



**Sage Reasonable Use
File Number RU-25-00003
FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION**

I. GENERAL INFORMATION

Requested Action: Chad and Maryn Sage (property owners) submitted a reasonable use application to build a dry cabin and associated driveway on parcel #885835. Reasonable Use exceptions are processed under KCC 17A.01.060.

Location: One tax parcel (#885835), located off Forest Service Road 4832, approximately 2.75 miles west of the intersection of Forest Service Road 4832 and Kachess Lake Road in Easton, WA. Section 1, Township 21, Range 11; Kittitas County parcel map number 21-11-01010-0002.

II. SITE INFORMATION

Total Property Size: 10.67 Acres
Number of Lots: 1
Domestic Water: N/A
Sewage Disposal: N/A
Fire Protection: Snoqualmie Pass Fire and Rescue

Site Characteristics:

North: Privately owned land primarily used for recreational purposes
South: Privately owned land primarily used for recreational purposes
East: Privately owned land primarily used for recreational purposes
West: Privately owned land primarily used for recreational purposes

Access: The site is accessed via Forest Service Road 4832.

III. ZONING, ENVIRONMENTAL AND DEVELOPMENT STANDARDS

The subject property has is zoned Commercial Forest and has a Commercial Forest land use designation.

The purpose and intent of this zone is to provide for areas of Kittitas County wherein natural resource management is the highest priority and where the subdivision and development of lands for uses and activities incompatible with resource management are discouraged consistent with the commercial forest classification policies of the comprehensive plan. The commercial forest classification applies to lands which have long-term commercial significance for the commercial production of timber, and which have been designated as commercial forest in the comprehensive plan. Commercial Forest zones have a required 200-foot front setback from all property lines.

Two Type Np streams are located on the property and both have a 100-foot setback buffer landward from the OHWM based on the Site Potential Tree Height (SPTH200) for site. There is also a required 15-foot structural setback from the buffer edge (KCC 17A.01.090.5).

The applicant is requesting to utilize the reasonable use exception process pursuant to KCC 17.A.01.060(2), to deviate from the prescribed critical area buffer requirements in KCC 17A.04.030. Title 17A.01.060(2)(c) of the Kittitas County Code outlines seven criteria in which a reasonable use can be granted. The applicant must demonstrate that the proposal **has met all seven**

criteria. The following is a summary describing whether each criterion has been satisfactorily demonstrated:

KCC 17A.01.060(2)(c) Granting Criteria (all seven must be met):

1. The application of this Title would deny all economic use of the property.

Applicant Response

“The existing parcel can have a single-family home constructed on it given the zoning. The 200’ forestry setbacks from the property lines as well as the 100’ buffer for the type Np stream, as well as the steep slopes of the south create a very small area to build on. To not allow the construction of a cabin on the parcel, as well as an access driveway would deny the legal reasonable economic use of the property.”

Staff Response

CDS staff have reviewed the complete file information, including but not limited to the applicant submitted information and comments received during the comment period. The current critical areas and associated buffers, steep slopes, and 200-foot forestry setback for the lot, as outlined in the Critical Areas report, deny all reasonable economic use of the property.

The applicant has demonstrated in a factual and meaningful way that the application of this Title (KCC 17A) would deny all economic use of the property. The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(i).

2. No other reasonable economic use of the property has less impact on the critical area and its buffer.

Applicant Response

“There is no other use of this parcel other than for a single-family home with less impact on the stream buffer than is proposed on the existing attached site plan.”

Staff Response

CDS staff have reviewed the complete file information, including but not limited to the applicant’s submitted information and comments received during the comment period. CDS believes that unless the applicant does nothing with the property or leaves it vacant for recreational use, a single-family residence has the least amount of impact on the critical areas & their associated buffers.

The applicant has demonstrated in a factual and meaningful way there are no other reasonable economic uses that have less impact on the critical area and its buffer on the property. The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(ii).

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

Applicant Response

“The proposed 792sf dry cabin is a small structure and is the minimum necessary to provide a small cabin o site. The proposed cabin is smaller than the average footprint for typical houses in the neighborhood.”

Staff Response

The single-family home will present the minimum necessary impact to the critical area while allowing reasonable use of the property. Based on county records, aerial imagery, and a site visit, staff can confirm that this size home is consistent with others in the area.

The applicant has demonstrated in a factual and meaningful way that the proposed impact to the critical area is the minimum necessary to allow for reasonable economic use of the property. The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(iii)

4. The inability of the applicant to derive reasonable economic use of the property is not the result of actions by the applicant after the effective date of this Title.

Applicant Response

“The existing parcel existed prior to the enactment of the stream buffers which now require this reasonable use, which went into effect in December of 2021. This parcel existed prior to the effective date of this Title and is not a result of any action taken by the owner of this parcel.”

Staff Response

The critical areas buffer that governed when the subject application was submitted (effective 2/7/2022) increased the buffers on this property to a point that derived it of reasonable economic use. The critical areas and their corresponding buffers cover all the buildable areas on the property, making it difficult to utilize the property for any economic means.

The applicant has demonstrated in a factual and meaningful way that the proposal is not the result of actions taken by the applicant after the effective date of this Title (KCC 17A). The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(iv).

5. The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site.

Applicant Response

“The proposed cabin does not pose any threat to public health, safety or welfare on or off the site. The structure is located within the center of the site in an existing clearing. The reduction of the stream buffer will not cause any threat to public health or the function of the stream.”

Staff Response

The proposal has similar qualities to other single-family dwellings and will not pose an unreasonable threat to public health, safety and welfare.

The applicant has demonstrated in a factual and meaningful way that the proposal does not pose an unreasonable threat to public health, safety, or welfare on or off the development proposal site. The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(v).

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

Applicant Response

“The proposed cumulative impacts form the cabin and access area, and it’s associated 15’BSBL totals of 1,887sf of existing buffer. To compensate for the 1,887sf permanent impact to the buffer from the home and road, an equal amount of buffer will be added to the stream buffer as compensation. This will maintain the buffer area on the stream and not cause any functional impact to the stream.”

Staff Response

With the assistance of Sewall Wetland Consulting, the applicant is proposing buffer expansion measures to protect and enhance the stream buffer and stream. CDS has conditioned this determination to ensure the applicant works with the Washington Department of Fish & Wildlife to develop a monitoring plan.

The applicant has demonstrated in a factual and meaningful way that the proposal will result in no net loss of critical area functions and values consistent with the best available science. The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(vi).

7. The proposal is consistent with other application regulations and standards.

Applicant Response

“The proposal is consistent with other application regulations and standards.”

Staff Response

The proposal is conditioned to be consistent with all other applicable regulations and standards.

The applicant has demonstrated in a factual and meaningful way that the proposal is consistent with other application regulations and standards related to KCC . The reasonable use exemption request, as presented, is consistent with KCC 17A.01.060(2)(c)(vii).

Staff Conclusions

Staff finds that the reasonable use exception request **does** meet all seven criteria outlined in KCC 17A.01.060(2)(c) as described above. Therefore, the critical areas reasonable use request is consistent with the conditions necessary to grant a reasonable use exception under KCC 17A.01.060(2)(c).

IV. ADMINISTRATIVE REVIEW

Deem Complete: The application was deemed complete on December 3, 2025.

Notice of Application: Notice of Application was sent to property owners within 500 feet and all agencies with jurisdiction, published in the official newspaper of record for Kittitas County, and posted on the Kittitas County website on December 11, 2025, all in conformance with the Kittitas County Project Permit Application Process (Title 15A). The comment period ended at 5:00 pm on December 29, 2025, and all comments were transmitted to the applicant on December 30, 2025.

V. ENVIRONMENTAL REVIEW

The Washington State Department of Fish and Wildlife met with the applicant on site July 14, 2025, and identified two streams located on the parcel. The stream located nearest to the proposed building site is Townsend Creek, a perennial stream with documented fish use in its lower reaches, but because of the terrain's steep slopes, the stream is at minimum a non-fish perennial stream (Np). The stream further to the east on the property is an unnamed tributary to Townsend Creek, which is also classified as a perennial stream (Np).

A Critical Areas Report was completed by Sewall Wetland Consulting, Inc on October 28, 2025, which identified a Type Np stream and steep slopes on the property. No other critical areas were identified.

At the time the applicant submitted their preliminary site analysis, before the County's Critical Areas code updated, Type Np Streams had a 100-foot buffer from the Ordinary High-Water Mark (OHWM) within the Cascade Ecoregion (KCC 17A.04.030(4)). This does not include the additional 15' building setback in KCC 17A.01.090.5. The proposed building footprint is 75 feet from the OHWM and entirely within the RMZ buffer for the Type Np stream and requires a reasonable use exception for the proposed development.

VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments are on file and available for public review.

Agency Comments:

Comments were received from the following agencies during the comment period: Snoqualmie Pass Fire and Rescue (SPFR), Bonneville Power Administration (BPA), Kittitas County Fire Marshal (KCFM), Washington State Department of Archaeology and Historic Preservation (DAHP), United States Department of Agriculture, Yakama Nation Fisheries, Confederated Tribes of the Colville Reservation (CTCR), Washington State Department of Natural Resources (DNR), Washington State Department of Fish and Wildlife (WDFW), and Kittitas County Public Works (KCPW). All comments are on file and available for public review.

Snoqualmie Pass Fire and Rescue

SPFR requested clarification that the subject property is within their jurisdiction. They did not provide further comments.

Applicant Response

The applicant provided no response.

Staff Response

Because the comments provided did not state concerns regarding this project, staff have no further comment.

Bonneville Power Administration

BPA stated that the proposal will not directly impact BPA facilities that are located over 1.5 miles southwest of the subject property and that they do not have any objection to the approval of this request currently.

Applicant Response

The applicant provided no response.

Staff Response

Because the comments provided did not state concerns regarding this project, staff have no further comment.

Kittitas County Fire Marshal

KCFM stated that an approved fire apparatus turnaround is required for this project. The indicated provisions for turning around fire apparatus are not adequate. Provide a turnaround meeting with the requirements of the International Fire Code Appendix D.

No gate may be installed across a required fire department access road or driveway without first obtaining a permit from the fire marshals office. Inspection and testing of the gate will be required.

This building is in the Wildland Urban Interface. The building will need to meet the requirements of the International Wildland-Urban Interface code for setbacks and construction depending on the hazard classification.

Applicant Response

The applicant provided no response.

Staff Response

CDS has provided these comments to the applicant and conditioned this determination to ensure the applicant shall work with KCFM to comply with the listed requirements.

Washington State Department of Archaeology and Historic Preservation

DAHP request that an Inadvertent discovery Plan is created and kept on state during construction.

Applicant Response

The applicant provided no response.

Staff Response

Staff has conditioned the approval of this short plat upon the applicant successfully drafting and enacting an Inadvertent Discovery Plan (IDP) to be in place during any future ground disturbing activities.

United States Department of Agriculture

USDA request that the applicant correct the site plan submitted with the Reasonable Use application. The site plan incorrectly labels the private access road to the subject property as FS Rd 4832. While the private access road branches off FS Rd 4832, it is not FS Rd 4832 and is not federally maintained.

Applicant Response

The applicant provided no response.

Staff Response

CDS has provided these comments to the applicant.

Yakama Nation Fisheries

Yakama Nation Fisheries stated that the project review didn't yield any new information that would require further investigation of the potential impacts on Archaeological/Cultural Resources.

Applicant Response

The applicant provided no response.

Staff Response

Because the comments provided did not state concerns regarding this project, staff have no further comment.

Confederated Tribes of the Colville Reservation

CTCR stated that they have no immediate concerns with the project's potential impact on cultural resources. They recommend that the proponent develop an Inadvertent Discovery Plan (IDP) before project work as it can prevent legal and technical issues for them in the event, they discover cultural material in the course of project work. More intensive cultural resource survey efforts are not necessary.

Applicant Response

The applicant provided no response.

Staff Response

Staff has conditioned the approval of this short plat upon the applicant successfully drafting and enacting an Inadvertent Discovery Plan (IDP) to be in place during any future ground disturbing activities.

Washington State Department of Natural Resources

DNR stated based on remote review of this parcel it appears that some of all of the parcel consist of forestland, and it will require a Forest Practice Application (FPA) for the DNR if merchantable timber is removed/harvested as part of the proposal and/or is being converted out of forest land (RCW 76.09 and WAC 222). The FPA would need to meet the requirements of the Forest Practice Act and its rules. It is our recommendation that the applicant meet with the local forest practices forester to discuss.

Applicant Response

The applicant provided no response.

Staff Response

The Department of Natural Resources met with the applicants at their property July 11, 2025 and found that there is no need for a Forest Practice Application for the construction of a Dry Cabin. Staff will condition this report based on correspondence received July 11, 2025.

Washington State Department of Fish and Wildlife

The Washington Department of Fish and Wildlife (WDFW) is familiar with the property and met with Maryn Sage (landowner) on site in July 2025 to review the streams on the property. Our comments are regarding the project's impact on Fish and Wildlife Habitat Conservation Areas (FWHCAs, CAO Chapter 17A.04), specifically riparian habitat.

As observed during the site visit and referenced in the critical areas report, there are two perennial streams on the property. The stream bisecting the parcel is Townsend Creek, a fish-bearing tributary to Lake Keechelus. The second stream is a tributary to Townsend Creek and flows into Townsend Creek onto the property.

The proposed cabin location is within the Riparian Management Zone (RMZ, CAO 17A.04.030) of Townsend Creek. RMZs shall be maintained in a predominantly well-vegetated and undisturbed condition to ensure that they perform their intended function and value of protecting the FWHCAs. The RMZ width shall be either the site-specific Site Potential Tree Height (SPTH) or 100 feet, whichever is greater, consistent with Best Available Science for pollution removal and Volume 2 of WDFW's Riparian Ecosystem Management Recommendation (CAO 17A.04.030(2)). Using the SPTH mapping tool, the RMZ buffer at this location is 109 feet.

To ensure no net loss of function and value of the RMZ, we recommend avoiding and minimizing impacts to the RMZ as much as possible by siting the cabin and any associated infrastructure as far away from the stream as feasibly possible. Where impacts cannot be avoided, mitigation will be needed to offset the impacts of Townsend Creek's riparian buffer.

We appreciate the critical areas report, including proposed mitigation, included with the application materials. While Kittitas County's CAO doesn't include mitigation ratios for disturbance to riparian areas, the standard is that the mitigation must achieve equivalent or greater biological functions, including the loss of shade and any impervious surfaces being placed within the RMZ that would preclude ecosystem function.

The critical areas report states "To compensate for the 1,887sf of permanent impact to the buffer from the home and road, an equal amount of buffer (1,887sf) will be added to the stream buffer as compensation." We request clarification on what this means. Are stream or riparian enhancements proposed within this area? WDFW believes preservation alone doesn't achieve no net loss. Further, according to the Stream Buffer Averaging Exhibit in the critical areas report, a portion of the proposed buffer expansion is beyond the stream's riparian buffer area, as defined by WDFW's Site Potential Tree Height mapping tool. We don't believe buffer averaging is appropriate in this situation.

We recommend development of a mitigation plan, to be reviewed and approved by WDFW prior to construction, as a condition of the reasonable use determination. The mitigation plan should quantify the proposed mitigation measures and demonstrate equivalent or greater biological functions of FWHCAs consistent with Kittitas County's Critical Areas Ordinance (CAO 17A.04.070). If developing a planting plan, it should include monitoring to ensure survivability of the planted plants. We recommend at least three years of monitoring with an 80% survivability. If metrics fall below 80%, we recommend that similar plants be planted to replace those that did not survive.

Applicant Response

The applicants requested clarification on WDFW comments and request.

Staff Response

The applicants began working with the County on this proposal before the Critical Areas Code was updated in July 2026. Site Potential Tree Height was not used for this analysis; therefore, the County is not conditioning this report based on Site Potential Tree Height values.

The applicants are proposing to decrease the buffer in one area and increase it in another. According to KCC 17A.04.030(8)(e), the area added to the RMZ or buffer to offset the reduction must be well vegetated or densely planted with native vegetation, along with monitoring and management to ensure that it becomes so. As stated in the Critical Areas Report, the area proposed for buffer expansion is already heavily vegetated.

Kittitas County Code does not require additional planting, monitoring, or mitigation when the area is already heavily vegetated. The County understands WDFW's comments and concerns but will operate within the scope of County Code when conditioning this decision. The County will condition this report to require the applicant to work with Sewall Wetland Consulting and WDFW to develop a plan to monitor existing vegetation for two years following construction of the cabin. If vegetation density in the buffer expansion area decreases as a result of the development, the applicants will be required to develop a mitigation plan and enhance the area.

Kittitas County Public Works

Access

- Applicant has issued Access Permit AA-24-00066
- All applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.

Engineering

- Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designer (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineering grading plan (KCC 14.05.080). This grading plan will be under a joint review with the City of Ellensburg.

Applicant Response

The applicant provided no response.

Staff Response

CDS has conditioned this determination to ensure the applicant shall work with KCPW for Access and Engineering requirements.

Public Comments:

Andy Glass submitted a comment in support of this reasonable use request.

All comments received during the comment period were transmitted to the applicant on December 30, 2025. The applicant responded with comments on January 22, 2026.

VII. PROJECT ANALYSIS

In review of this proposal, it is important to consider the applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is the planning staff's analysis and consistency review for the subject application.

Consistency with the provisions of the KCC Title 14.04, Building Code:

All buildings must be consistent with International Building Codes and approved building plans as issued by Kittitas County.

Consistency with the provisions of KCC Title 20, Fire and Life Safety:

The proposal must be consistent with the provisions of KCC Title 20.

Consistency with the provisions of the KCC Title 17, Zoning:

The proposal must be consistent with the provisions of KCC Title 17.

Consistency with the provisions of KCC 17A, Critical Areas:

The Washington State Department of Fish and Wildlife met with the applicant on site July 14, 2025, and identified two streams located on the parcel. The stream located nearest to the proposed building site is Townsend Creek, a perennial stream with documented fish use in its lower reaches, but because of the terrain's steep slopes, the stream is at minimum a non-fish perennial stream (Np). The stream further to the east on the property is an unnamed tributary to Townsend Creek, which is also classified as a perennial stream (Np).

A Critical Areas Report was completed by Sewall Wetland Consulting, Inc on October 28, 2025, which identified a Type Np stream and steep slopes on the property. No other critical areas were identified.

For Type Np Streams, KCC 17A.04.030(4) established a 100-foot buffer from the Ordinary High-Water Mark (OHWM) within the Cascade Ecoregion, at the time the applicant submitted their preliminary site analysis, before the County's Critical Areas code updated. This does not include the additional 15' building setback in KCC 17A.01.090.5. The proposed building footprint is 75 feet from the OHWM and entirely within the RMZ buffer for the Type Np stream and requires a reasonable use exception for the proposed development.

VIII. FINDINGS OF FACT

1. Chad and Maryn Sage (property owners) submitted a reasonable use application to build a dry cabin and associated driveway on parcel #885835. Reasonable Use exceptions are processed under KCC 17A.01.060.
2. One tax parcel (#885835), located off Forest Service Road 4832, approximately 2.75 miles west of the intersection of Forest Service Road 4832 and Kachess Lake Road in Easton, WA. Section 1, Township 21, Range 11; Kittitas County parcel map number 21-11-01010-0002.
3. Site Information

Total Property Size:	10.67
Number of Lots:	1
Domestic Water:	N/A
Sewage Disposal:	N/A
Fire Protection:	Snoqualmie Pass Fire and Rescue

4. Site Characteristics:

North:	Privately owned land primarily used for recreational purposes
South:	Privately owned land primarily used for recreational purposes
East:	Privately owned land primarily used for recreational purposes
West:	Privately owned land primarily used for recreational purposes

5. Access: The site is accessed via Forest Service Road 4832.
6. The subject property is zoned Commercial Forest and has a Commercial Forest land use designation.
7. The purpose and intent of this zone is to provide for areas of Kittitas County wherein natural resource management is the highest priority and where the subdivision and development of lands for uses and activities incompatible with resource management are discouraged consistent with the commercial forest classification policies of the comprehensive plan. The commercial forest classification applies to lands which have long-term commercial significance for the commercial production of timber, and which have been designated as commercial forest in the comprehensive plan.
8. A Reasonable Use Application was submitted to Kittitas County Community Development Services department on December 1, 2025.
9. The application was deemed complete on December 3, 2025.
10. Notice of Application: Notice of Application was sent to property owners within 500 feet and all agencies with jurisdiction, published in the official newspaper of record for Kittitas County, and posted on the Kittitas County website on December 11, 2025, all in conformance with the Kittitas County Project Permit Application Process (Title 15A). The comment period ended at 5:00 pm on December 29, 2025, and all comments were transmitted to the applicant on December 30, 2025.
11. The proposal is consistent with the provisions of KCC 17A, Critical Areas as conditioned.
12. The proposal is consistent with the reasonable use exception criteria in KCC 17A.01.060(2)(c). All seven criteria have been satisfied.
13. This proposal is consistent with the provisions of the KCC Title 14.04, Building Code as conditioned.
14. The proposal is consistent with the provisions of KCC Title 20, Fire and Life Safety, as conditioned.
15. The proposal is consistent with the provisions of KCC Title 12, Roads and Bridges as conditioned.
16. Comments were received from the following agencies during the comment period: Snoqualmie Pass Fire and Rescue (SPFR), Bonneville Power Administration (BPA), Kittitas County Fire Marshal (KCFM), Washington State Department of Archaeology and Historic Preservation (DAHHP), United States Department of Agriculture, Yakama Nation Fisheries, Confederated Tribes of the Colville Reservation (CTCR), Washington State Department of Natural Resources (DNR), Washington State Department of Fish and Wildlife (WDFW), and Kittitas County Public Works (KCPW).
17. Andy Glass submitted a comment in support of this reasonable use request.

IX. STAFF CONCLUSIONS:

1. This proposal has satisfied all seven criteria of KCC Title 17A.01.060(2)(c).
2. The proposal is consistent with state and federal regulations.
3. The proposal is consistent with local regulations including Kittitas County Code Title 12 Roads and Bridges, Title 14.04 Building Code, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire and Life Safety.

X. DECISION AND CONDITIONS OF APPROVAL:

Kittitas County Community Development Services finds that the Sage Reasonable Use Exception Request (RU-25-00003) is hereby **approved**. The Sage Reasonable Use Exception Request has satisfied the requirements of a reasonable use exception pursuant to KCC 17A.01.060(2)(c).

CONDITIONS OF APPROVAL:

1. The project shall proceed in substantial conformance with the plans and application materials on file with CDS dated December 1, 2025, and subsequent information included in the complete file index except as amended by the conditions herein.
2. The applicant shall comply with all local, State and Federal regulations, including environmental standards and regulations in place at the time of building permit application submittal.
3. The applicant shall comply with local regulations including Kittitas County Code Title 12 Roads and Bridges, Title 14.04 Building Code, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire and Life Safety.
4. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcels on this application.
5. Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).
6. All current and future owners must comply with International Fire Code. The applicant shall comply with the Kittitas County Fire Marshals request for an approved fire apparatus turnaround.
7. All buildings will need to meet the requirements of the International Wildland-Urban Interface Code for setbacks and construction type depending on hazard classification.
8. All current and future owners must comply with International Building Code.
9. All development shall take place outside the 100-foot stream buffer, except for the 1,887 square foot buffer reduction area shown on the site plan provided with the Critical Areas Report dated October 28, 2025. The proposed cabin is located within this buffer reduction area and is proposed approximately 77 feet from the OHWM of the stream. The cabin shall be placed no closer than 75 feet from the OHWM.
10. The applicant shall work with Sewall Wetland Consulting, or another qualified professional, and Washington State Department of Fish and Wildlife to develop a plan to monitor existing vegetation for two years following construction of the cabin. If vegetation density in the buffer expansion area decreases as a result of the development, the applicants will be required to develop a mitigation plan and enhance the area.

Responsible Official


Ellie Myers

Title:

Planner I

Address:

**Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7539**

Date:

January 29, 2026

Pursuant to Chapter 15A.07 KCC, this determination may be appealed by submitting specific factual objections in writing with a fee of \$1670 to the Kittitas County Community Development Services at 411 N Ruby St Ste. 2, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00pm February 12, 2026. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.