

Project Narrative for Zoning Variance Application

Parcel: 797234

Address: 281 Morrison Canyon Ln, Cle Elum, WA 98922.

Zoning Code Provision: KCC 17.56.060 – Yard Requirements

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Project Description

The applicant proposes a 616-sf modular home as a primary residence on Parcel 797234 within the “Forest and Range” zoning. The property currently includes a campsite and RV hookups. The proposed residence will replace the previous RV setup with a permanent structure, enhancing the neighborhood’s appearance and stability. The variance pertains to KCC 17.56.060 which requires a minimum front yard setback of 25 feet, and a minimum side yard setback of 10 feet. The application seeks a variance to reduce the front setback (off Morrison Canyon Ln) from 25 feet to 15 feet, and the side setbacks from 10 feet to 5 feet to accommodate the proposed home.

Variance Criteria Response (KCC 17.84.010)

A. Unusual Circumstances

The subject property is exceptionally constrained due to its narrow configuration and the presence of steep slopes. These steep slopes cover nearly the entire site except for the frontmost part of the property, which significantly limits the buildable area. Additionally, the location of the existing septic system requires a 10-foot setback, further constraining the available space for development. These physical limitations push the feasible building envelope closer to the road, making compliance with standard setback requirements impractical.

B. Substantial Property Right

Neighboring properties in the vicinity are permitted to construct single-family residences without similar constraints. Denial of this variance would deprive the applicant of a comparable use and enjoyment of their property due to the restrictive buildable area caused by natural and existing conditions.

C. Public Welfare

The proposed residence will not negatively impact public welfare or neighboring properties. It will maintain adequate separation from adjacent parcels, comply with all other zoning and safety requirements, and replace a previously vandalized RV setup that had become an eyesore. The new residence will contribute positively to the neighborhood’s appearance and sense of security.

D. Comprehensive Development Pattern

The project aligns with the neighborhood’s residential character and supports the broader goal of encouraging stable, long-term housing. By replacing an RV with a permanent home, the project enhances the neighborhood’s aesthetic and discourages vandalism.