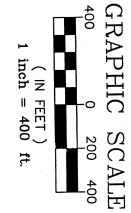
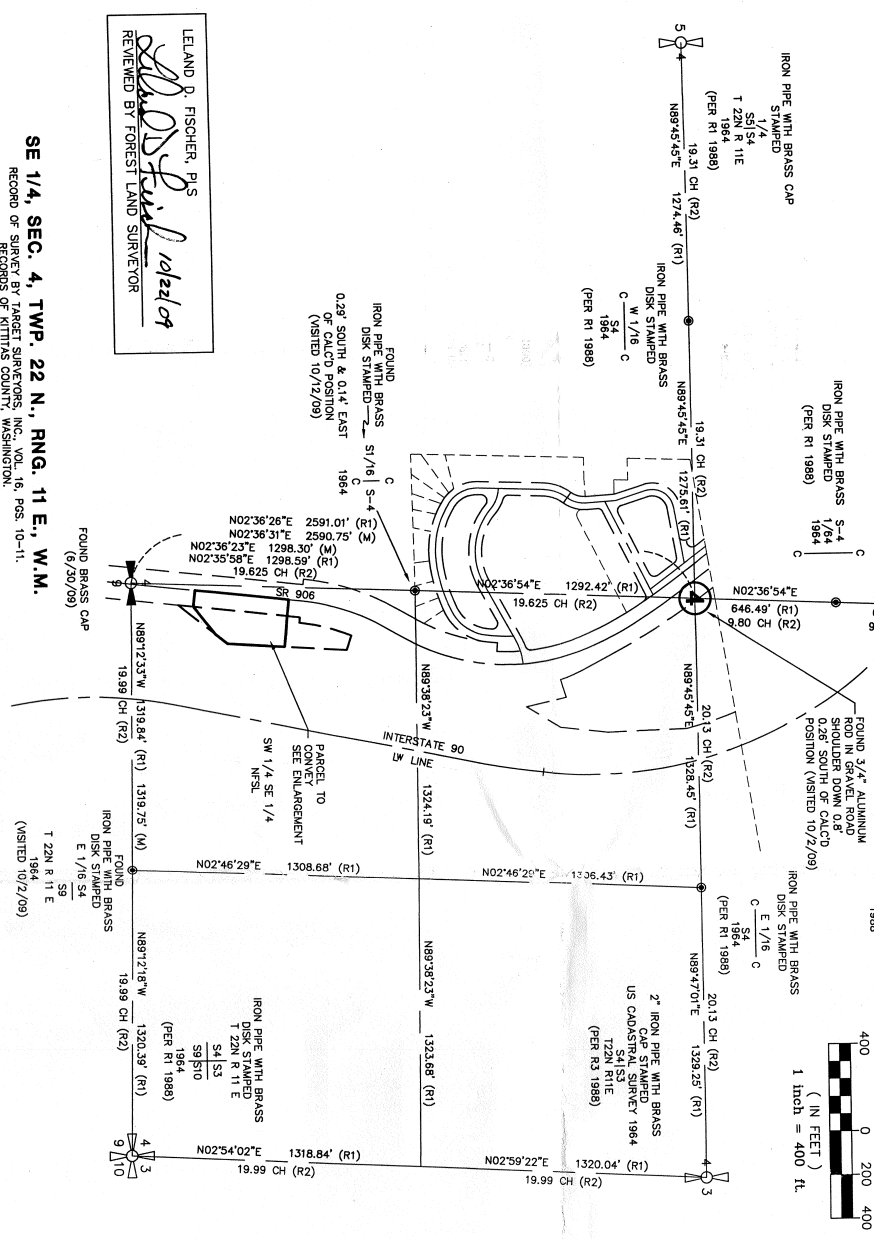


**AUTHORIZATION OF SURVEY**

THIS SURVEY HAS BEEN COMPLETED FOR THE SECRETARY OF AGRICULTURE, THIS SURVEY IS A PART OF SECTION 101 (d) OF THE CONSOLIDATED NATURAL SURVEY ACT OF MAY 8, 2008 (122 STAT. 789) ALSO KNOWN AS SEC. 3005 KITTITAS COUNTY, WASHINGTON, LAND CONVEYANCE. AS DIRECTED BY THE ACT, THIS SURVEY HAS BEEN COMPLETED UNDER SUPERVISORIAL CONTROL OF THE SECRETARY TO DETERMINE THE EXACT BOUNDARIES AND LEGAL DESCRIPTION OF THE LANDS TO BE CONVEYED.



- LEGEND**
- ⊙ FOUND MONUMENT IN CASE
  - ⊙ FOUND MONUMENT W/O CASE
  - ⊙ SET PK NAIL W/ ALUMINUM TAG
  - ⊙ SET USFS ALUMINUM MONUMENT
  - ⊙ FOUND QUARTER SECTION CORNER
  - (M) MEASURED DIMENSION
  - (N) CALCULATED DIMENSION
  - (R1) DIMENSION PER RECORD OF SURVEY, VOL. 16, PGS. 8 & 10
  - (R2) DIMENSION PER 1985 DEPENDENT RESURVEY AND
  - (HW) DIMENSION PER WA STATE DEPT. OF TRANSPORTATION MAP
  - (R3) DIMENSION PER RECORD OF SURVEY, VOL. 16, PGS. 11-13
  - (NFS) NATIONAL FOREST SYSTEM LAND
  - (7) ALUMINUM MONUMENT # (SEE PAGE 3 FOR MARKING INFO.)
- MERIDIAN**
- NAD 83/91 PER GPS OBSERVATION
- BASIS OF BEARINGS**
- N89°12'25\"/>

**CONVEYANCE LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4-22-11, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4, THENCE SOUTH 89°12'25\"/>

**NOTES**

1. INSTRUMENTATION FOR THIS SURVEY WAS A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRANSFER, WELDING OR EXCEEDING STANDARDS SET BY WMO 532-158-0930.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE BETWEEN 6/30/09 AND 10/2/09, AND SHOWS THE GENERAL CONNECTION EXISTING AT THAT TIME.
3. SECTION BREAKDOWN PER RECORD OF SURVEY BY TARGET SURVEYORS, INC., VOL. 16, PAGES 10 & 11, RECORDS OF KITTITAS COUNTY, WA.

**REFERENCE DOCUMENTS AND MAPS**

THE PLAT OF VILLAGE AT THE SUMMIT DIV. 2 RE-PLAT RECORDED IN VOLUME 10, RECORDS OF KITTITAS COUNTY, WASHINGTON.

PAGES 112-114, RECORDS OF KITTITAS COUNTY, WASHINGTON.

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS OF THE EAST SUMMIT INTERCHANGE FOR SR 90 (DENNY CREEK ROAD TO HWY4).

RECORD OF SURVEY BY GROUP 4, VOL. 16, PGS. 11-13.

RECORD OF SURVEY BY TARGET SURVEYORS, INC., VOL. 16, PGS. 10-11.

1985 DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 4, TOWNSHIP 22 N., RANGE 11 E., W.M. BY BLM, GROUP NO. 233.

**RECORBER'S CERTIFICATE** 200910270012

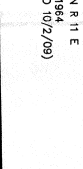
Filed for record this 27 day of Oct 2009 at 2:28pm in book 30 of page 108 at the request of DAVID B. MATTHEWS

Mr. *David B. Matthews*

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of CHRIS CAVEZZEL in SEPT. 2009

Signature: *David B. Matthews* Certificate No. 38804



**RECORD OF SURVEY FOR SNOQUALMIE PASS FIRE & RESCUE, KING & KITTITAS COUNTIES FIRE DISTRICT #61**

|          |           |         |
|----------|-----------|---------|
| DWN. BY  | DATE      | JOB NO. |
| DBM      | 10/15/09  | 29071   |
| CHKD. BY | SCALE     | SHEET   |
|          | 1" = 400' | 1 OF 3  |

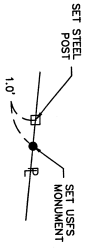
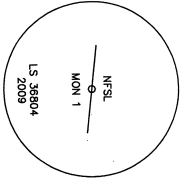
**CONCEPT ENGINEERING, INC.**

1555 North 34th Street, Suite 100  
 Issaquah, WA 98027  
 (425) 392-8055 FAX (425) 392-0108

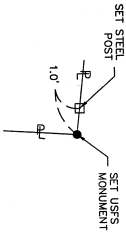
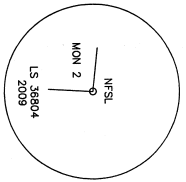
**SW 1/4 SE 1/4, SEC. 4, TWP. 22 N., RNG. 11 E., W.M.**



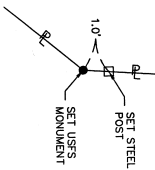
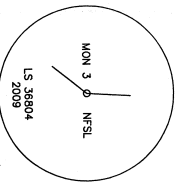
MONUMENT #1



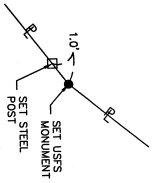
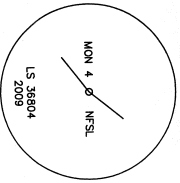
MONUMENT #2



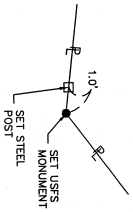
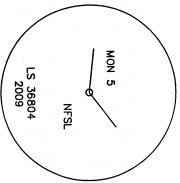
MONUMENT #3



MONUMENT #4



MONUMENT #5



**MONUMENT DESCRIPTIONS**

- 2-1/2" ALUMINUM CAP
- 24" ALUMINUM ROD
- 5 FOOT LONG STEEL WITNESS POST

**MONUMENT CAP MARKINGS**

SW 1/4 SE 1/4, SEC. 4, TWP. 22 N., RNG. 11 E., W.M.

LELAND D. FISCHER, PLS  
*Leland D. Fischer* 10/24/09  
 REVIEWED BY FOREST LAND SURVEYOR

200910120012  
 VOL. 54 pg 170

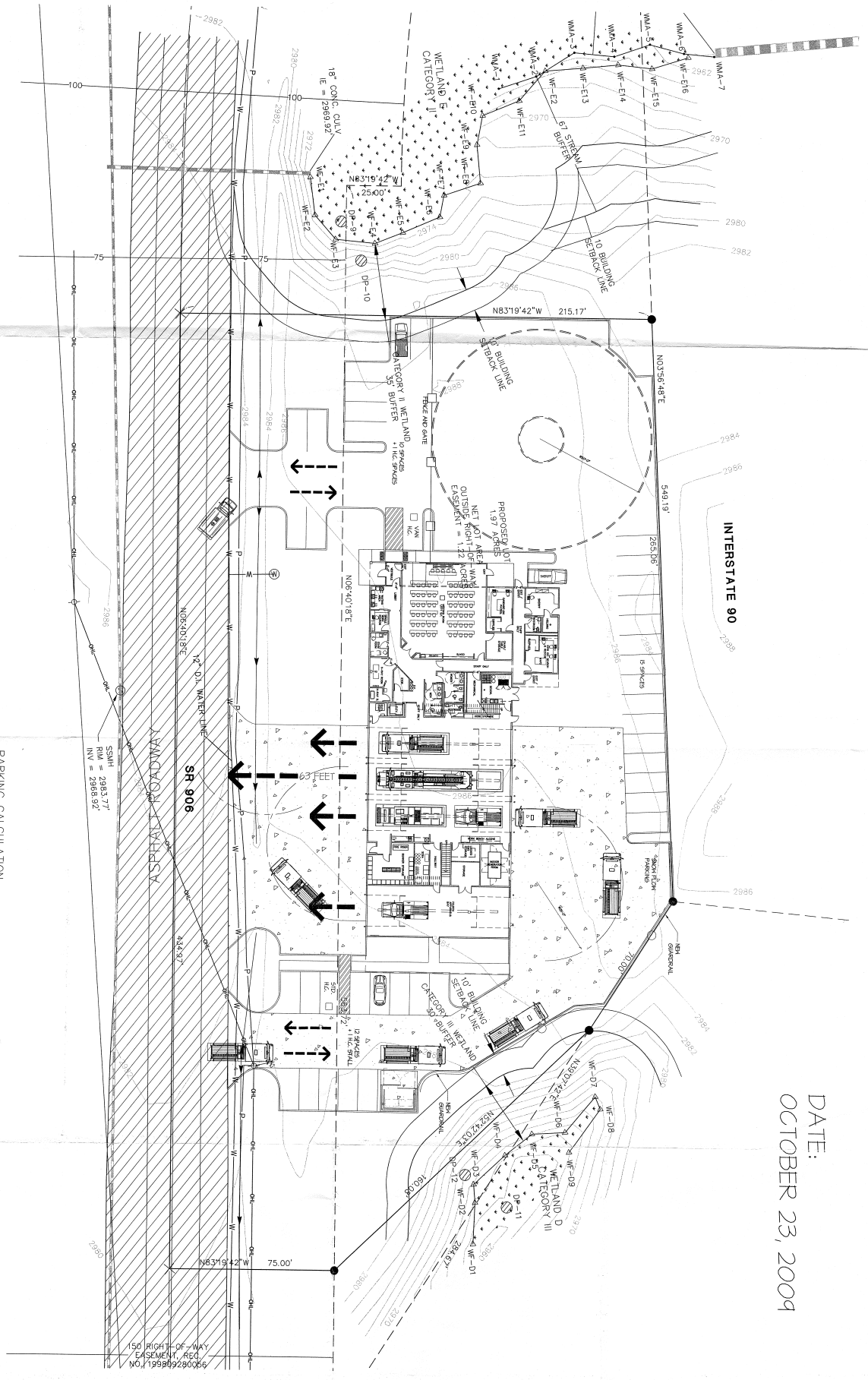


**RECORD OF SURVEY**  
 FOR  
**SNOQUALMIE PASS**  
**FIRE & RESCUE,**  
**KING & KITTITAS COUNTIES**  
**FIRE DISTRICT #51**

|          |     |       |          |         |        |
|----------|-----|-------|----------|---------|--------|
| DWN. BY  | DBM | DATE  | 10/15/09 | JOB NO. | 29071  |
| CHKD. BY |     | SCALE | N.A.     | SHEET   | 3 OF 3 |

**CONCEPT ENGINEERING, INC.**  
 455 Redier Boulevard North  
 Issaquah, Washington 98027  
 (425) 392-8825 FAX (425) 392-0108

PLAN NORTH  
 1 SITE PLAN  
 SCALE: 1/8" = 1'-0"



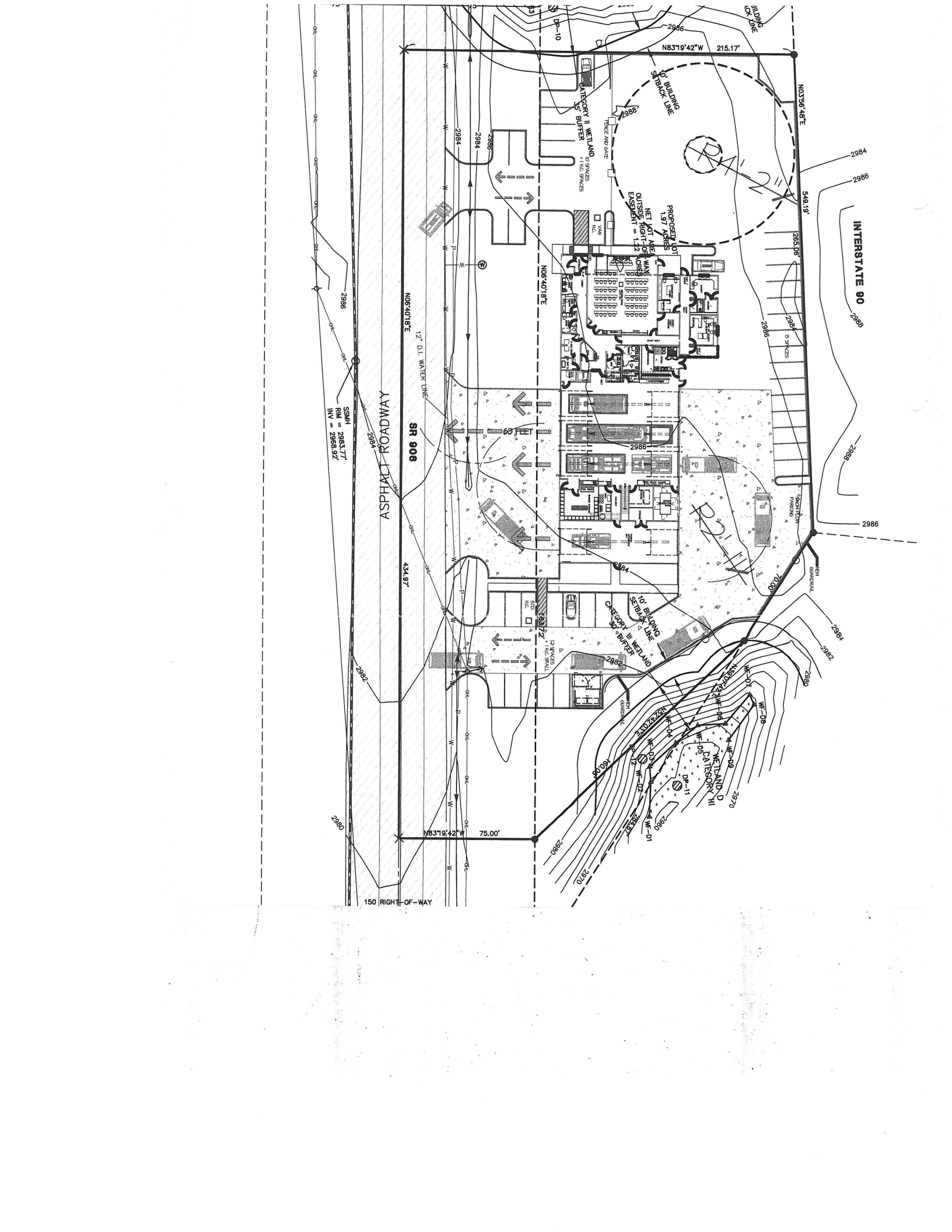
DATE:  
 OCTOBER 23, 2009

**PARKING CALCULATION**  
 TOTAL OF 39 SPACES PROVIDED  
 (INCLUDES 2 H.C. STALLS)  
 TOTAL FLOOR AREA: 18,864 S.F.  
 15,852 S.F. / 1,000 = 15.852  
 35 / 15.852 = 2.46  
 2.46 STALLS PER 1,000 S.F. PROVIDED

**PARKING CALCULATION W/ FUTURE APP. BAY**  
 FUTURE APPARATUS BAY = 1,546 S.F.  
 FUTURE TOTAL FLOOR AREA = 18,944 S.F.  
 18,864 S.F. / 1,000 = 18.944  
 39 / 18.944 = 2.06  
 2.06 STALLS PER 1,000 S.F. PROVIDED

**TCA**  
 architecture • planning  
 6211 ROOSEVELT WAY NORTHEAST  
 SUITE 200, WA 98115  
 PH: (206) 832-2456  
 FAX: (206) 832-2456

Sheet Title:  
 SITE PLAN  
 Project Title:  
**SNOQUALMIE PASS  
 FIRE & RESCUE  
 NEW FIRE STATION**  
 Snoqualmie Pass Fire & Rescue  
 Snoqualmie Pass Washington  
 Scale:  
 1/8" = 1'-0"  
 Date:  
 OCTOBER 23, 2009  
 Sheet Number:  
**A1.1**



INTERSTATE 90

ASPHALT ROADWAY

SR 906

SMH = 2983.77'  
RM = 2985.92'  
INV = 2985.92'

150' RIGHT-OF-WAY

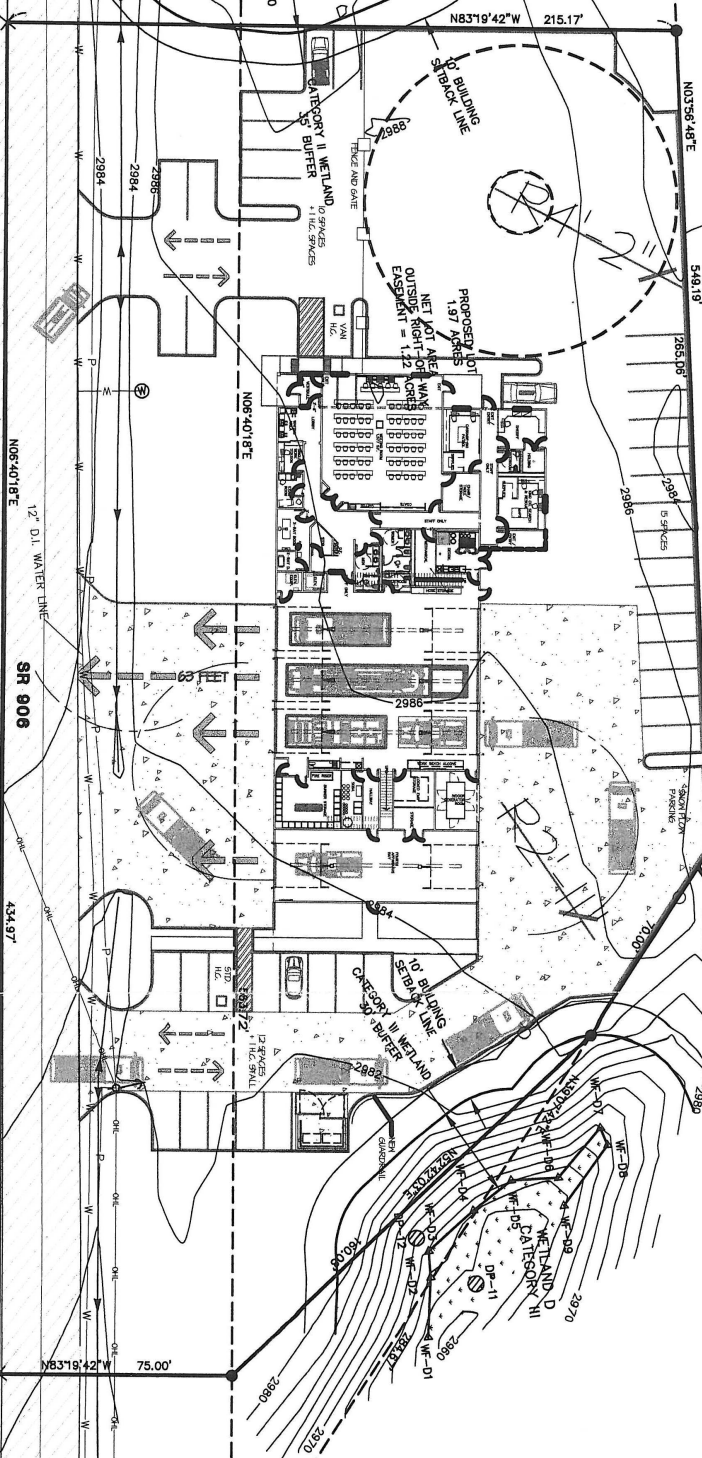
12" D.I. WATER LINE

TO BUILDING  
CATEGORY III WETLAND  
SERVICED BUFFER

PROPOSED LOT  
NET LOT AREA  
1.37 ACRES  
OUTSIDE RIGHT-OF-WAY  
EASIMENT = 14.21'

CATEGORY II WETLAND  
SERVICED BUFFER  
11' TYP. SPACES

WETLAND-D  
WETLAND-HI  
WETLAND-LO



INTERSTATE 90

ASPHALT ROADWAY

SR 906

SMH = 2983.77'  
RM = 2985.92'  
INV = 2985.92'

150' RIGHT-OF-WAY

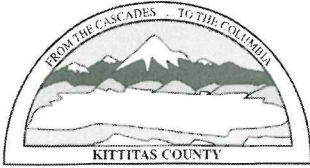
12" D.I. WATER LINE

TO BUILDING  
CATEGORY III WETLAND  
SERVICED BUFFER

PROPOSED LOT  
NET LOT AREA  
1.37 ACRES  
OUTSIDE RIGHT-OF-WAY  
EASIMENT = 14.21'

CATEGORY II WETLAND  
SERVICED BUFFER  
11' TYP. SPACES

WETLAND-D  
WETLAND-HI  
WETLAND-LO



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## ZONING STRUCTURAL SETBACK VARIANCE APPLICATION

(To place a structure closer to the lot line than allowed)

VA-09-00016

KITTITAS 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.

### Current Zoning Setbacks:

| Zone   | FRONT SETBACK | SIDE SETBACK                             | REAR SETBACK | Side (setback for side abutting the street) |
|--|---------------|--|--------------|---|
| Residential                                      | 15'           | 5'                                       | 25'          | 15'   |
| Residential-2                                    | 15'           | 10' on one side and 5" on the other side | 25'          | 15'   |
| Suburban   | 25'           | 15'                                      | 25'          | 20'   |
| Agriculture-3, Agriculture-20, and Commercial Ag | 25'           | 5'                                       | 25'          | 15'   |
| Rural-3  | 25'           | 15'                                      | 15'          | -   |
| Forest & Range                                   | 25'           | 10'                                      | 10'          | 15'   |
| Commercial Forest                                | 200'          | 200'                                     | 200'         | -   |

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 30 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

### REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 500 FEET EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS OR ROAD ASSOCIATION, PLEASE INCLUDE THE ADDRESS OF THE ASSOCIATION.
- 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.

### FEE:

\$495.00 to Kittitas County Community Development Services

\$65.00 for Fire Marshal

\*One check made payable to KCCDS

ALREADY PROVIDED FOR PFP APPLICATION



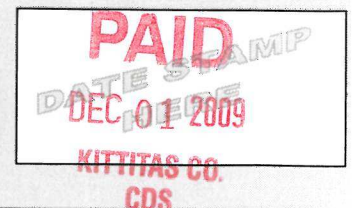
### FOR STAFF USE ONLY

APPLICATION RECEIVED BY SIGNATURE:

DATE:

RECIPT #:

NOTES:



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

*Landowner(s) signature(s) required on application form.*

Name: United States Forest Service (USFS) / Deed is in the process of being transferred to Snoqualmie Pass Fire and Rescue

Mailing Address: Leland Fischer, PLS, Okanogan – Wenatchee National Forest

City/State/ZIP: Wenatchee, WA 98801

Day Time Phone: (509) 664-9253

Email Address: lfischer@fs.fed.us

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

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Matt Cowan (Fire Chief)

Mailing Address: Snoqualmie Pass Fire and Rescue, 69802 SR-906, PO Box 99

City/State/ZIP: Snoqualmie Pass, WA 98068-0099

Day Time Phone: (425) 434-6333 or (206) 396-6287

Email Address: mhcowan@hotmail.com

**3. Street address of property:**

Address: Not yet assigned

City/State/ZIP: Snoqualmie Pass, WA 98068

**4. Legal Description of Property: See attached**

**5. Tax parcel number: Not yet assigned**

**6. Property size: 1.97 acres**

**7. 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):

This project is for the establishment of a more efficient and modern fire & rescue station at Snoqualmie Pass. The existing fire station is located in an old WSDOT building that lacks adequate lighting, heating, ventilation, and direct access onto and from all routes of Interstate-90. The proposed fire station is located on a 1.97-acre site approximately 1 mile south of the existing station. The site is between I-90 and SR-906, while conveniently located near both eastbound and westbound I-90 onramps and offramps, which is vital for quicker fire and rescue response times. The project will contain approx. 40 parking stalls. A landing zone for helicopters may be provided in the site's northeast corner to support emergency rescues for hiking / skiing accidents and quick shuttle times to Harborview Emergency Hospital in Seattle. The fire station's first floor is 12,743 square feet, second floor is 7,068 square feet, and the fourth floor is a training / hose tower of 430 square feet. Two vehicular accesses are needed from SR-906. Water and sewer connections will be made into Snoqualmie Pass Utility District's (SPUD) existing water and sewer mains in SR-906. Stormwater will be treated and detained within an underground combined detention / wet vault. Stormwater will be released into the ravine south of the site. Permits are hoped to be obtained in late Spring 2010 so that construction can commence in May 2010, as Snoqualmie Pass allows a shorter construction window than other areas in Kittitas County.

8. Provision of zoning code for which this variance is requested and the way in which you wish to vary from the code:

KCC 17.56.070 Structure Height: No structure shall exceed two and one-half stories or thirty-five feet in height, whichever is greater. This limit does not apply to agricultural buildings. Please see the attached 11/30/2009 building height variance cover letter for a variance description.

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

A. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography.

The intended use of the property as a fire and rescue station is unusual compared to other properties in the same vicinity and that use does not apply to other properties in the same vicinity. Other properties in the vicinity are mostly single-family residential or public forest land. The fire station must be able to park large fire trucks inside the building, while having a steep enough roof pitch for shedding snow. The roof cannot be low-pitched due to heavy winter snowloads.

B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity.

The fire station height exceedance would allow the station to shed snow more quickly as the roof can be pitched steeper. Steeply sloped roofs are possessed by the owners of other properties in the same vicinity. The fire station is a taller structure than a typical single-family residence. Having a slightly taller roof exposed to the south will allow the roof to have increased sun exposure and expedited snow melting. Snow melting is desirable to allow for parking, fire truck access, etc.

C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.

The variance will not be materially detrimental to the public welfare or injurious to property in the vicinity. The fire station is setback significantly from the traveled portion of the SR-906 and the other 3 property lines.

D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

Please see Points 3 and 4 in the attached 11/30/2009-'building height variance' cover letter.

10. 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.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

Date:

X 

11/30/09

Signature of Land Owner of Record:  
(REQUIRED for application submittal)

Date:

PROPERTY IS BEING TRANSFERRED FROM USFS.

X \_\_\_\_\_



## CONVEYANCE LEGAL DESCRIPTION

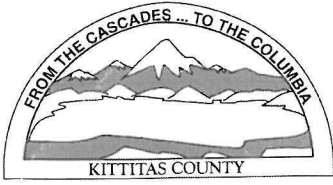
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4;  
THENCE SOUTH 89°12'33" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 4.34 FEET TO THE INTERSECTION WITH THE CENTERLINE OF STATE ROUTE 906 AS RECORDED UNDER KITTITAS COUNTY AUDITOR'S FILE NUMBER 199809280056 AND AS DEPICTED ON THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP "SR 90 DENNY CREEK ROAD TO HYAK", SHEET 3 OF 8, DATED JULY 23, 1953;  
THENCE NORTH 06°40'18" EAST ALONG THE CENTERLINE OF SAID STATE ROUTE 906, A DISTANCE OF 290.53 FEET TO A PK NAIL WITH ALUMINUM TAG, SAID POINT BEING **THE POINT OF BEGINNING**;  
THENCE CONTINUING ALONG SAID STATE ROUTE 906 CENTERLINE NORTH 06°40'18" EAST A DISTANCE OF 434.97 FEET TO A PK NAIL WITH ALUMINUM TAG;  
THENCE LEAVING SAID CENTERLINE, SOUTH 83°19'42" EAST A DISTANCE OF 75.00 FEET TO A USFS ALUMINUM MONUMENT LOCATED AT THE EASTERLY MARGIN OF SAID STATE ROUTE 906;  
THENCE CONTINUING SOUTH 83°19'42" EAST A DISTANCE OF 140.17 FEET TO A USFS ALUMINUM MONUMENT SET AT A POINT ON THE WESTERLY MARGIN OF STATE ROUTE 90, AS DEPICTED ON SAID RIGHT-OF-WAY MAP, OPPOSITE STATION Lw 60+87.49 AND 356.69 FEET DISTANT;  
THENCE SOUTH 03°56'48" WEST ALONG SAID WESTERLY MARGIN, A DISTANCE OF 256.06 FEET TO A USFS ALUMINUM MONUMENT SET AT AN ANGLE POINT IN SAID MARGIN OPPOSITE STATION Lw 63+50 AND 320.00 FEET DISTANT;  
THENCE SOUTH 39°07'42" WEST ALONG SAID WESTERLY MARGIN, A DISTANCE OF 70.00 FEET TO A USFS ALUMINUM MONUMENT SET AT A POINT ON SAID WESTERLY MARGIN OPPOSITE STATION Lw 64+12.24 AND 352.03 FEET DISTANT;  
THENCE LEAVING SAID WESTERLY MARGIN, SOUTH 52°42'03" WEST, A DISTANCE OF 160.08 FEET TO A USFS ALUMINUM MONUMENT SET AT A POINT ON THE EASTERLY MARGIN OF SAID STATE ROUTE 906, SAID POINT BEARING SOUTH 83°19'42" EAST FROM THE POINT OF BEGINNING;  
THENCE NORTH 83°19'42" WEST A DISTANCE OF 75.00 FEET TO **THE POINT OF BEGINNING**.

SUBJECT TO EASEMENT FOR SR 906 RIGHT-OF-WAY, REC. NO. 199809280056;

SITUATED IN THE COUNTY OF KITTITAS AND STATE OF WASHINGTON.

CONTAINING 1.97 ACRES.



KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.: 00006599**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 021497

**Date:** 12/1/2009

**Applicant:** SNOQUALMIE PASS FIRE & RESCUE

**Type:** check # 1044

| <u>Permit Number</u> | <u>Fee Description</u>  | <u>Amount</u> |
|----------------------|-------------------------|---------------|
| VA-09-00016          | ADMINISTRATIVE VARIANCE | 495.00        |
| VA-09-00016          | ADMIN VARIANCE FM FEE   | 65.00         |
|                      | Total:                  | 560.00        |

# LETTER OF TRANSMITTAL



**CONCEPT ENGINEERING, INC.**

455 Rainier Boulevard North  
Issaquah, Washington 98027  
(425) 392-8055 Fax: (425) 392-0108

To: KITTITAS COUNTY PERMIT CENTER  
(DROPPED OFF)

Date: 12/11/2009 Job No. 29134  
Subject: SNOQUALMIE PASS FIRE/RESCUE  
STATION

Please find:  Herewith  
 Under Separate Cover  
via \_\_\_\_\_

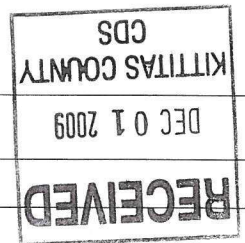
The following:  
 Specifications  Copy of Letter  Plans  Prints

| COPIES | DATE       | DESCRIPTION                                |
|--------|------------|--|
| 1      | 12/11/2009 | BUILDING HEIGHT VARIANCE SUBMITTAL PACKAGE |
|        |            |  |
|        |            |  |
|        |            |  |
|        |            |  |

THESE ARE TRANSMITTED as checked below:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> For Approval           | <input type="checkbox"/> Approved as submitted         |
| <input checked="" type="checkbox"/> For your use           | <input type="checkbox"/> Approved as noted             |
| <input checked="" type="checkbox"/> As requested           | <input type="checkbox"/> Return _____ corrected prints |
| <input checked="" type="checkbox"/> For review and comment | <input type="checkbox"/> _____                         |

REMARKS HI DAN: CALL ME IF YOU HAVE QUESTIONS.



COPIES TO: [Signature]

SIGNED: [Signature]

RECEIVED BY: [Signature]

DATE: 12/11/2009



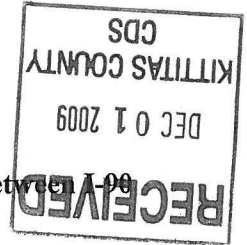
CONCEPT ENGINEERING, INC.

455 Rainier Boulevard North  
Issaquah, Washington 98027  
(425) 392-8055 Fax: (425) 392-0108

November 30, 2009

Dan Valoff, Planner II  
Kittitas County Community Development Services  
411 North Ruby Street, Suite 2  
Ellensburg, WA 98926

**RE: Building Height Variance for the New Snoqualmie Pass Fire and Rescue Station Between SR-906 and SR-906; CEI Job No. 29071 / 29134**



Dear Mr. Valoff,

This letter's purpose is to request a building height variance from Kittitas County Code (KCC) for the proposed fire and rescue station at Snoqualmie Pass. The subject site is zoned by Kittitas County as forest and range. In this zone, KCC states "*No Structure shall exceed two and one half stories or thirty five feet in height, whichever is greater....*" At the second Pre-Application Meeting, on 11/18/2009, we met and discussed the 35-foot height requirement and the need for a height variance, because the proposed fire station exceeded **35 feet**. Shortly following the meeting, it was the design team's impression that 35 feet was the maximum average height, not simply the maximum height.

Within several days of that meeting, Eric Schaer and Ted Fullmer of TCA Architecture re-designed the roof. Attached is an 11" x 17" 'elevations plan' showing the west and north sides of the fire station. The station's peak roof height is 58 feet above ground, which is located at the north ¼ of the station. From the roof peak, the roof slope to the south is 4:12 and the roof slope to the north is steeper at 6:12. At the south side of the station, the roof height is 14.5 feet above ground. Thus, the south roof's average height above ground is 36.25 feet ( $58 + 14.5 / 2$ ). At the north side of the station, the roof height is 35 feet above ground. Thus, the north roof's average height above ground is 46.5 feet ( $58 + 35 / 2$ ). The average roof height of the two roofs when combined is **38.81 feet**. The south roof is weighted 3 times more than the north roof, since it is 3 times longer.

The roof height on the current architectural plan exceeds the maximum average height requirement by **3.81 feet** ( $38.81 - 35$ ). However, the roof is continuing to be tweaked by TCA Architecture as they work with the project's structural engineer on snow loading and roof slope ramifications. As a result, I am requesting that the maximum average roof height be up to 6 feet above 35 feet. Thus, the maximum average height would be **41 feet**. I believe this variance is justified by the following reasons:

1. **Significant Snowload:** Snoqualmie Pass receives a tremendous amount of snow compared to most areas in Kittitas County. The roof needs to be pitched at a steep enough angle to shed snow, while still having the ability to park extremely tall fire trucks with ladders, appurtenances, etc.
2. **Decreased Snow Storage:** The longer roof (south roof) has been designed to face the sun down the valley. Having a slightly taller roof will result in even more sun exposure. As a result, snow will

melt more quickly on the south-facing taller roof. Expedited snow melting will decrease the burden of snow storage, which is a major seasonal inconvenience at the Pass.

3. Fire Station Will Be Hidden: Many trees (mostly evergreen) north, west, south, and east of the site are taller than the proposed fire station height. Those trees will continue to grow taller as well. Thus, the fire station will not stand out when viewed from nearby vantage points such as the ski areas, hiking trails, etc.
4. Fire Station Will Not Impede Views: Views from other properties will be not impacted by the fire station's height exceedance. There are very few residential properties in the site's vicinity. The homes that are nearby are 1/8 mile south and below the site. The fire station will not be visible from those homes.

It is my understanding that this building height variance application will be reviewed by Kittitas County in conjunction with the recently submitted Public Facilities Permit (PFP) application. For planning purposes, we would like to know Kittitas County's approximate review timeframe for the PFP and variance applications. Please call me at (425) 392-8055. Thank you for your kind attention.

Sincerely,  
**CONCEPT ENGINEERING, INC.**

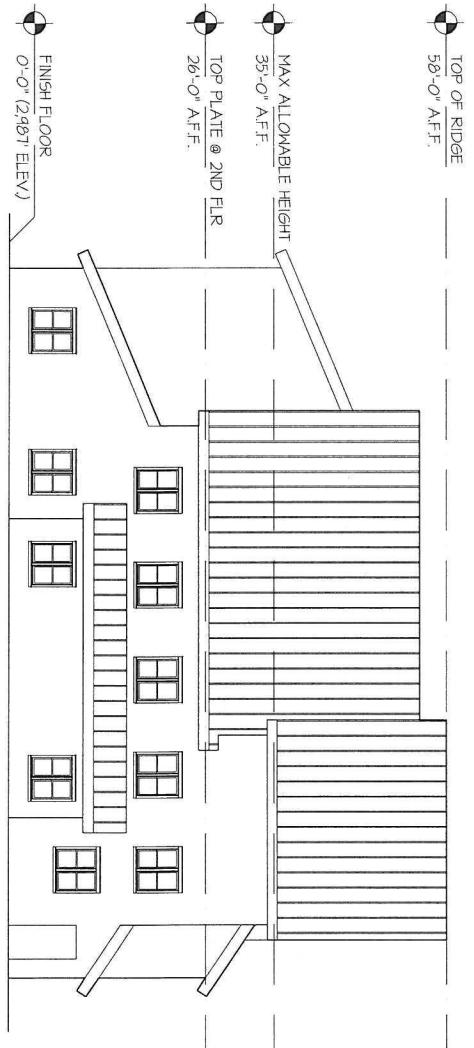


Mark Rigos, P.E.

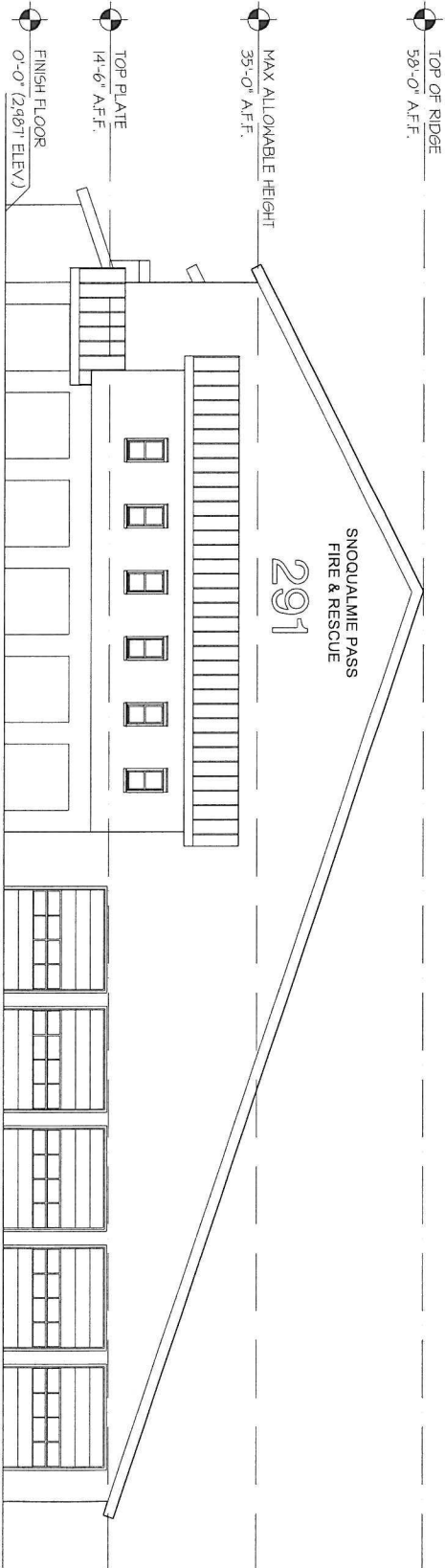
Cc: Eric Schaer; TCA Architecture and Planning, 6211 Roosevelt Way NE, Seattle, WA 98115  
Chris Caviezel (Chairman) and Matt Cowan (Fire Chief), Snoqualmie Pass Fire & Rescue, 69802 SR-906, PO Box 99,  
Snoqualmie Pass, WA 98068

Encl.: TCA Elevations Plan (11" x 17")  
\$560 Fee Check  
Building Height Variance Application (4 Pages)  
Address List and Site Plan provided 2 weeks ago for Public Facilities Permit Application

MJR:mjr



1 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/16" = 1'-0"