



9) Project Narrative: This narrative is submitted in support of a Reasonable Use Exception request for Kittitas County Assessor's Parcel No. 558535 located in Snoqualmie Pass, Washington. The request is necessary to allow development of a modest single-family residence and detached garage on a parcel that is otherwise rendered unbuildable due to critical area buffer requirements per KCC 17A.04.030.

The property is zoned residential within a Limited Area of More Intensive Rural Development (LAMIRD) Type 1 designation and is located within an established residential area of Snoqualmie Pass. Numerous surrounding parcels have been developed with single-family homes consistent with the zoning designation. Two Type Ns streams cross the subject parcel and their associated buffers overlap across the entire property. As a result, strict application of the Critical Areas Ordinance would prevent any residential development of the parcel. The proposed project represents the minimum development necessary to allow reasonable residential use while minimizing disturbance to environmentally sensitive areas.

Property Description and Site Conditions

The subject parcel contains approximately 0.42 acres and is located within a residential neighborhood in Snoqualmie Pass. The property is surrounded by existing single-family homes and residential uses that reflect the intended development pattern for the area to the east, and forest land owned and maintained by the USFS to the west.

According to the critical area report completed by Sewall Wetland Consulting dated March 5, 2026, two small Type Ns streams traverse the property. One stream crosses the southern portion of the parcel while a second stream crosses the northern portion of the site. Under the Kittitas County Critical Areas Ordinance, each Type Ns stream requires a 125-foot buffer, along with an additional 15-foot Building Setback Line (BSBL) measured from the outer edge of the buffer. Due to the small size of the parcel and the presence of two streams, the required buffers overlap and collectively cover the entire site. This condition eliminates any area outside of regulated buffers where development could occur under standard regulations. Portions of the site also contain slopes that further limit feasible building areas. Based on existing topography and site constraints, the northern portion of the parcel provides the only practical location for residential development.

The site is currently well vegetated with native vegetation typical of the Snoqualmie Pass area, including mature trees and understory vegetation.

Proposed Development

The applicant proposes construction of the following residential improvements:

- A single-family residence with a ground footprint of approximately 992 square feet in size
- A detached garage with a ground footprint of approximately 600 square feet in size



- A driveway and access improvements
- Installation of a culvert crossing over the southern stream near the center of the parcel to provide vehicle access to the northern portion of the site.
- Utilities including water and sewer served by the Snoqualmie Pass Utility District

The residence and garage are proposed to be located on the northern portion of the parcel, which represents the only feasible area for development due to site topography and access considerations. The proposed residence is modest in size and scale and is consistent with the character of surrounding residential development within the Snoqualmie Pass community.

Although opportunities for formal mitigation are limited due to the small parcel size and the presence of well-established native vegetation, several measures will be implemented to minimize impacts and protect existing environmental functions.

These measures include:

- **Minimization of Clearing:** Vegetation clearing will be limited to the minimum area necessary for construction of the residence, garage, driveway, and access crossing.
- **Retention of Native Vegetation:** Existing native vegetation outside the development footprint will be preserved to maintain existing habitat and buffer functions.
- **Construction Best Management Practices:** Standard erosion and sediment control measures will be implemented during construction to prevent sediment transport to adjacent streams.
- **Stream Crossing Design:** The proposed culvert crossing will be designed and installed in accordance with applicable engineering and environmental standards to ensure proper drainage and maintain stream function.
- **Post-Construction Stabilization:** Disturbed soils will be stabilized following construction and replanted as necessary with native vegetation to prevent erosion and maintain site stability.

These measures will ensure that impacts to the critical area buffers are minimized while allowing reasonable residential use of the parcel.

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10 A) The application of this Title would deny all reasonable economic use of the property.

The subject parcel is approximately 0.42 acres in size and contains two Type Ns streams that traverse the property. Each stream requires a 125-foot buffer plus an additional 15-foot building setback line. These buffers overlap and collectively cover the entire parcel. Since no portion of the property lies outside of these buffers, strict application of the Critical Areas Ordinance would prohibit construction of a residence or any associated improvements. As a result, the property would be rendered unusable for its intended residential purpose despite its zoning designation and location within an established residential neighborhood. Approval of a Reasonable Use Exception is therefore necessary to allow any reasonable economic use of the property.

10 B) No other reasonable use of the property has less impact on the critical area and its buffer.

The proposed project consists of a modest single-family residence and a detached garage that together represent the minimum level of development necessary to allow residential use of the parcel. Because the buffers associated with the two streams extend across the entire property, any residential use would require some degree of buffer encroachment. There are no alternative development locations on the parcel that would reduce impacts to the regulated buffers. The proposed location of development on the northern portion of the site reflects the only practical area for construction due to topographic constraints and access considerations.

10 C) The proposed impact to the critical area is the minimum necessary to allow for reasonable economic use of the property.

The proposed residence is approximately 992 square feet, and the detached garage is approximately 600 square feet, which represents a modest residential development consistent with surrounding properties. The project footprint, including the residence, garage, driveway, and access crossing, has been minimized to reduce disturbance within the stream buffers. Structures are clustered within the most feasible portion of the site in order to limit the overall area of impact. The proposed culvert crossing will be located near the center of the parcel and is necessary to provide safe and functional access to the building area while minimizing disturbance to the stream corridor.

10 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.

The streams and associated critical area buffers are natural site features that were not created by the applicant. The property exists as a legally recognized parcel within a residentially zoned area and is surrounded by existing residential development.



The hardship arises solely from the presence of the streams and the application of critical area buffer requirements to a relatively small parcel.

10 E) The proposal will not pose an unreasonable threat to public health, safety, or welfare on or off the development proposal site.

The proposed development is a standard residential use consistent with the zoning designation and surrounding land uses within the Snoqualmie Pass area. Construction will follow applicable building codes, stormwater management requirements, and erosion control standards to ensure that the project does not create hazards related to flooding, erosion, or slope instability.

The proposed stream crossing will be designed and installed in accordance with applicable engineering and environmental standards to maintain proper drainage and protect the function of the stream channel.

10 F) The proposal will result in no net loss of critical area functions and values consistent with the best available science.

The project has been designed to minimize impacts to the critical area buffers to the greatest extent practicable. Existing vegetation will be retained wherever possible and clearing will be limited to the minimum area necessary for construction of the residence, garage, driveway, and culvert crossing. Disturbed areas will be stabilized following construction, and native vegetation will be retained or replanted as necessary to maintain ecological functions such as erosion control, shading, and habitat continuity. Implementation of construction best management practices and retention of existing vegetation outside the development footprint will ensure that the project maintains critical area functions consistent with best available science.

10 G) The proposal is consistent with other applicable regulations and standards.

The proposed single-family residence and detached garage are consistent with the residential zoning designation for the parcel and with the surrounding pattern of development within Snoqualmie Pass. All applicable land use regulations, building codes, and permit requirements will be followed during project design and construction.

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Owner Statement – Request for Reasonable Use Exception for Lot #9

Dear Kittitas County Community Development Services (KCCDS) Staff,

I respectfully submit this request for a Reasonable Use Exception based on the thoughtful site plan provided. The intent of this request is to allow for the enjoyment of a substantial property right consistent with other properties in the same vicinity within the Hyak Property Owners Association neighborhood.

This unique parcel is best realized through the proposed site plan, which allows access to the homesite while working with the existing natural features of the property. The proposed drainage crossing has been designed in a manner consistent with other crossings present within the Hyak neighborhood and reflects a practical approach that aligns with existing infrastructure in the area while limiting disturbance to the surrounding landscape.

The concept was formally presented to the Hyak HOA Building Committee on March 3, 2026. During that discussion, the primary concern expressed by the committee related to maintaining compatibility with the established height limitations within the neighborhood. This configuration helps maintain an appropriate building profile while remaining consistent with the scale and character of nearby homes. The committee indicated that this approach was compatible with the expectations for development within the area, and they really liked the home plan.

The proposed residence is intended to serve as my family home, thoughtfully situated within the mountain setting and adjacent to the cold-water drainage that runs through the property. Construction will be undertaken with care to preserve as much natural vegetation as possible and to respect the natural landscape. In addition, the property will benefit from my ongoing stewardship to include drainage monitoring and maintenance to ensure long-term health and future conservation of the surrounding environment.

Thank you for your time and consideration of this request.

Sincerely,



Ryan Pazaruski