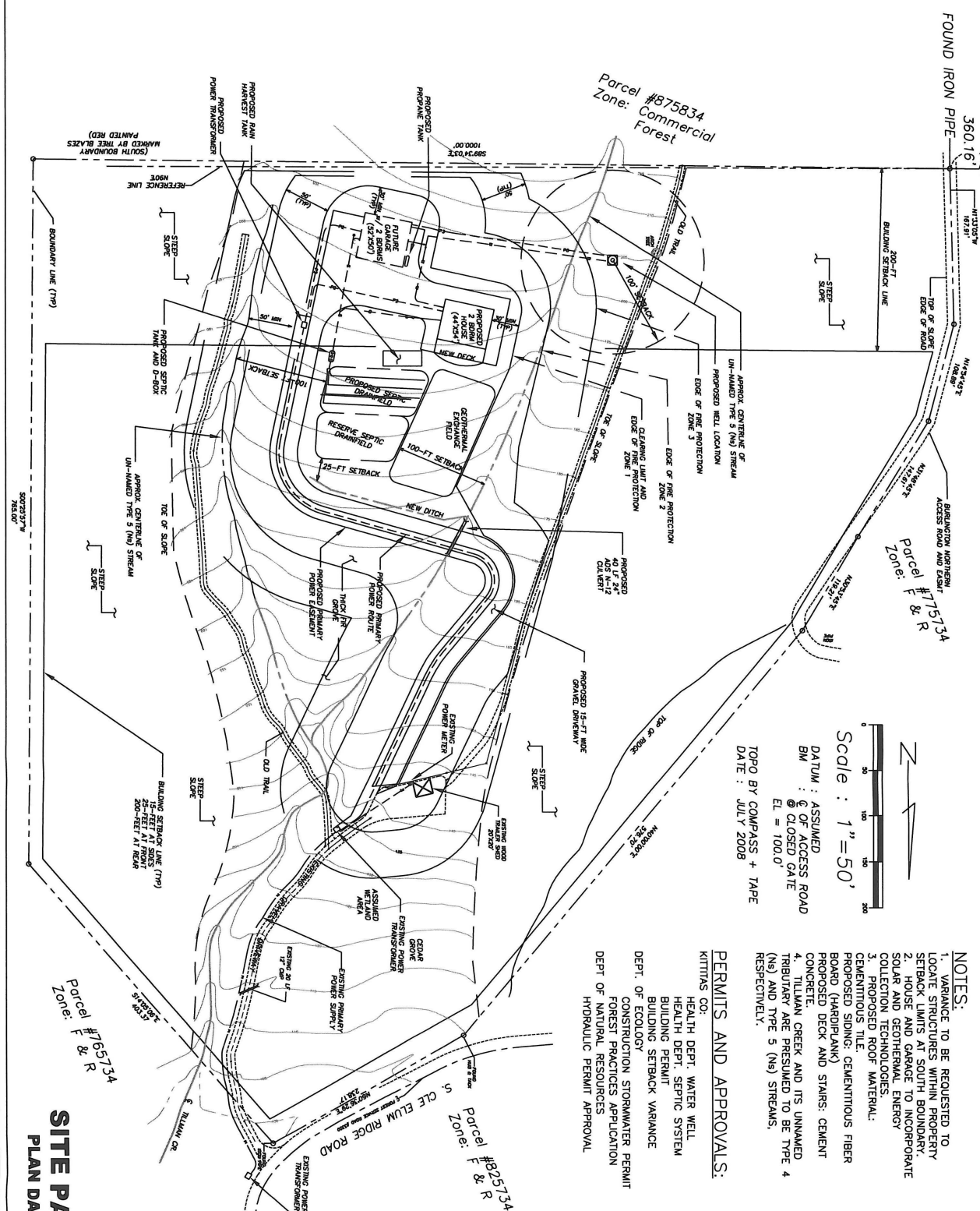
- PERMITS AND APPROVALS:**
- KITITAS CO: HEALTH DEPT. WATER WELL
 - HEALTH DEPT. SEPTIC SYSTEM
 - BUILDING PERMIT
 - BUILDING SETBACK VARIANCE
 - DEPT. OF ECOLOGY: CONSTRUCTION STORMWATER PERMIT
 - FOREST PRACTICES APPLICATION
 - DEPT. OF NATURAL RESOURCES: HYDRAULIC PERMIT APPROVAL

SITE DATA:
 PARCEL No.: 725734
 TOTAL AREA: 17.72 AC.
 STEEP SLOPE AREA: 9.00 AC.
 PROPOSED CLEARED AREA: 1.83 AC.
 MAP No.: 19-15-08040-0010
 ZONE: FOREST AND RANGE, RURAL
 ROOF HAZARD: HIGH-EXTREME
 ROOF CLASS: A
 SEISMIC HAZARD: D1



SITE PARCEL PLAN
 PLAN DATE: FEB. 20, 2010

GONZALES HOME
 SITE ADDRESS: 2120 S. Cle Elum Ridge Road
 OWNER ADDRESS: 4821 S. 300th Pl., Auburn, WA 98001



Scale : 1" = 50'
 DATUM : ASSUMED
 BM : @ OF ACCESS ROAD
 @ CLOSED GATE
 EL = 100.0'
 TOPO BY COMPASS + TAPE
 DATE : JULY 2008

- NOTES:**
- VARIANCE TO BE REQUESTED TO LOCATE STRUCTURES WITHIN PROPERTY SETBACK LIMITS AT SOUTH BOUNDARY.
 - HOUSE AND GARAGE TO INCORPORATE SOLAR AND GEOTHERMAL ENERGY COLLECTION TECHNOLOGIES.
 - PROPOSED ROOF MATERIAL: CEMENTITIOUS TILE.
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 - PROPOSED DECK AND STAIRS: CEMENT CONCRETE.
 - TILLAMAN CREEK AND ITS UNNAMED TRIBUTARY ARE PRESUMED TO BE TYPE 4 (Ns) AND TYPE 5 (Ns) STREAMS, RESPECTIVELY.

- PERMITS AND APPROVALS:**
- KITITAS CO: HEALTH DEPT. WATER WELL BUILDING PERMIT
 - HEALTH DEPT. SEPTIC SYSTEM BUILDING PERMIT
 - DEPT. OF ECOLOGY CONSTRUCTION STORMWATER PERMIT
 - DEPT. OF NATURAL RESOURCES FOREST PRACTICES APPLICATION
 - HYDRAULIC PERMIT APPROVAL

- PROPOSED CONSTRUCTION TIMELINE:**
- 2010- GRAVEL DRIVEWAY POWER AND TELEPHONE SEPTIC TANK/DRAINFIELD WATER WELL AND PUMP
 - 2011- FIRE ZONE 1 CLEARING BASEMENT AND HOME GEOTHERMAL FIELD PROPANE TANK
 - 2012- FIRE ZONE 2 TRIMMING FIRE ZONE 3 THINNING
 - 2013- GARAGE

SITE DATA:
 PARCEL No.: 725734
 TOTAL AREA: 17.72 AC.
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GONZALES HOME

SITE ADDRESS: 2120 S. Cle Elum Ridge Road
 OWNER ADDRESS: 4821 S. 300th Pl., Auburn, WA 98001

SITE PARCEL PLAN
 PLAN DATE: FEB. 20, 2010

SHEET
 1 of 1



March 1, 2010

Mr. Jeff Watson
Kittitas County
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Gonzales Variance Request
2120 S. Cle Elum Ridge Road
Parcel No. 725734

Dear Jeff;

Attached is the variance request application that we spoke about last week on the telephone for our property. A check for \$560 is included in the package. Please send me a receipt when it is convenient.

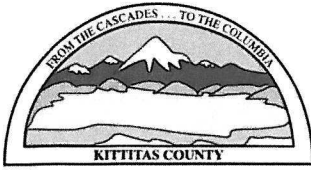
As I understand from one of your planners, the County is not accepting building permit applications in the Upper Kittitas County area due to the groundwater withdrawal moratorium imposed by the Department of Ecology. But I was also under the impression that a variance request would be accepted and processed since it was technically unrelated to an actual construction permit. If this is not accurate, please let me know.

I look forward to positive decision on the variance request. Thanks for your help and please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Pete Gonzales". The signature is fluid and cursive, written over the printed name.

Pete Gonzales
4821 S. 300th Place
Auburn, WA 98001
Cell: 253-740-1758



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

VA-10-00004

ZONING STRUCTURAL SETBACK VARIANCE APPLICATION

(To place a structure closer to the lot line than allowed)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL **NOT** BE ACCEPTED.

Current Zoning Setbacks:

Zone	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	Side (setback for side abutting the street)
Residential	15'	5'	25'	15'
Residential-2	15'	10' on one side and 5" on the other side	25'	15'
Suburban	25'	15'	25'	20'
Agriculture-3, Agriculture-20, and Commercial Ag	25'	5'	25'	15'
Rural-3	25'	15'	15'	-
Forest & Range	25'	10'	10'	15'
Commercial Forest	200'	200'	200'	-

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 30 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 500 FEET EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS OR ROAD ASSOCIATION, PLEASE INCLUDE THE ADDRESS OF THE ASSOCIATION.
- 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.

FEE:

\$495.00 to Kittitas County Community Development Services

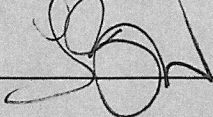
\$65.00 for Fire Marshal

*One check made payable to KCCDS



FOR STAFF USE ONLY

APPLICATION RECEIVED BY
SIGNATURE:



DATE:

03-03-10

RECIPT #:

DATE STAMP
HERE

NOTES:



1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Peter Gonzales
Mailing Address: 4821 S. 300th Place
City/State/ZIP: Auburn, WA 98001
Day Time Phone: 253-740-1758
Email Address: pete@pyramidengrg.com

2. Name, mailing address and day phone of authorized agent, if different from land owner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: N/A
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Street address of property:

Address: 2120 S. Cle Elum Ridge Road
City/State/ZIP: S. Cle Elum, WA

4. Legal Description of Property: See attached Legal Description

5. Tax parcel number: 725734

6. Property size: 17.72

7. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

See attached Variance Request Response to Items 7-9.

8. Provision of zoning code for which this variance is requested and the way in which you wish to vary from the code:

See attached Variance Request Response to Items 7-9.

9. A variance may be granted only when the following criteria are met. Please describe in detail how each criteria is met for this particular request (attach additional sheets as necessary):

A. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography.

See attached Variance Request Response to Items 7-9.

B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity.

See attached Variance Request Response to Items 7-9.

C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.

See attached Variance Request Response to Items 7-9.

D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

See attached Variance Request Response to Items 7-9.

10. 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 mailed to the Land Owner of Record and copies sent to the authorized agent.

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

Date:

X N/A

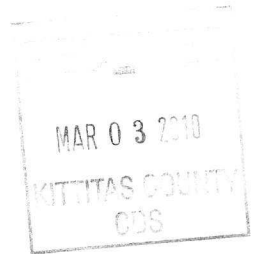
Signature of Land Owner of Record
(REQUIRED for application submittal):

Date:

X Pete Johnson

2/26/10

Gonzales Parcel
Kittitas County Parcel No. 725734
Legal Description



From title report prepared by Chicago Title Insurance Co. dated 9/1/98

That portion of the Southeast quarter of Section 8, Township 19 North, Range 15 East, Willamette Meridian, Kittitas County, State of Washington, described as follows:

Beginning at the South quarter corner of said Section;

Thence South 89°34'03" East 360.16 feet along the South line of the Section to the true point of beginning which is an iron pipe on the centerline of an existing road generally located and conveyed as a 66-foot wide easement and right of way under Auditor's File No. 305284, Volume 112, Page 669, filed June 20, 1963 and more specifically located herein;

Thence North 01°33'05" West 169.91 feet along the centerline of said easement;

Thence North 14°54'45" East 108.89 feet along said centerline;

Thence North 31°48'45" East 147.61 feet along said centerline;

Thence North 30°53'45" East 119.21 feet along said centerline to an iron pipe;

Thence leaving said centerline, North 40°00'00" East 576.70 feet to an iron pipe hereinafter referred to as Point A which is a point on the Southerly right of way line of existing USFS Road 1903 (ref. easement conveyed under Auditor's File No. 305284, Volume 112, Page 669),

Thence Northeasterly along said right of way to an iron pipe which lies North 60°36'29" East 238.17 feet from Point A;

Thence leaving said right of way line South 41°05'06" East 403.37 feet to an iron pipe;

Thence South 00°25'57" West 765.00 feet to an iron pipe on the South line of Section 8;

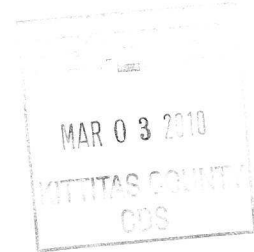
Thence North 89°34'03" West 1,000.00 feet along said section line to the true point of beginning;

TOGETHER WITH the Southerly 33 feet of the easement for USFS Road No. 1903.

TOGETHER WITH all water rights appurtenant to the property.

Situate in the County of Kittitas, State of Washington.

**Gonzales Home
Variance Request
Response to Items 7 – 9
February 26, 2010**



Item 7. Project Description

Project Size:

- The area of the property overall is 17.72 acres.
- The area of the proposed access and home development is less than 2.0 acres.

Location:

- The Parcel Number is 725734.
- The parcel is located in the S ½ , SE ¼ , Section 8, T. 19 N., R. 15 E., WM
- The site address is 2120 S. Cle Elum Ridge Road (aka: Forest Service Road 3350)
- The parcel is located within Kittitas County “Forest and Range” zoning.

Water Supply:

- There is currently no water supply at the site.
- Pending satisfying DOE requirements under the existing groundwater extraction moratorium, it is intended that a water well will be drilled at the site.
- Some of the water used at the site will come from rainwater harvesting to reduce the volume of groundwater withdrawal.

Sewage Disposal:

- The site will utilize an on-site wastewater treatment and disposal system (septic system)

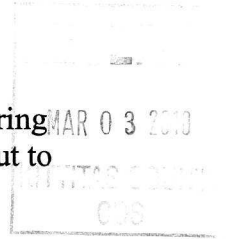
Qualitative Features:

The ultimate project components include:

- A 1,500 SF home structure that includes a full basement, half loft, and large concrete deck,
- A 2,000 SF garage with habitable area above,
- Approximately 1,200 LF of 15-foot wide gravel driveway,
- Electrical power,
- Water Well,
- Septic System,
- Rainwater harvesting vault and pump for toilets and irrigation,
- Solar power collection system for small electrical needs,
- Ground heat source system for heating and cooling needs,
- Propane tank for cooking purposes
- Existing wood-frame snow shed for trailer storage.

Other Elements:

- Forest fire protection measures around the structures that include full clearing within 30-feet of the structures, heavy thinning to 100-feet, and pruning out to 200-feet from structure.
- Severe steep slopes on east and west valley walls.
- Seasonal streams at headwaters of Tillman Creek.



Item 8. Zoning Code Section requesting variance from:

KCC 17.56.065 – Yard Requirements for Zones Adjacent to Commercial Forest Zone
The request is to reduce the code required setback from the adjacent Commercial Forest Zone along the property’s south boundary from 200-feet to 50-feet.

Item 9. Responses to Decision Criteria

A: Unusual circumstances or conditions applying to the property and/or intended use that do not apply generally to other property in the same vicinity or district.

Lot Size - Per MCC Chapter 17.56.040 (1) the minimum lot size in Forest and Range zoning area is 20-acres. The subject parcel size is 17.72 acres, less than typical neighboring parcels. The lot is substandard in size which limits flexibility for development.

Lot Shape - The parcel has a near triangular shape with the narrowest part of the site located at the frontage road. Tillman Creek exits the parcel at this location. The narrowness of the parcel combined with setbacks and sensitive areas (described below) forces all site development to the widest portion of the site, which is located at the southerly end of the parcel.

Topography - The parcel is situated entirely within a narrow valley with steeply sloped walls. Of the 17.72 acre parcel area, 9.0 acres are steep slopes exceeding 2H:1V. More than half of the parcel is undevelopable due to steep slopes.

Streams - The parcel is located just below the headwaters of Tillman Creek. The creek is located generally along the toe of the east valley wall. The main creek has width of more than 2-feet when flowing in the spring, however it is seasonal and is normally dry from August through February. The Department of Natural Resources classifies this stream section through the site as Ns, non-fish bearing and seasonal. Per Mason County the stream may be a Class 4 stream.

In addition to the main creek, an un-named tributary flows across the floor of the valley and connects with Tillman Creek about two thirds of the way through the parcel. This waterway is less than 2-feet wide during spring runoff period and is also seasonal. This stream is probably a Class 5 stream per Mason County.

MAR 03 2010

Wetland - A presumed wetland area is located on the northern portion of the site. The wetland has not been delineated or rated, however cedar trees are prevalent surrounding the area and seeps are evident. The classification of this wetland is unknown.

Fire Protection - Though considered a part of Fire District 7, the parcel is certainly rural in nature and is not easily accessed. Rural fire protection measures should be incorporated into the site planning. Level one protection requires clearing; level two uses three thinning, and level three would include pruning of existing trees. The incorporation of fire protection measures to protect the structures will have less impact on the streams at the location where the largest distance occurs between the streams. The widest distance between the existing streams is located along the southern boundary.

Adjacent Neighbor - We have initiated conversations with the neighbor along the south boundary, Plum Creek Timber. After outlining the issues and our pending variance request to encroach within the 200-foot setback, Mr. Jerry Sorenson, Senior Director Land Asset Management, replied, "We are ok with you coming closer than 200 feet to our line. I can't tell for sure from drawing (sic) but it looks like southeast corner of garage comes within about 50 feet of our line. I would want to try and keep at least 50 feet separation (for fire buffer)." Therefore there is no objection from the adjacent neighbor with our request for setback encroachment.

Septic System - Per Health Department standards, the septic system for the proposed home site is required to be set back from the streams described above a minimum of 100-feet. In addition, septic systems are also required to be set back from water wells a minimum distance of 100-feet. These setbacks include the septic system reserve area. This restriction combined with the other limitations of the project force the home and garage locations to be located at the widest distance between the streams to allow room for the septic system and its reserve area.

Access Configuration - The northerly third of the driveway is existing. This northerly portion used the original logging access road that was created nearly 15 years ago. No improvement of this section is proposed.

The new proposed driveway south of the existing snow shed (see plan) builds upon the existing access and is arranged to limit tree clearing, to cross the un-named tributary at right angles to reduce clearing within the creek, preserve the available septic system area, and to offer security for residents by allowing early recognition of visitors.

Water Well Location - The water well requires a protection zone of 100-feet in all directions. No structures or septic systems are allowed within this protection area. The protection area is not allowed to encumber adjacent properties. The location of the well limits structure location.

B: Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owner of other properties in the same vicinity.

The combination of the natural features, the requirements for water well and sewage disposal (septic system) separations, and code mandated setbacks severely restrict the available area for home placement on this parcel. Other property owners in the area have much less topographical relief within their property to challenge the placement of infrastructure such as access, water well, and septic systems ultimately affecting the location of their home. The requested zone setback of 50-feet is greater than those of most other properties in the area.

C: The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.

The proposed location of the home is well away from the main roadway nor is it in view of the public. The adjacent property owner has indicated they have no reservations about such a variance. The proposed home location further to the south is separated from adjacent properties by steep hillsides eliminating any possible injury to other properties. The variance would not affect development in any way on any of the surrounding properties. There is no reason whatsoever that this variance would be detrimental to the public welfare.

D: That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

With only a single home proposed with a detached garage, this proposal fits the rural development pattern within the Forest and Range zoning area. The variance has no affect on the comprehensive development pattern.

Properties Within 500-feet of 2120 So. Cle Elum Ridge Road

Parcel #	Physical Address	Owner	Mailing Address	Comment
121936	n/a	Lori Claffey	42019 SE 136 th St. North Bend, WA 98045	2 nd Lot west of 2120 SCERR
775734	n/a	Bradley Edwards	2414 First Ave., #417 Seattle, WA 98121	1 st Lot west of 2120 SCERR
835734	91 Marawood Ln	Raymond Beyer	P.O. Box 7418 Carnation, WA 98042	1 st Lot NW of 2120 SCERR
825734	92 Marawood Ln	Brian Soderberg	407 E. Lk. Sammamish Parkway SE Sammamish, WA 98074	1 st Lot North of 2120 SCERR
705734	91 Tillman Crk Rd	Darrell Ikoda	P.O. Box 665 S. Cle Elum, WA 98943	1 st Lot NE of 2120 SCERR
685734	380 Tillman Ck Rd	Lawrance Clark	13518 Carnation-Duvall Rd Duvall, WA 98019	2 nd Lot NE of 2120 SCERR
765734	2080 SCERR	Jerald Beal	5404 – 116 th Pl. SE Bellevue, WA 98006	1 st Lot East of 2120 SCERR
875834	n/a	Plum Creek Timber	P.O. Box 1990 Columbia Falls, MT 59912	1 st Lot South of 2120 SCERR

