

August 15, 2025

*Ellie Myers, Planner I
Kittitas County Community Development Services
411 N Ruby St, Suite 2
Ellensburg, WA 98926*

RE: Dvorak Reasonable Use (RU-25-00002)

Ms. Myers,

I reside at 200 Mountain Home Lane, which is directly across the street from the Dvorak Lot and I wanted to state my support to this justified Reasonable Use application. As you are aware, the County changed the category and resultant buffers on the stream from 10'-20' to 100' in 2020, which would make a large portion of the lots in the community unbuildable today. Back when this subdivision was approved by the County, these lots were approved and many of them were built upon prior to the 2020 Critical Areas Wetlands classification and buffer changes. The Critical Areas Report accurately describes the site, stream and a reasonable area to build a home and addresses the County Reasonable Use criteria under KKC 17A.01.060.2. Reasonable Use. I believe that the current buffers have placed a "hardship" on this property and that the owner should be allowed to construct the proposed home as a reasonable use on a highly constrained property just as others have been allowed to do in the immediate area. Also, I do not believe that the granting of this Reasonable Use application would result an unreasonable threat to the public health, safety or welfare upon the surrounding community, in fact the additional home will be beneficial to the community to fulfill the vision of the approved entitlements that created the community, and the community & County as a whole.

I am in support of the Director's approval of this Reasonable Use application and feel that the applicant has adequately addressed the County criteria that will support the approval.

Thank you for your time,



Jeff Potter

206-391-8101