

KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SHORELINE STRUCTURAL SETBACK VARIANCE APPLICATION

(To place a structure closer than 100' of a body of water listed below)

RECEIVED

OCT 12 2007

KITITITAS COUNTY CDS

KITITITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Associated Bodies of Water: (\*denotes portion of shoreline requiring 200' setback)

Table listing associated bodies of water in three columns: Little Creek, Cabin Creek, Log Creek, Swauk Creek, Wilson Creek (S. of Ellensburg), Naneum Creek, Taneum Creek, S. Fork, Big Creek, Lake Keechelus, Lake Cle Elum, Lost Lake\*, Unnamed Lakes (T21,R12)\*, Tucquala Lake\*, Copper Lake\*, Manastash Lake\*, Lake Kachess\*, Lake Easton, Cle Elum River, Columbia River\*, Yakima River\*, Kachess River, Teanaway River (Includes: West, Middle, North Forks), Manastash Creek (Includes: West, Middle, North Forks).

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

- Address list of all landowners within 300 feet of the site's tax parcel.
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.
Flood development application (if located within 100-year floodplain, please pick up a separate application)
Project diagrams with scale
Site plan(s):
Vicinity map, site location using natural points of reference (include name of water body)
Site boundary
Property dimensions in vicinity of project
Ordinary high water mark (OHWM)
Typical cross section(s) showing:
Existing ground elevations
Proposed ground elevations
Height of existing structures
Height of proposed structures
Proposed land contours, 5' intervals in water, 10' landward of OHWM
Dimensions and locations of existing structures to be maintained
Dimensions and locations of proposed structures

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

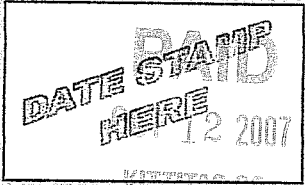
COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

- SOURCE, COMPOSITION, AND VOLUME OF FILL MATERIAL
- COMPOSITION, VOLUME OF EXTRACTED MATERIALS AND PROPOSED DISPOSAL AREA
- LOCATION OF PROPOSED UTILITIES
- SEPTIC TANK COMPLIANCE WITH LOCAL AND STATE REGULATIONS

**FEE:**

\$1,000.00 to Kittitas County Community Development Services

**FOR STAFF USE ONLY**

APPLICATION RECEIVED BY SIGNATURE: <i>Lisa M. Sweniz</i>	DATE: <u>10.12.07</u>	RECIPT # <u>053996</u>	
NOTES:			

**1. Name, mailing address and day phone of land owner(s) of record:**

Agent Name: KENT JOHNSON  
 Mailing Address: 1161 HARBOR AVE SOUTH #302  
 City/State/ZIP: SEATTLE, WA 98126  
 Day Time Phone: 206-792-1962  
 Email Address: KJOHNSON@AHVP.COM

**2. Name, mailing address and day phone of authorized agent, if different from land owner of record:**

Agent Name: ALLAN (DUKE) GRESCHOK  
 Mailing Address: PO BOX 10  
 City/State/ZIP: CLE ELUM, WA 98922  
 Day Time Phone: DUKEGRESCHOK@HOTMAIL.COM  
 Email Address: DBA: KITTITAS COUNTY BUILDING CONSULTANTS

**3. Contact person for application (select one):**

- Owner of record  Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

**4. Street address of property:**

Address: 280 TALMADGE ROAD  
 City/State/ZIP: CLE ELUM, WA 98922

5. **Legal description of property:**

SEE ATTACHED

6. **Tax parcel number:** 20-14-21033-0002

7. **Property size:** 2.28 ACRES

8. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

SEE ATTACHMENTS

9. **Name of adjoining body of water:** BIG CREEK

10. **Proposed structural setback from the water body (in feet):** 55 FEET

11. **A variance may be granted when the following criteria are met. Please describe how each criteria is met for this particular request (attach additional sheets as necessary):**

a. The hardship which serves as basis for granting of a variance is specifically related to the property?

SEE ATTACHMENTS

b. The hardship results from the application of the requirements of the Act and not from deed restrictions or the applicant(s) own actions?

SEE ATTACHMENTS

c. The variance granted will be in harmony with the general purpose and intent of the Master Program?

SEE ATTACHEMNTS

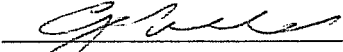
d. The public welfare and interest will be preserved?

SEE ATTACHMENTS

12. 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.

**Signature of Authorized Agent:**

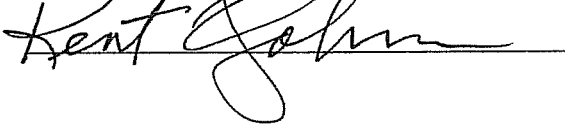
**Date:**

  
\_\_\_\_\_

10-12-07

**Signature of Land Owner of Record  
(required for application submittal):**

**Date:**

  
\_\_\_\_\_

9/4/07

# Shoreline Structural Setback Variance Application

BIG CREEK  
Kent Johnson  
280 Talmadge Road  
Cle Elum, WA 98922

## Narrative Project Description

Referencing #8

### **Replacement Home**

The replacement house location is to be centered where the existing house is currently located in the un-vegetated area. The existing home will be removed. The design of the replacement house's exterior will combine timber beam construction with cedar siding and natural stone throughout. The colors will blend with the surrounding environment.

### **Garage Remodel**

The existing detached garage will be remodeled to match the replacement house. It will also be connected to the proposed septic system. See attached photos and attached site plan.

### **Shed Removal**

Two sheds which are currently within the 100 foot green belt protected area will also be removed. This and the surrounding area will be restored per a designed riparian restoration program recommendations. See attached site plan and photos for references to these locations.

### **Septic Removal and Relocation**

There are currently two septic systems on the property, one septic tank and drain field for the existing house and a separate septic tank and drain field for the existing detached garage which includes a small apartment. The septic system servicing the existing house will be decommissioned per county standards.

The septic system servicing the detached garage/apartment has also been redesigned to service the replacement house in its proposed location. The existing septic tank and drain field are currently located approximately 75 feet from Big Creek. The replacement system will be relocated well outside the 100 set back requirements, closer to Talmadge Road. This replacement system will help to protect the pristine quality of Big Creek.

The total number of septic systems servicing all buildings on the property will then be reduced to one system. See attached site plan, septic design, and photos for references to these locations.

## **Tree Removal**

A small group of approximately 10 small trees will need to be removed for the placement of the replacement home. A riparian restoration program will be completed by the owner in the area between these trees and Big Creek. See site plan and photos for references to this location.

## **Riparian Restoration program**

The owner will complete a riparian restoration in a large area down stream from the replacement house which is currently un-vegetated. This along with the previously mentioned restoration area will add stability to the bank and help preserve the pristine nature of the creek for years to come. The plants being considered are syringa, mock orange, service berry, Oregon grape and snow berry. See attached for references to this location and photos.

## **Criteria Needs**

Referencing #11a

## **House Location**

In order to protect the pristine nature of Big Creek and the surrounding area the replacement house needs to be placed in the same vicinity as the existing house. The replacement house actually is being proposed to be 10 feet farther back from the creek and at the highest point on the property. This will afford the owner additional flood protection. At this proposed location the least amount of existing vegetation along Big Creek and in the surrounding area would be disturbed considering a house is already at this location. At the proposed location, there will be adequate room for a new well. See attached photo.

## **Septic, Drain Field and Well Location Problems**

Relocating the replacement home closer to Talmadge Road would cause the owner to build it in the area of the decommissioned drain field. This would add considerable cost to the project. The age of this septic system does not allow it to be upgraded. In addition, a second drain field and septic system will be required if the house is placed farther back from the proposed location. This is due to the distance from the newly proposed septic system and the existing garage which will obstruct access to the proposed septic system next to Talmadge Road. Also if the replacement house was further back from the creek, it would interfere with the location of the new well that must be drilled. See attached photos for further detail.

## **Existing Orchard Considerations**

Relocating the replacement home closer to Talmadge Road would also affect the existing fruit trees. These are fruit trees date back to the early 1900s when the original homestead was established. The apple trees are favorites for the deer and elk in the fall. These trees also help to create a green belt along Talmadge Road. See site plan and photos for references to this location.

## **Loss of Established Trees**

There are several established aspens and conifers which would have to be removed if the replacement home is required to be located farther from Big Creek. See attached site plan and photos for location references.

## **Deed Restrictions**

Referencing #11b

There are no deed restrictions on the property. The reason for this application for variance is due to the master shoreline setback requirements for the shoreline master program.

## **In Harmony with the Master Program**

Referencing #11c

## **Protecting the Environment**

The owner will submit a riparian restoration design and work with Kittitas County to protect the shoreline along Big Creek. This design will be in accordance with the two areas designated on the site plan. These newly restored areas will greatly enhance the quality of the area surrounding Big Creek. The owner will not encroach on Big Creek in any manner, but will in fact do everything to enhance the quality of the creek and its environment. The ground covers being considered are syringa, mock orange, service berry, Oregon grape and snow berry. See attached site plan and photos.

## **The Owners Commitment to the Area**

The owner, Kent Johnson, an avid fisherman and environmentalist understands the need to protect the environment around Big Creek. The pristine nature of Big Creek is what prompted him to purchase this property. Kent is a native of the northwest and understands the need to protect the harmony of this area. He supports the Go Green policy and plans on implementing it where ever he can on the property. Kent is planning his retirement on this property in his new home.

## **Preserving Public Welfare and Interest**

Referencing #11d

This property is served by a private well and septic system. The new system has been redesigned to protect the area adjacent to Big Creek. The current drain field serving the garage is within 72 feet of Big Creek is slated to be abandoned and relocated adjacent to Talmadge Road. See attached site plan, redesigned septic plan and Kittitas County septic permit.

Thank you

**Full Legal Description of Property**

That portion of the southeast quarter of section 20, and the Southwest quarter of section 21, Township 20 North, range 14 East, W.M., in the Kittitas county, Washington, being described as follows:

Beginning at the point of intersection of the West line of said Section 21 and the Southwesterly boundary of the plat of Big Creek as filed under Plat receiving no. 333307 records of Kittitas County, Washington; Thence running south along said west line of Section 21 a distance of 465.74 feet to the point of intersection with the Easterly margin of the County Road known as Talmadge Road (Co. Rd. Centerline P.I. Sta 8 +68); Thence south  $21^{\circ} 44'$  West along the Easterly road margin of 47.65 feet; Thence South  $68^{\circ} 16'$  East on a line deflecting left  $90^{\circ} 00'$  from the prolongation of said road margin 390 feet more or less to the enter of the main channel of Big creek; Thence meandering Northeasterly along the centerline of said creek 400 feet more or less to a point on the Southwesterly boundary of said plat of Big Creek from which the point of beginning bears North  $49^{\circ} 25'$  West; Thence North  $49^{\circ} 25'$  West along said boundary 350 feet more or less to the point of beginning.

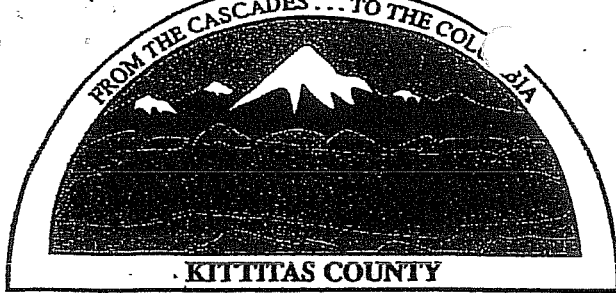


SHORELINE STRUCTURAL SETBACK VARIANCE APPLICATION

KENT JOHNSON

ADDRESS LIST:

14921	Big Creek Plat Owners	250434	Cathy Hoveland PO Box 245 Sumner, WA 98390
820434	Robin A Schmaus 1001 Big Creek Road Cle Elum, WA 98922	913736	James Adams 10 Talmadge Road Cle Elum, WA 98922
830434 390434	Margarita Christian 10908 NE 45 <sup>th</sup> St Kirkland, WA 98033	409134	Joan Clark 6610 S 127 <sup>th</sup> Pl Seattle, WA 98178
050434	Paul Massa 1011 Carol Way Edmonds, WA 98020	15148	Earl Gentry 8200 E Knollwood Terrace Tucson, AZ 85715
041424	Jeffrey Link 28137 232 <sup>nd</sup> Ave SE Maple Valley, WA 98038	949700 949702	Nadine Larson 8208 N Austin Road Spokane, WA 99208
030434	Frank Sengstock 4239 S 185 <sup>th</sup> Seattle, WA 98188	949701	Catherine Kunzmann 2524 North Astor Ct East Wenatchee, WA 98002
11626	Michael Kain 3815 NE 86 <sup>th</sup> St Seattle, WA 98115	240434	Ken Beeple PO Box 356 Tualatin, OR 97062
420434 11124	Fred Darling 5171 Nelson Siding Rd Cle Elum, WA 98922	020434	Joseph Turner 561 Storie Lane Cle Elum, WA 98922
526136 516136	Robert Kallio 17936 Normandy Terrace SW Normandy Park, WA 98166		
400434	Chad Moen 50 Talmadge Road Cle Elum, WA 98922		
010434	Mark Starr 44228 SE 149 <sup>th</sup> Pl Northbend, WA 98045		



Administration  
 Community Health Services  
 Health Promotion Services  
 507 N. Nanum Street, Ste 102  
 Ellensburg, WA 98926  
 Phone: (509) 962-7515  
 Fax: (509) 962-7581

Environmental Health  
 411 North Ruby Street, Ste 3  
 Ellensburg, WA 98926  
 Phone (509) 962-7698  
 Fax (509) 962-7052

**PERMIT APPLICATION**

A "Permit to Install a Sewage System" allows the person named thereon to install an on-site disposal system according to the design approved by the Health Officer. Development other than that described on the permit application, incorporated into the approved design and specified on the Permit will, without advance approval of the Health Officer, invalidate the Permit. A sewage system installation permit expires one year from date of issuance. A 6-month renewal permit may be applied for prior to the expiration date. If a permit is not renewed before the expiration date, a new system fee must be submitted with the expired permit. A completed site evaluation form must be attached to this application.

**REQUESTED BY:**

Name: KENT JOHNSON  
 Mailing Address: 1215 4TH AVE STE 900 SEATTLE WA 98122  
 Owner: if different than above: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Telephone: 206 817-1443

**SITE:**

Assessor's Parcel Number: 20-14-21033-000  
 Parcel Size: 2.27 AC.  
 Directions to site: NELSON Sliding TO TRUMANGE Rd.  
 Subdivision: \_\_\_\_\_  
 Block: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Legal description if not in a subdivision: \_\_\_\_\_

**STRUCTURE** (check all that apply):

Proposed OR  Existing  
 On-site construction OR  Manufactured  
 Single OR  Multiple family dwelling  
 Other: \_\_\_\_\_  
 Number of bedrooms (per dwelling unit): 3  
 Number of (intended) permanent occupants: 3  
 Approximate number of occupants in 24 hours: 3  
 (this is for sizing of drainfield)

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

**WATER SUPPLY:**

Public  
 Name of system: \_\_\_\_\_  
 Private well  
 Other: \_\_\_\_\_

**PERMIT APPLIED FOR:**

New  
 Repair/Alteration  
 Redesign  
 Tank Placement

**TYPE OF SYSTEM**

Conventional  
 Pressure  
 Alternative  
 Other: \_\_\_\_\_

**PREFERRED NOTIFICATION METHOD**

Pick up (filed under parcel number)  
 Mail  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_

**SEPTIC TANK**

(Must be from State approved list)  
 New  
 Existing  
 Gallons: 1250

**PUMP CHAMBER**

New  
 Existing  
 Gallons: 1000

**LIQUID WASTE GENERATED:**

Gallons per day: 360  
 Application Rate: 1  No copy requested at this time

**DRAINFIELD AREA:**

Square Footage as Designed: 360  
 Square Footage (100% Recovery): 360  
 Community Drainfield: \_\_\_\_\_

**DESIGNER'S NAME:**

DATE: 9/11/07 Adam Johnson

**INSTALLER'S NAME:**

Fees are non-refundable

Application Reviewed: 1/1  
 Approval to Issue Permit: \_\_\_\_\_

Date \_\_\_\_\_ Fee \_\_\_\_\_ Receipt \_\_\_\_\_

**Kent L. Johnson  
280 Talmadge Road  
Cle Elum, Washington 98922**

September 4<sup>th</sup>, 2007

**To: Kittitas Community Development Services**

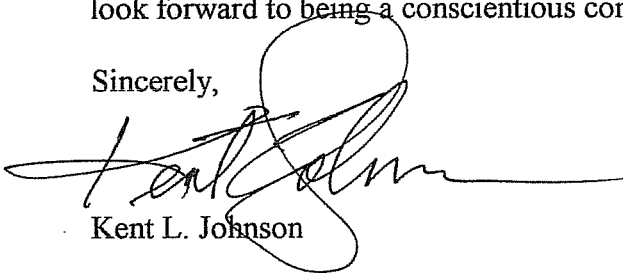
I have applied for a setback variance related to the replacement of an existing house I own on 2.8 acres of property that borders Big Creek. I want to use the existing house footprint and expand it to accommodate an upscale larger house that I would like to have built starting next spring. It is very important to be able to build the house in the area that has been proposed in order to maximize the wonderful view of Big Creek and the related value of the property.

I am an environmentalist and an avid "catch and release" fly fisherman. Protecting and improving the ecosystems of our forests and creating good wildlife habitats are very important to me. I am a long-time member of Trout Unlimited and make many donations and contributions to not only that organization, but several other environmental causes as well.

I want you all to know that I am very willing to fully cooperate and work in conjunction with KCCDS to do whatever is required to protect and improve the riparian environment on my property along Big Creek. Granting me the proposed setback variance consistent with the existing house site will in no way have a negative impact in this regard. In fact, the proposed improvements and natural vegetation replanting will strengthen the creek side riparian areas more to their natural state.

I appreciate very much your consideration on my request for the setback variance and look forward to being a conscientious contributor to protecting the Big Creek ecosystem.

Sincerely,

A handwritten signature in black ink, appearing to read "Kent L. Johnson", written over a large, loopy flourish that extends to the right.

Kent L. Johnson



RECEIVED

OCT 23 2007

KITTITAS COUNTY  
CDS



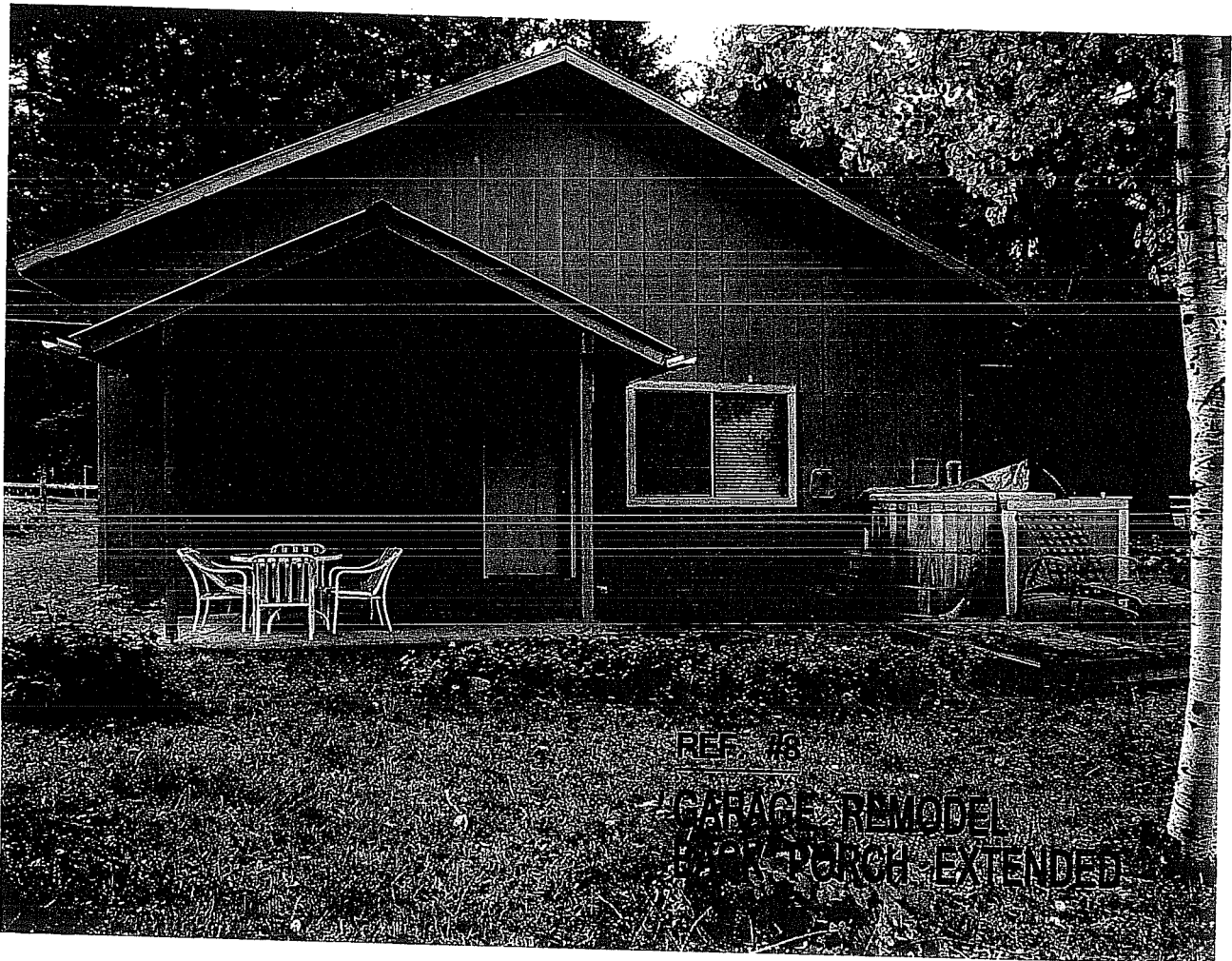
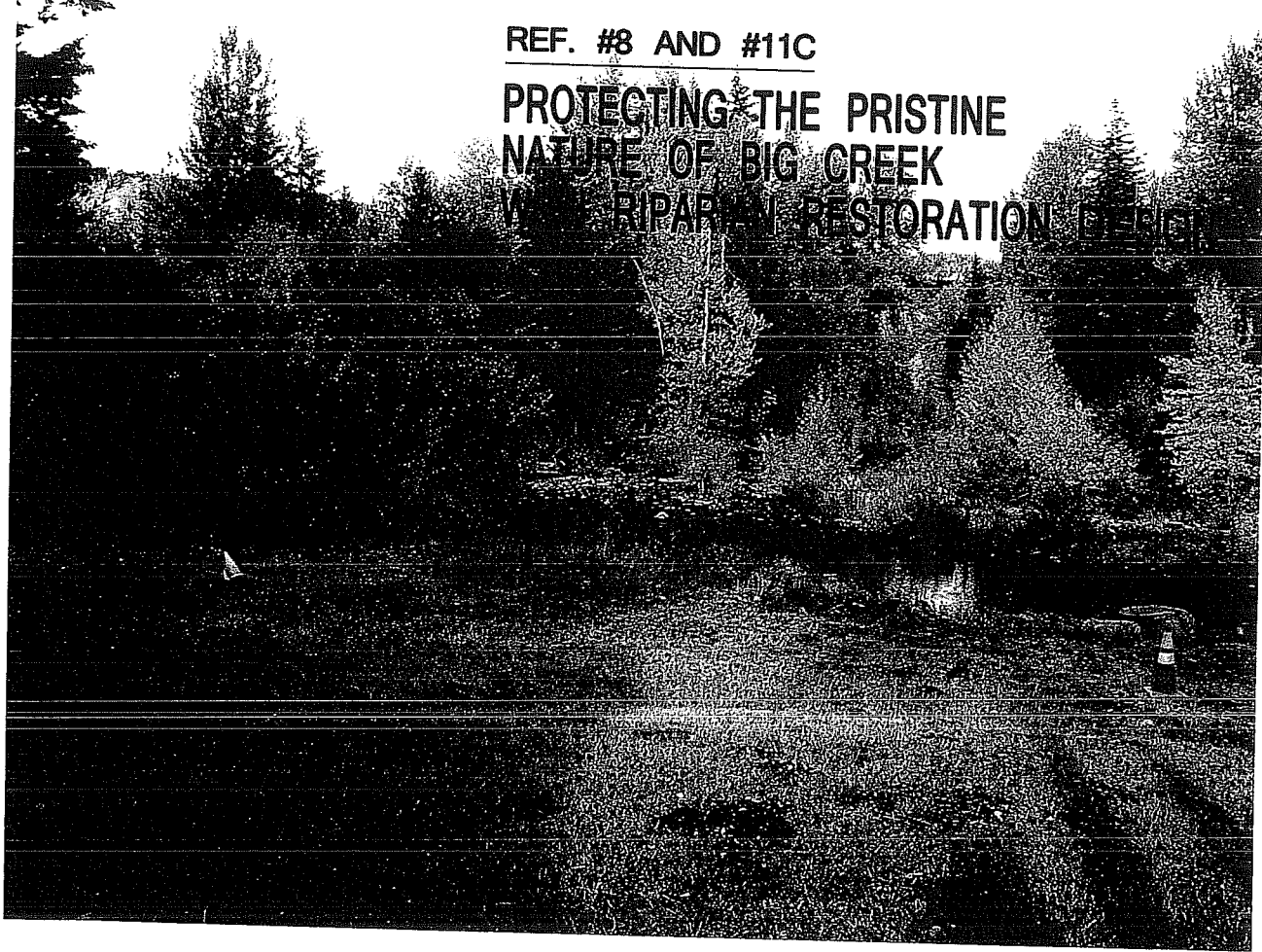
**KENT JOHNSON**  
**CROSS SECTION**  
**280 TALMADGE RD.**

**NO SCALE**

REV 10-22-07

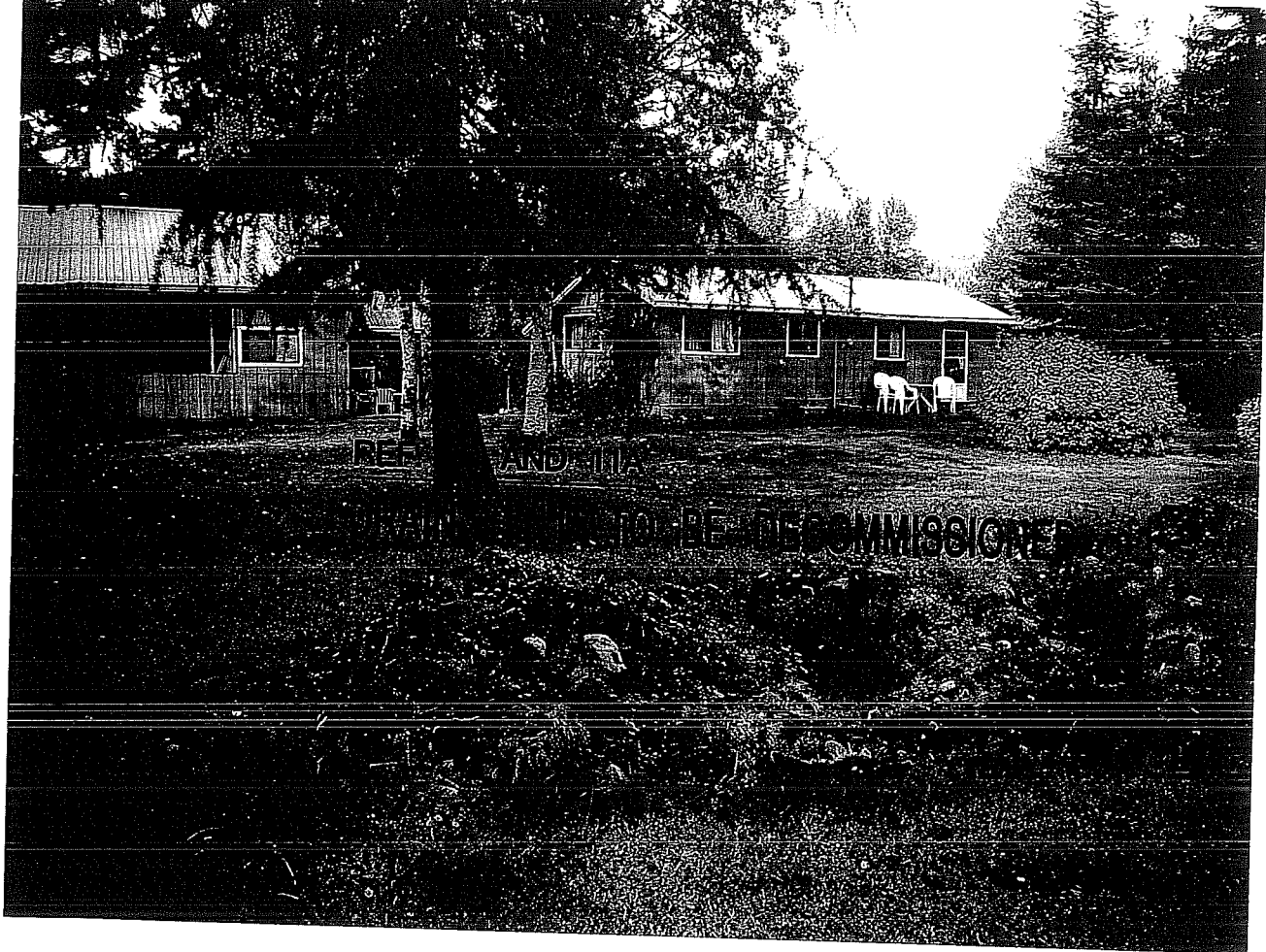
REF. #8 AND #11C

PROTECTING THE PRISTINE  
NATURE OF BIG CREEK  
WITH RIPARIAN RESTORATION



REF. #8

GARAGE REMODEL  
DECK PORCH EXTENDED



REF AND 11A  
TO BE DECOMMISSIONED



LEADING TO REPLACEMENT HOME





REF #8

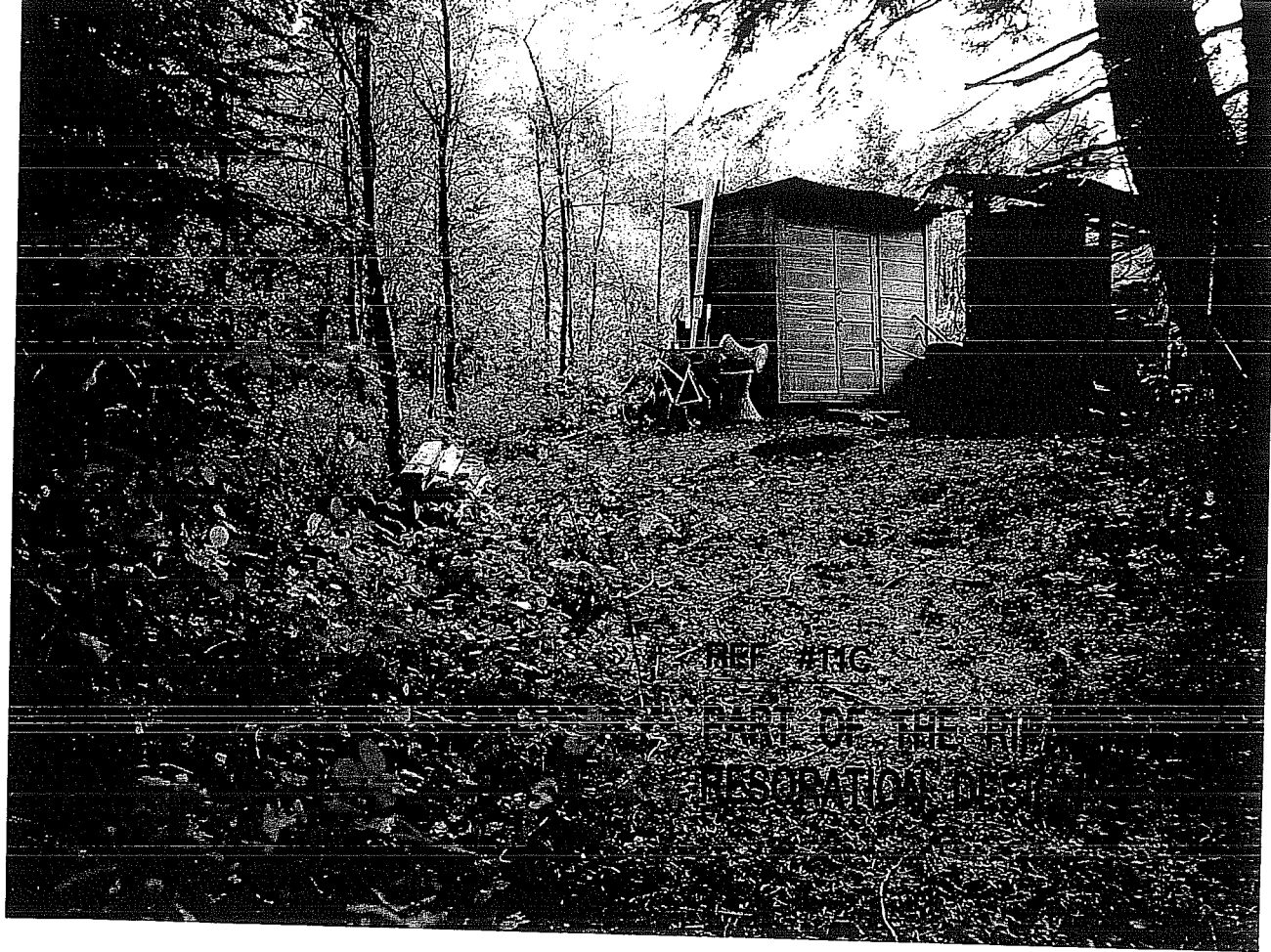
REF #8

NEW DRAIN FIELD AND  
SEPTIC TANK FOR BOTH  
THE NEW HOUSE AND GARAGE

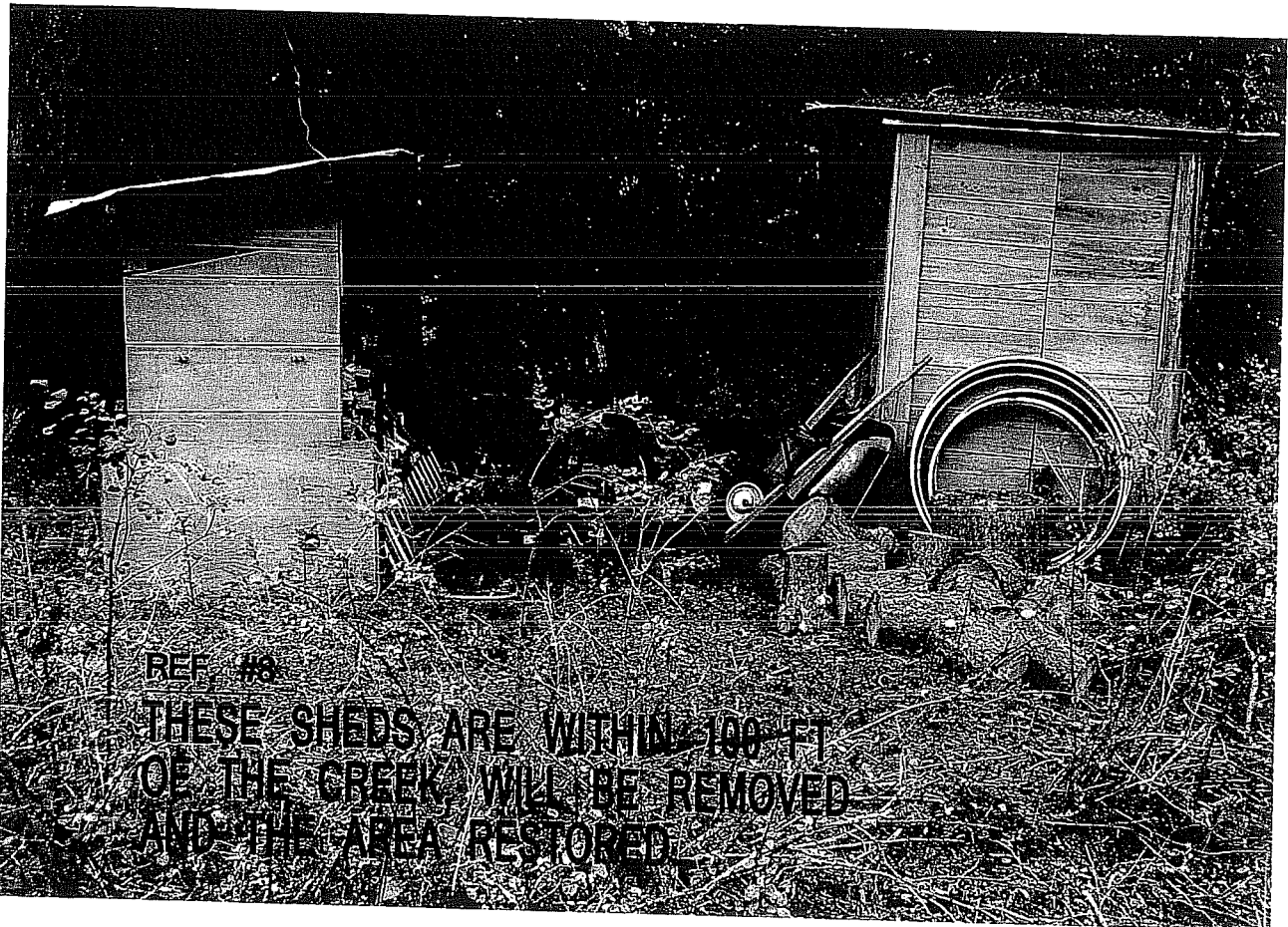








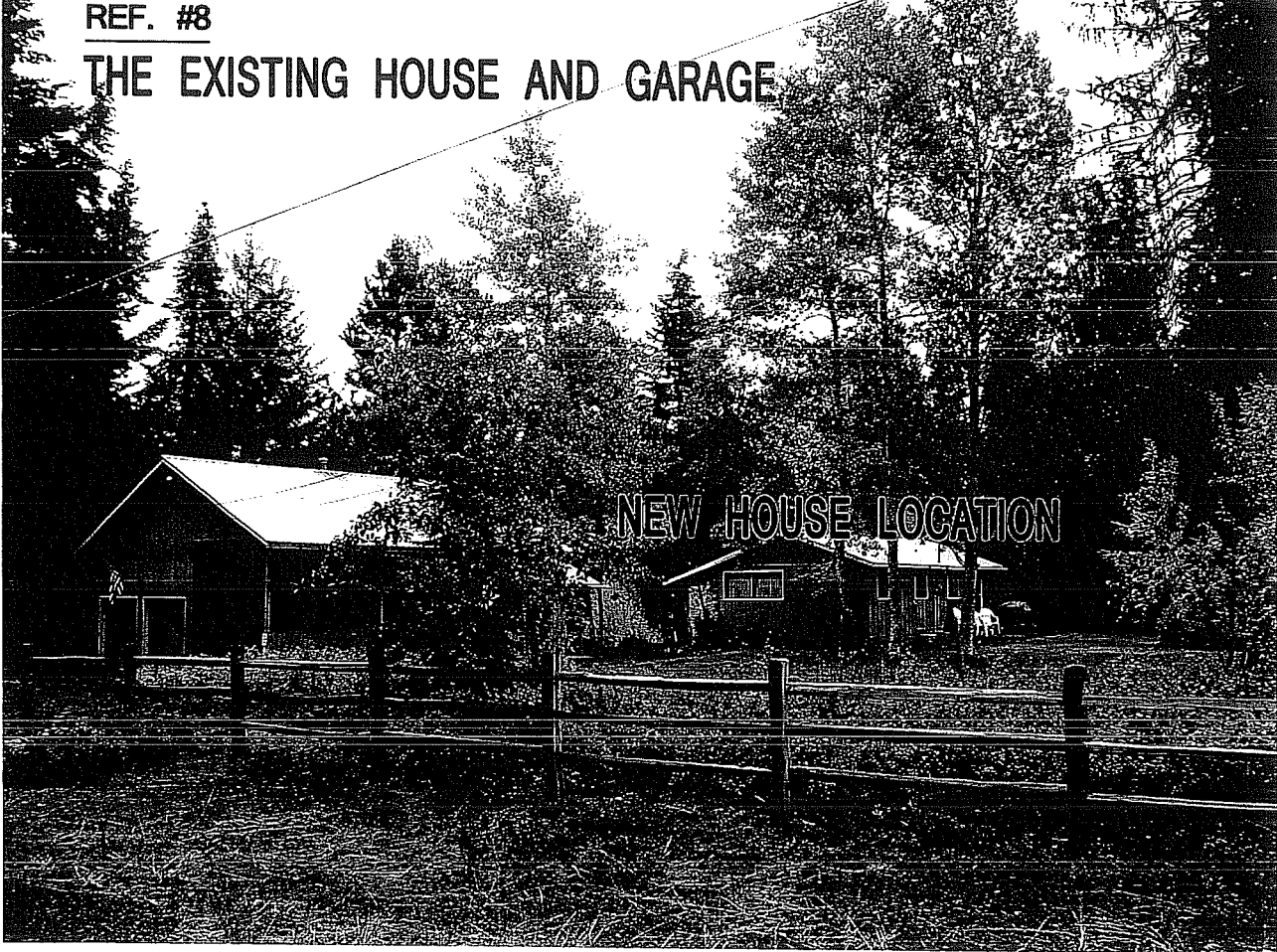
REF #10  
PART OF THE  
RESTORATION OF



REF #8  
THESE SHEDS ARE WITHIN 100 FT  
OF THE CREEK, WILL BE REMOVED  
AND THE AREA RESTORED

REF. #8

# THE EXISTING HOUSE AND GARAGE



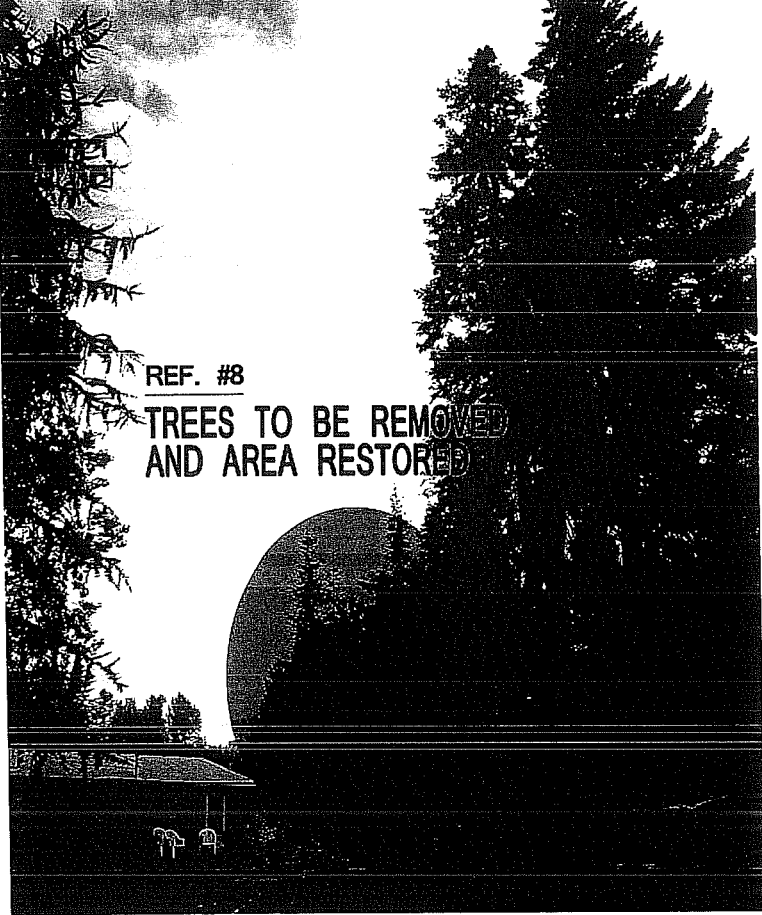
NEW HOUSE LOCATION

REF. #8



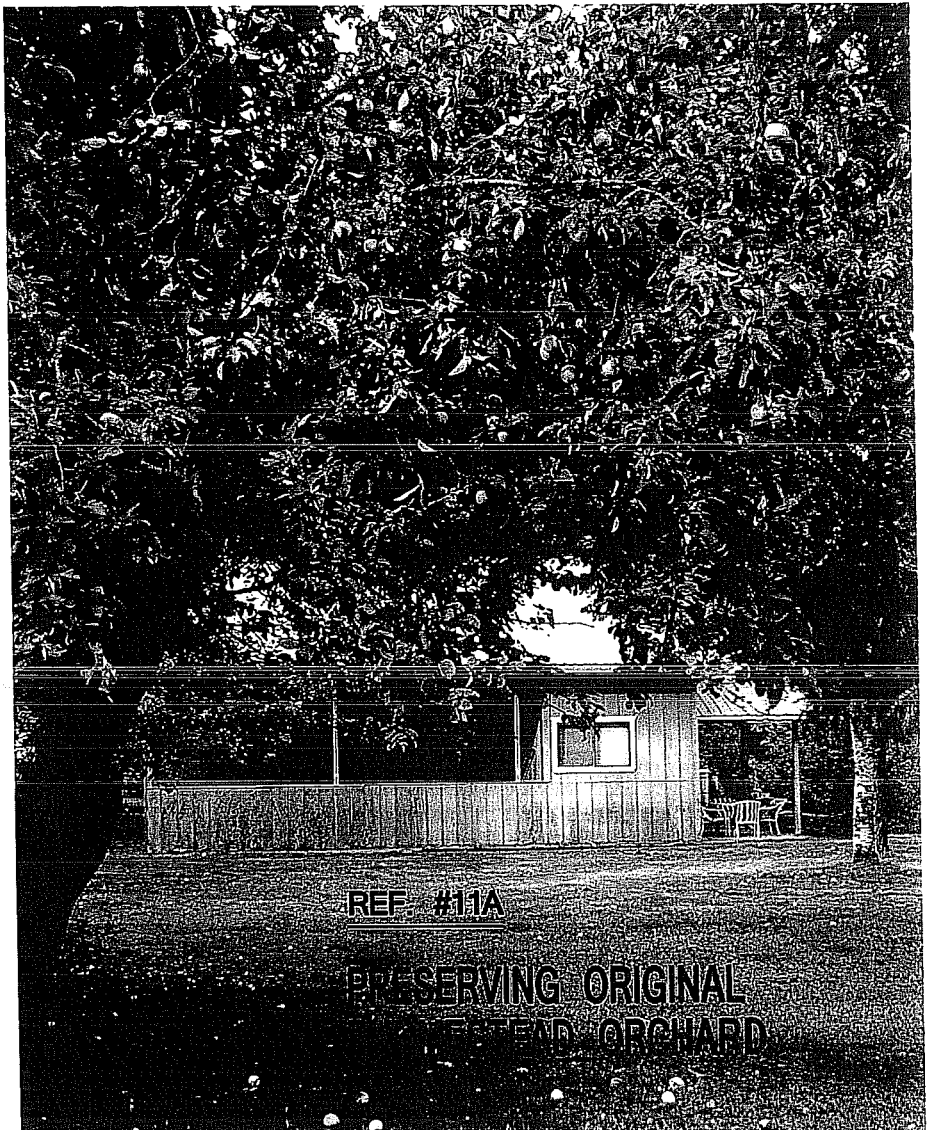
HOME TO BE REMOVED

GARAGE TO BE REMODELED



REF. #8

TREES TO BE REMOVED  
AND AREA RESTORED



REF #11A

PRESERVING ORIGINAL  
ESTABLISHED ORCHARD