



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)

RU-26-00001

For Staff Use Only

Application Received By (CDS Staff Signature):

DATE:
3/23/26

RECEIPT #
CD26-00548

**KITTITAS CO CDS
RECEIVED
03/23/2026**

DATE STAMP IN BOX

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

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: Ryan Pazaruski
Mailing Address: 12019 45th St. Ct. E
City/State/ZIP: Edgewood, WA 98372
Day Time Phone: 253-617-8177
Email Address: pazaruski@yahoo.com

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: None assigned
City/State/ZIP: Snoqualmie Pass, WA 98068

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

HYAK ESTATES #2 LT 9; SEC 15, TWP 22, RGE 11

6. Tax parcel number: 558535 (22-11-15051-0009)

7. Property size: .42 (acres)

8. Land Use Information:

Zoning: Residential, LAMRIDs Type 1 Comp Plan Land Use Designation: LAMRID

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  _____

3-17-2026