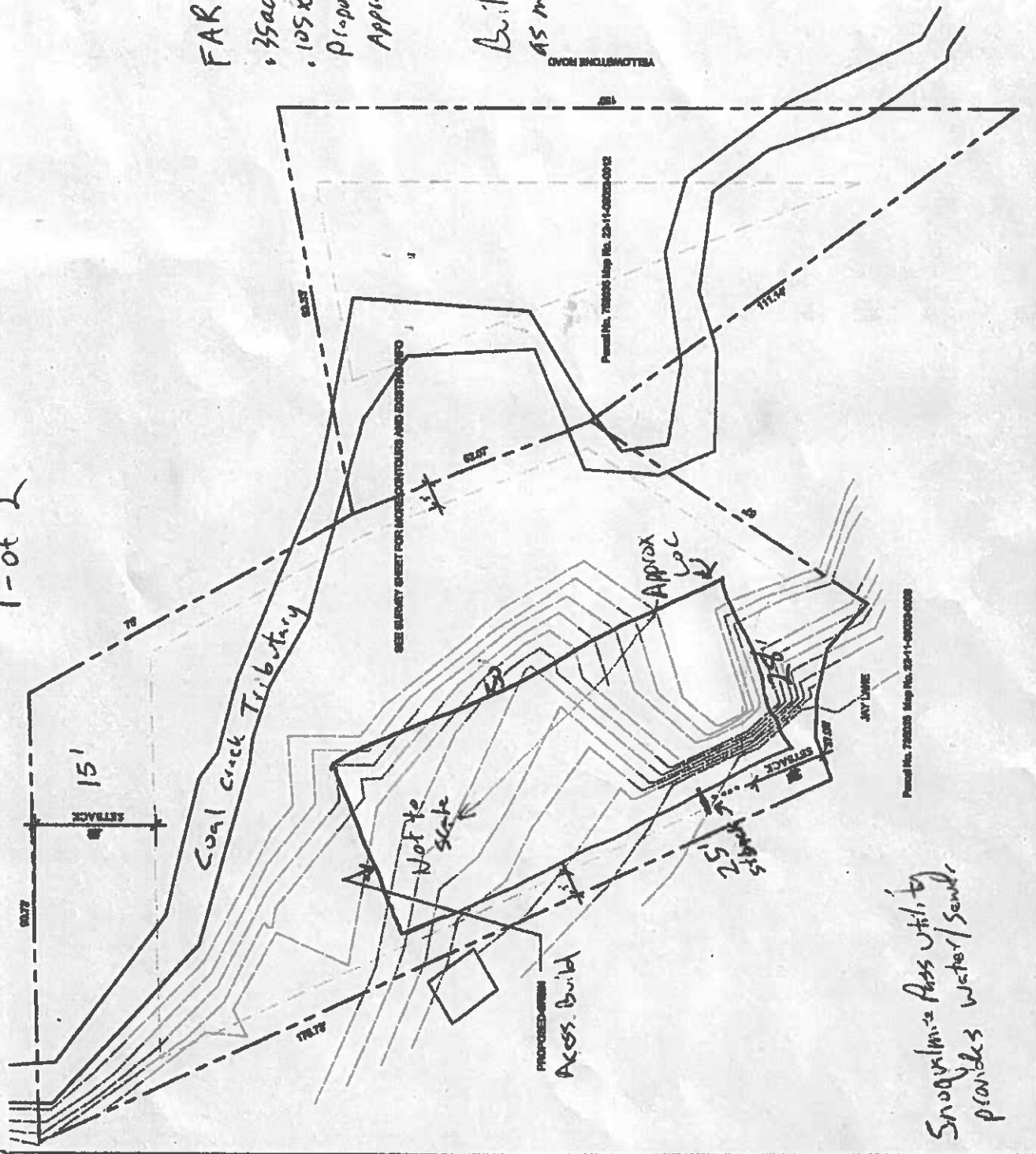


\*Confidential\*



FAR

35acres - 30% of it is  
proposed structure 50ft  
Approx 1400 50ft coverage

Build site excavated  
as needed for foundation.

Snaggletooth Pass utility provides water/sewer

~~\* See CAR provided By Ed Sewell that you have already for more.~~

# PROPOSED SITE PLAN



**SCALE**

0 6 12 18

Chc. 3 Inner 1.22.25



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.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**

- ☒ 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.
- ☒ Project Narrative responding to Questions 9 and 10 on the following pages.
- ☒ 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:**

\$2,000.00 Kittitas County Community Development Services (KCCDS)

\$500 Kittitas County Public Works

**\$2,500.00 Total fees due for this application (One check made payable to KCCDS)**

#### **For Staff Use Only**

Application Received By (CDS Staff Signature):

DATE:

RECEIPT #

DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 02-21-2023

Page 1 of 3

**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:

CHRIS IMMER

Mailing Address:

1759 JOANS LANE

City/State/ZIP:

LUMMIS WA 98262

Day Time Phone:

360-296-4963

Email Address:

chrisimmer@islandchapel.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:

\_\_\_\_\_

Mailing Address:

\_\_\_\_\_

City/State/ZIP:

\_\_\_\_\_

Day Time Phone:

\_\_\_\_\_

Email Address:

\_\_\_\_\_

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:

101 JAY WAY

City/State/ZIP:

Snoqualmie Pass WA 98068

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

SEE Attachment

6. **Tax parcel number:** 738035

7. **Property size:** .35 (acres)

8. **Land Use Information:**

Zoning: Residential

Comp Plan Land Use Designation: Chgo 7; sub "c" LAMIRD

**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. *P13 CAR*
  - B. No other reasonable use of the property has less impact on the critical area and its buffer *P13 CAR*
  - C. The proposed impact to the critical area is the minimum necessary to allow for reasonable economic use of *P14 CAR* property.
  - D. The inability of the applicant to derive reasonable economic use of the property is not the result of action by *P14 CAR* 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 *P14 CAR* development proposal site.
  - F. The proposal will result in no net loss of critical area functions and values consistent with the best available *P14 CAR* science.
  - G. The proposal is consistent with other application regulations and standards. *P15 CAR*

**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  \_\_\_\_\_

*2-10-25*

## Project Narrative

**Description:** I propose to build an approximately 1400 Square Foot two story Accessory Building at 101 Jay Way, Snoqualmie Pass WA 98068. The proposed location of the structure being as far South West on the lot as setbacks will allow. 5' from the West, 25' from the South.

The provision of the critical areas code is set forth below.

As depicted on the critical areas mapping of the site shown on Page 12 of the CAR, wetlands, streams and buffer cover 100% of all the Jay way parcels.

In order to develop each of these parcels with a single-family home or accessory building as they area zoned for, would require some impact to the buffer of wetland and or stream buffer.

Since the entire site is taken up by critical areas and buffers, there is no area on the site to accommodate buffer averaging to fit any proposed improvements. As a result, the use of KCMC 17A.04.030.6 which provides the criteria to do buffer averaging for impacts to the buffer/RMZ of the stream is not feasible.

The only way any improvements on these parcels can occur is the use of Reasonable Use Exception, as described in KCMC 17A.01.060. The use of this provision will be required to construct and improvement on these parcels.

This portion of the code states;

### 17A.01.060 Exceptions

**2. Reasonable Use.** If the application of this Title would deny all reasonable economic use of the subject property, the County shall determine if the property owner may apply for an exception pursuant to the following:

**a. Exception Request and Review Process.** An application for a reasonable use exception shall be made to the County and shall include a critical area report, as described in KCC 17A.01.080, including mitigation plan, if

necessary; and any other related project documents, such as permit applications to other agencies, special studies, and environmental documents prepared pursuant to the State Environmental Policy Act (Chapter 43.21C RCW and rules thereunder in Chapter 197-11 WAC).

The application shall follow the administrative project permit review process outlined in KCC 15A.03. In determining what is considered reasonable use of an undeveloped parcel, the Director may consider additional information such as zoning, and comparable structure sizes and land uses of the surrounding area.

b. Director Review. The Director shall approve, approve with conditions, or deny the request based on the proposal's ability to comply with all the reasonable use exception criteria in Subsection 2(c).

The proposed cumulative impacts from any structure constructed on each parcel of Jay Way would not impact the functions of any of these critical areas. To compensate for any impact's mitigation measures would be undertaken at an appropriate ratio of 1:1 for impacts to include thinning of overstory trees and placement of an appropriate native shrub understory. Currently the majority of the parcels consists of a dense, dark forest with too many closely spaced immature trees. Thinning and placement of native understory shrubs would increase the functions of these buffers.

The proposed buffer enhancement will result in no net loss of buffer function to the critical areas and utilizes best available science. Per CAR provided by Ed Sewall

Chris Immer 2/10/25

 2/10/25