

# Critical Areas Checklist

Tuesday, August 25, 2015

Application File Number



Planner

Is SEPA required  Yes  No



Is Parcel History required?  Yes  No

What is the Zoning?



Is Project inside a Fire District?  Yes  No

If so, which one?



Is the project inside an Irrigation District?  Yes  No

If so, which one?

Does project have Irrigation Approval?  Yes  No

Which School District?

Is the project inside a UGA?  Yes  No

If so which one?

Is there FIRM floodplain on the project's parcel?  Yes  No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway?  Yes  No

Does the project parcel contain a shoreline of the State?  Yes  No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream?  Yes  No

If so what is the Classification?

Does the project parcel contain a wetland?  Yes  No

If so what type is it?

Does the project parcel intersect a PHS designation?  Yes  No

If so, what is the Site Name?

Is there hazardous slope in the project parcel?  Yes  No

If so, what type?

Does the project parcel abut a DOT road?  Yes  No

If so, which one?

Does the project parcel abut a Forest Service road?  Yes  No

If so, which one?

Does the project parcel intersect an Airport overlay zone ?  Yes  No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line?  Yes  No

If so, which one?

Is the project parcel in or near a Mineral Resource Land?  Yes  No

If so, which one?

Is the project parcel in or near a DNR Landslide area?  Yes  No

If so, which one?

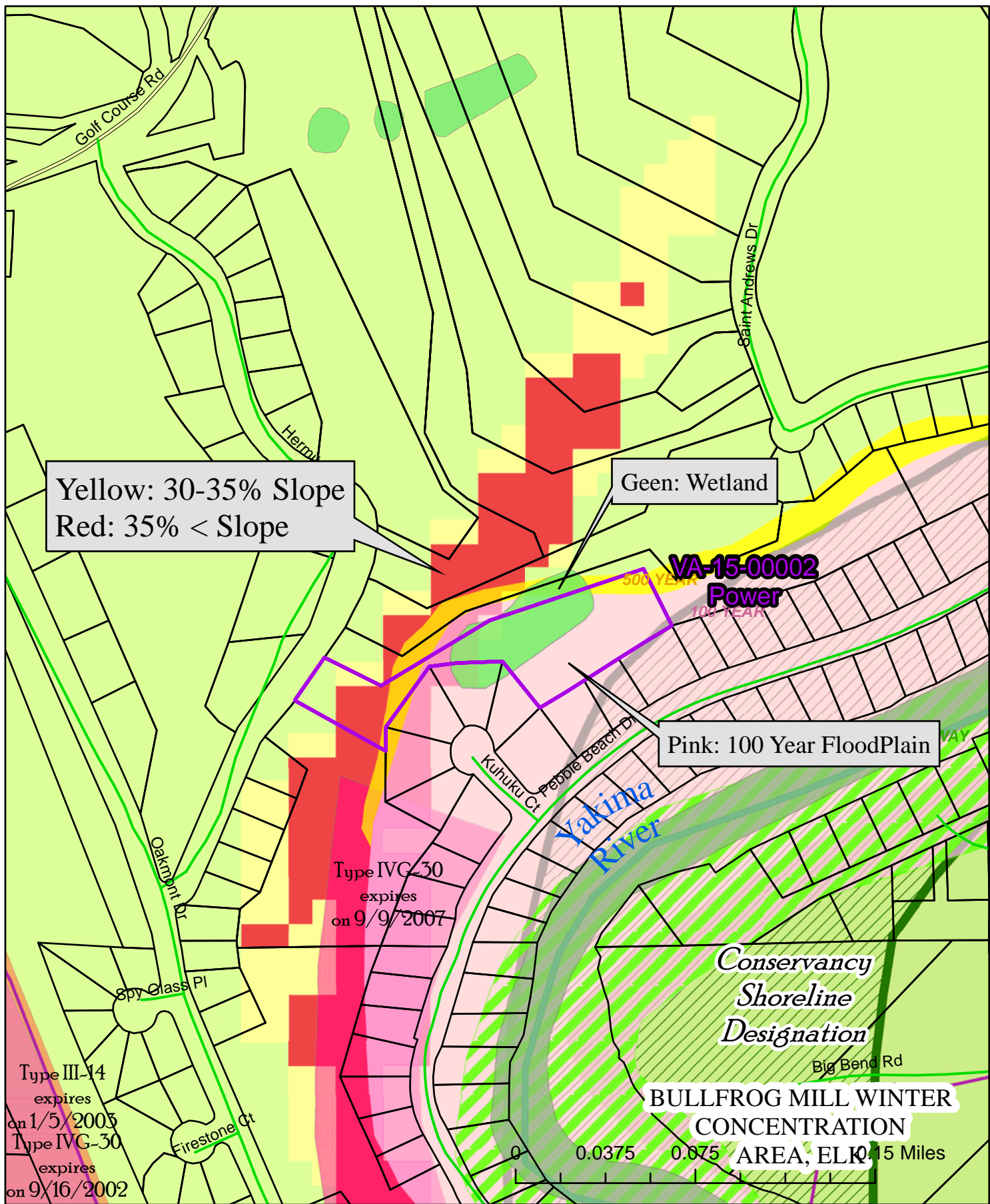
Is the project parcel in or near a Coal Mine area?  Yes  No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



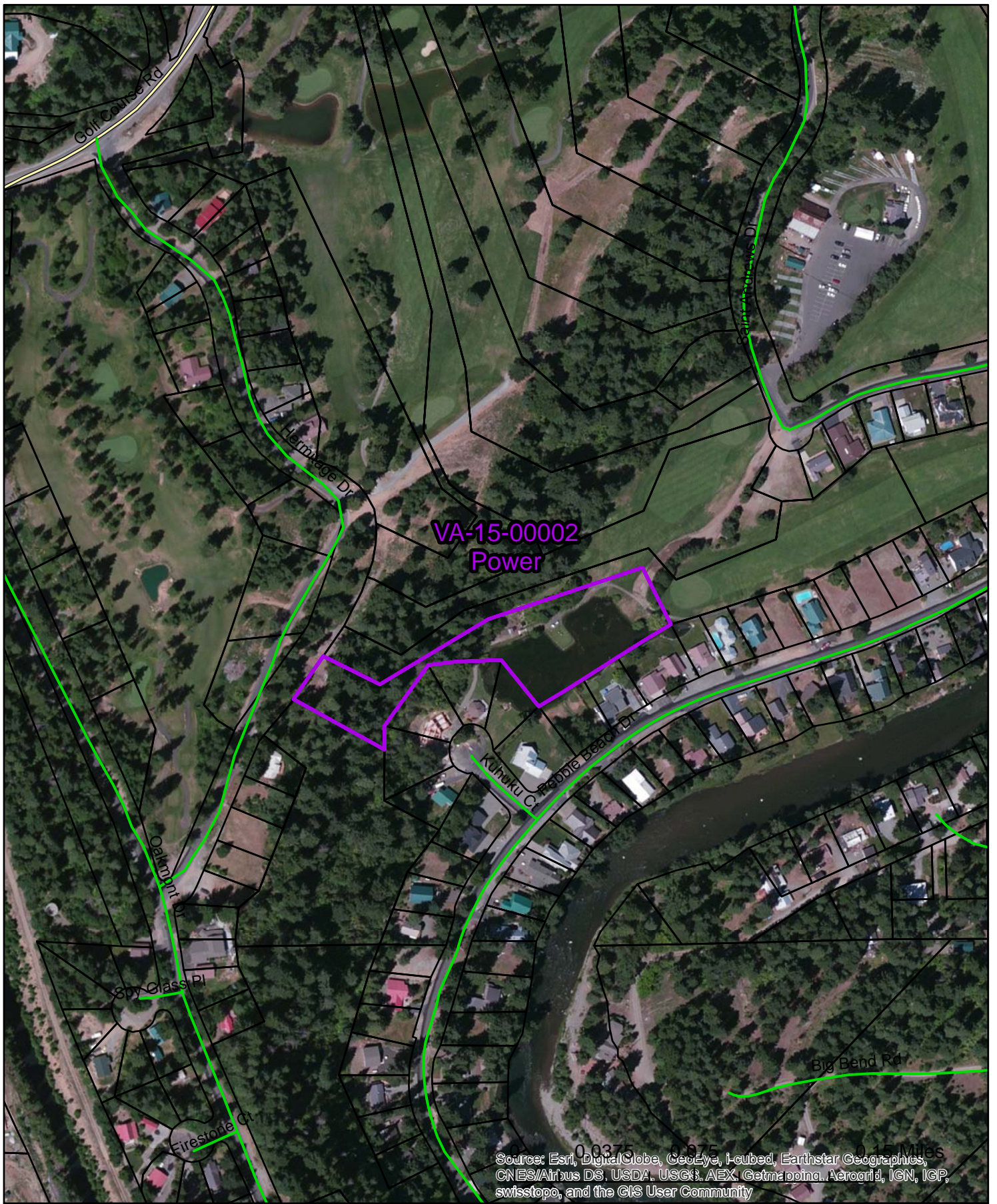
VA-15-00002  
Power

Critical Areas  
Map

8/25/2015

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Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

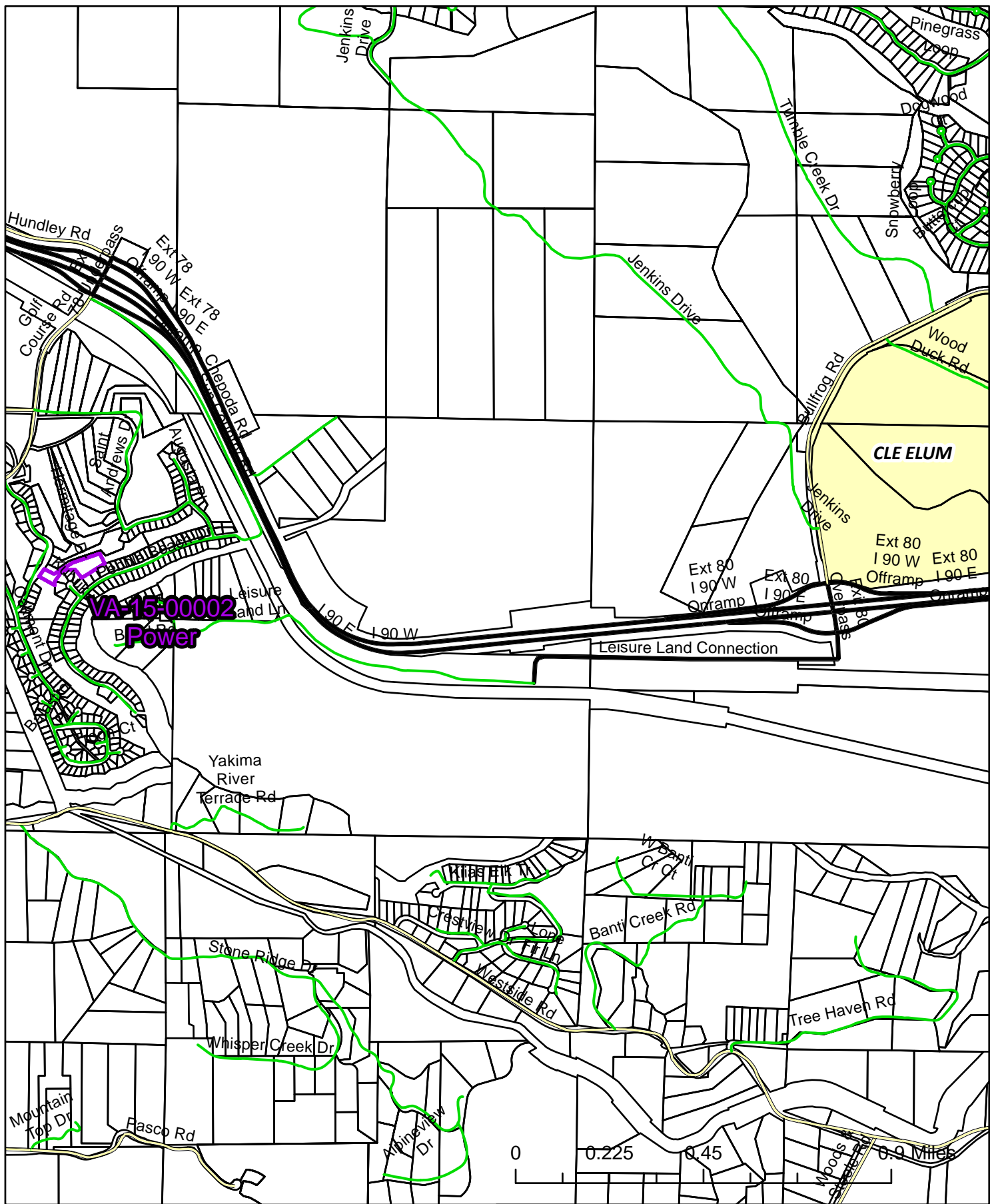
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Power

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Air  
Photo

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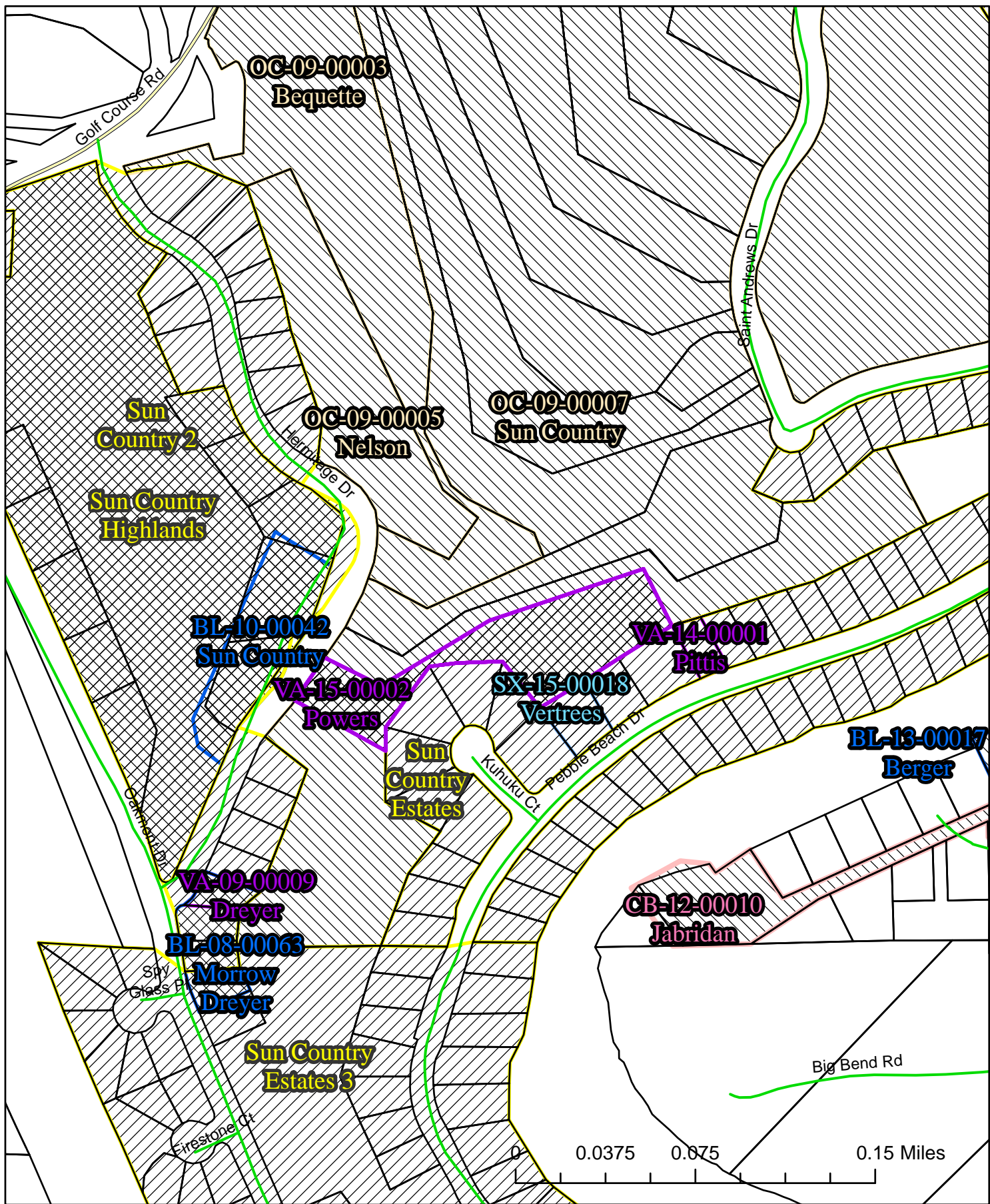


VA-15-00002  
Power

Area  
Map

8/25/2015

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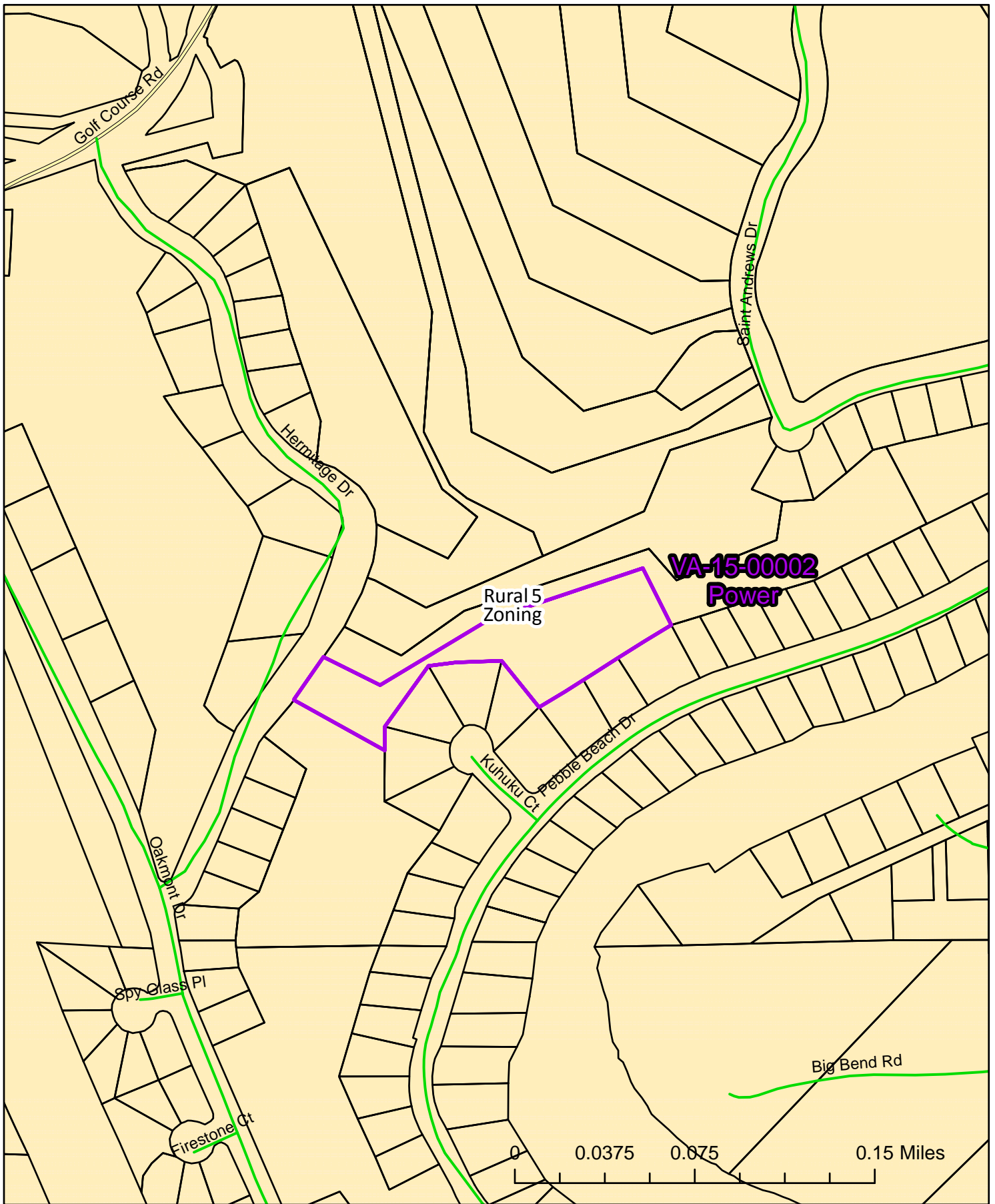


VA-15-00002  
Power

Regional Land Use  
Map

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VA-15-00002  
Power

8/25/2015

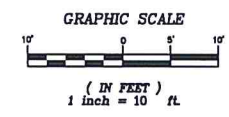
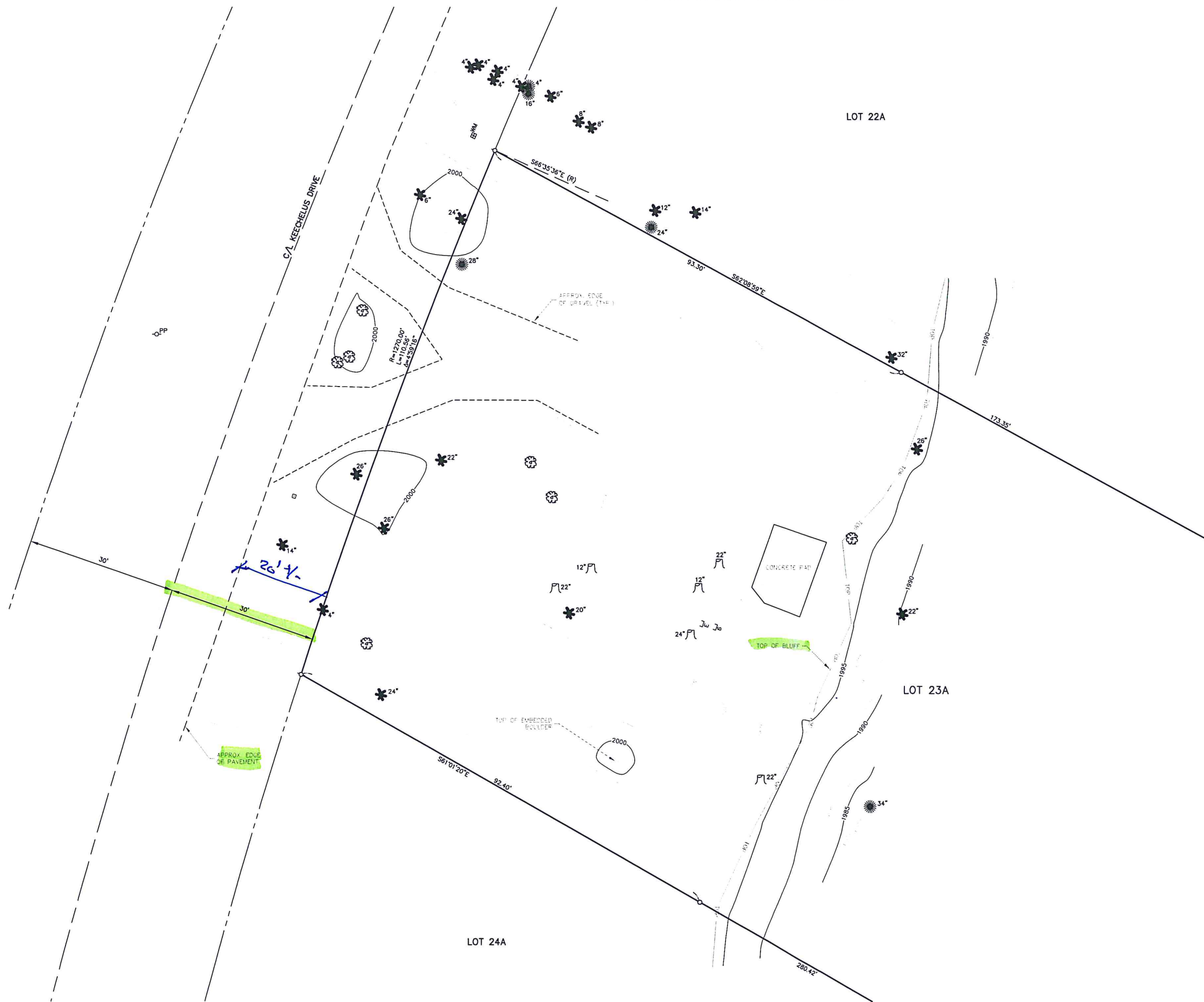
Zoning  
Map

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A PORTION OF LOT 23A, BOOK 35 OF SURVEYS, PAGES 74-77

A PORTION OF THE S 1/2 OF THE NE 1/4 OF SECTION 35, T. 20 N., R. 14 E., W.M.  
KITTITAS COUNTY, STATE OF WASHINGTON



DATUM:

THE ELEVATIONS SHOWN HEREON ARE FROM AN ASSUMED VERTICAL DATUM. THEY ARE ONLY TO SHOW THE RELIEF OF THE LAND AND DO NOT REPRESENT THE TRUE ELEVATION ABOVE SEA LEVEL.

CONTOUR INTERVAL—ONE FOOT.

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE BOUNDARY LINES AND THE TOPOGRAPHY OF A PORTION OF LOT 23A, BOOK 35 OF SURVEYS, PAGES 74-77.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 35 OF SURVEYS AT PAGES 74-77, UNDER AUDITOR'S FILE NO. 200806130002 AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY OF RECORD.
5. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON APRIL 16, 2015.

LEGAL DESCRIPTION:

PARCEL 23A OF THAT CERTAIN SURVEY AS RECORDED JUNE 13, 2008 IN BOOK 35 OF SURVEYS AT PAGES 74-77, UNDER AUDITOR'S FILE NO. 200806130002; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

ADDRESS:

KEECHELUS DRIVE  
CLE ELUM, WA 98922

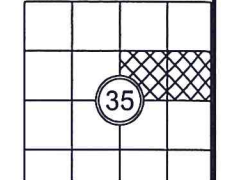
PARCEL INFORMATION:

PARCEL NO. 951945 & 956971  
MAP NO. 20-14-35000-0013 & 20-14-35000-0029

LEGEND

- FOUND 5/8" IRON ROD & CAP
- \* FIR TREE
- ☼ PINE TREE
- ⌒ STUMP
- ⊗ SHRUB
- ⌚ ELECTRICAL STUB
- PP UTILITY POLE
- ⌚ 6 INCH PVC
- ⊞ WATER METER
- TELEPHONE PEDESTAL
- (R) RADIAL BEARING
- ▨ GRAVEL SURFACE HATCH

INDEX LOCATION  
SEC. 35 T. 20N. R. 14E. W.M.



REVISIONS	DESCRIPTION	BY	DATE



BOB POWER  
TOPOGRAPHIC SURVEY

**Encompass**  
ENGINEERING & SURVEYING  
Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 391-1055  
Eastern Washington Division  
407 Southwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419  
www.EncompassLS.net

JOB NO.	15054
DATE	4/2015
SCALE	1" = 10'
DESIGNED	N/A
DRAWN	DLP/GW
CHECKED	DLP
APPROVED	DLP
SHEET	1 OF 1

J:\13\13054\SURVEYS\35\1501\_23\_24\DWG\_3\1501\_23\_24.dwg, SHEET 1, 4/23/2015 4:51:12 PM





JACKSON  
ARCHITECT  
311 FIRST AVENUE  
SEATTLE, WA  
206.324.4100  
WWW.JACKSONARCHITECT.COM

# POWER CLE ELUM RESIDENCE

DATE	NO.	DESCRIPTION
7/12/15		PROJECT START

**PROGRESS SET**

PROJECT NO.  
PROJECT MGR.  
DRAWN BY  
CHECKED BY



**SITE PLAN**  
1" = 10'-0"

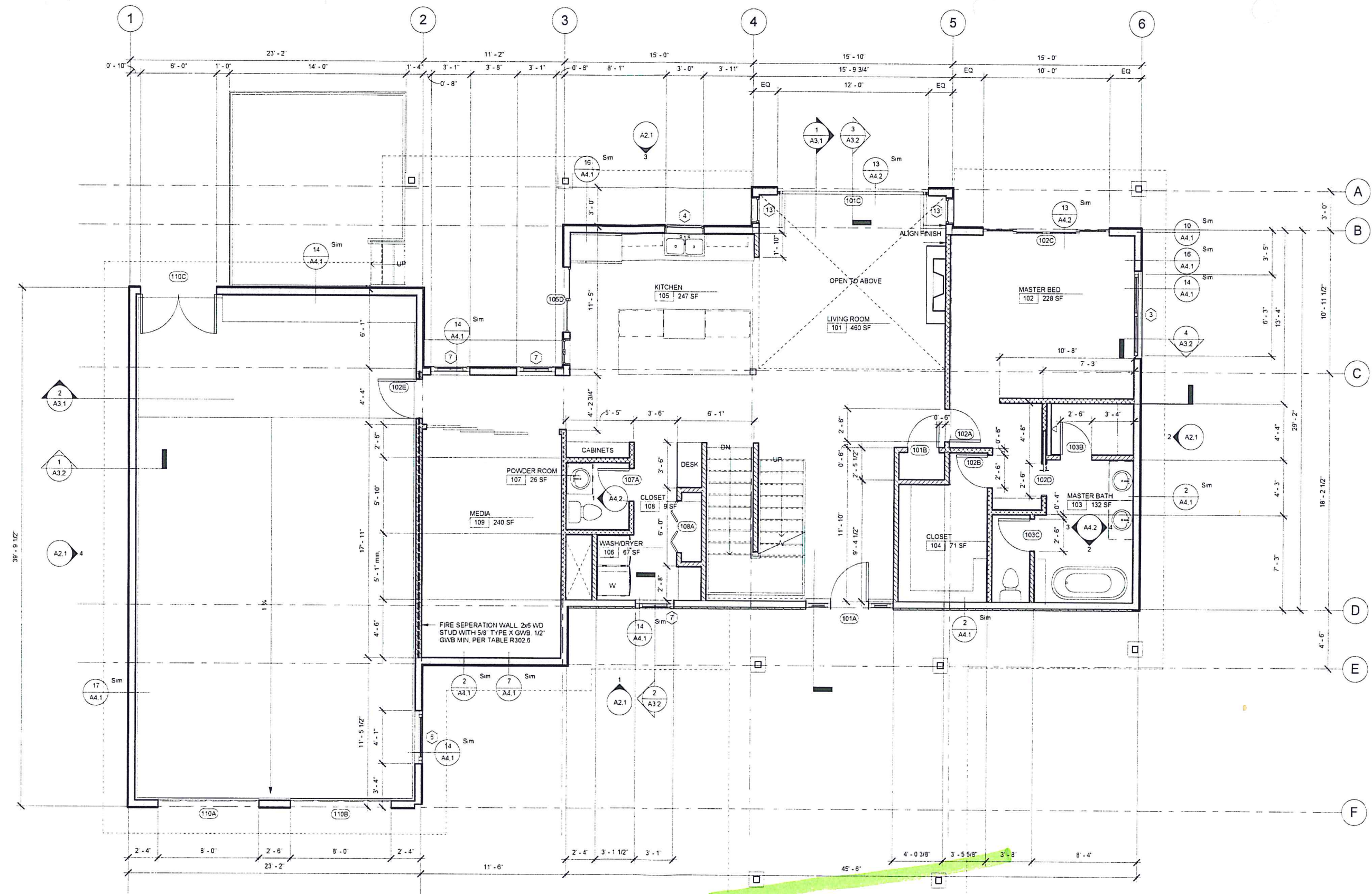
**POWER CLE ELUM**  
**RESIDENCE**

DATE	NO.	DISCRIPTION
2/12/15		PROJECT START

**PROGRESS SET**

PROJECT NO.  
 PROJECT MGR.  
 DRAWN BY  
 CHECKED BY

FIRST FLOOR



*ENCLOSURE*

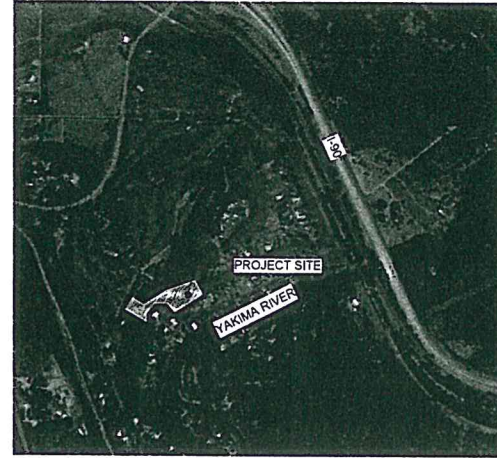
**FIRST FLOOR PLAN**  
 1/4" = 1'-0"



# GENERAL NOTES

- THE APPROVED PLANS SHALL NOT BE CHANGED OR ALTERED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL. THE APPROVED PLANS ARE REQUIRED TO BE ON THE JOB SITE.
- CONTRACTOR SHALL VERIFY AND CHECK ALL CONDITIONS AND DIMENSIONS AT THE BUILDING WHILE UNDER CONSTRUCTION. REPORT ANY INCONSISTENCIES TO THE ARCHITECT.
- ALL WORK SHALL MEET LOCAL CODES AND ORDINANCES.
- ALL WOOD MUST BE FIRE TREATED.
- COMPLIANCE CARD TO BE POSTED VERIFYING INSULATION INSTALLED IN WALL CEILINGS AND FLOORS (IF REQUIRED).
- PROVIDE PROTECTION TO COVER HOLES IN FRAMING WHERE FASTENERS COULD PUNCTURE PLUMBING AND WIRING.
- MAINTAIN 3" MIN. CLEARANCE BETWEEN CEILING FIXTURES AND INSULATION.
- ALL WOOD COMING IN CONTACT W/ CONCRETE SHALL BE PRESSURE TREATED (DECAY RESISTANT).
- CONTRACTOR DESIGNED ELECTRICAL. SUBMIT TO COVERING JURISDICTION FOR PERMIT. PROFESSIONAL STAMP REQUIRED.
- CONTRACTOR DESIGNED MECHANICAL. SUBMIT TO COVERING JURISDICTION FOR PERMIT. PROFESSIONAL STAMP REQUIRED.
- SERVICE WATER PIPES TO BE INSULATED PER THE 2012 WSEC IN UNHEATED SPACES.
- METAL DUCTS TO BE INSULATED AND JOINTS TO BE TAPED PER THE 2012 WSEC.
- BATT INSULATION (VAPOR BARRIERS) SHALL HAVE ALL TEARS AND JOINTS SEALED WITH TAPE.
- WALLS TO BE FIRED STOPPED.
- IF ANY ERRORS, OMISSIONS OR INCONSISTENCIES APPEAR IN THE DRAWINGS SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER OR ARCHITECT IN WRITING OF SUCH OMISSIONS, ERRORS, OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK. OR ACCEPT FULL RESPONSIBILITY OR COSTS TO RECTIFY SAME.
- TYPICAL DETAILS OR BUILDING STANDARDS SHALL APPLY WHERE NO SPECIFIC DETAILS ARE GIVEN.
- ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS ELEVATIONS SECTIONS AND DETAILS.
- ALL EXIT DOORS TO BE OPERABLE FROM INSIDE THE BUILDING WITHOUT KEYS OR SPECIAL KNOWLEDGE.
- FIRE EXIT DOORS TO BE OPERABLE FROM INSIDE THE BUILDING WITHOUT KEYS OR SPECIAL KNOWLEDGE.
- ALL INTERIOR WALL COVERING MATERIALS SHALL BE FIRE RESISTIVE OR SHALL BE TREATED TO BE FIRE RESISTIVE. SO AS TO RESULT IN A FLAME SPREAD RATING OF AT LEAST CLASS III FOR GENERAL AREAS AND CLASS II FOR EXIT WAYS. DELIVER CERTIFICATE TO LOCAL FIRE DEPARTMENT AS REQUIRED.
- ALL EQUALS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
- BIDDER DESIGN WORK TO BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- PENETRATIONS IN WALL REQUIRING PROTECTED OPENINGS ARE TO BE FIRE STOPPED.
- ALL EXTERIOR DOWN SPOUTS AND GUTTERS TO BE HEAT TRACED.
- TACTILE SIGNS STATING "EXIT" AND COMPLYING WITH ALL ICC/ANSI A117.1 REQ. SHALL BE PROVIDED AT EACH EXIT DOOR PER 703.3.11 AND CHAPTER 7 IN GENERAL.
- THE MEANS OF EGRESS INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED PER IBC 1006.1 ELECTRICAL DESIGN BUILD CONTRACTOR SHALL COMPLY AND SHALL SUBMIT A DEFERRED SUBMITTAL MEETING ALL REQUIREMENTS.
- THE BUILDING SHALL BE EQUIPPED WITH EMERGENCY LIGHTING AND IN THE EVENT OF A POWER FAILURE SHALL AUTOMATICALLY ILLUMINATE THE AREA OF THE EXIT DISCHARGE IMMEDIATELY ADJACENT TO THE DISCHARGE DOORS PER IBC 1006.3 ELECTRICAL DESIGN BUILD CONTRACTOR SHALL COMPLY AND SHALL SUBMIT A DEFERRED SUBMITTAL MEETING ALL REQUIREMENTS.
- PROVIDE A TACTILE EXIT SIGN TO COMPLY WITH ICC 117.1
- PROVIDE 90 MINUTES OF EMERGENCY LIGHTING AT ALL EXTERIOR DOORS VIA SEPARATE BATTERY OR UNIT EQUIPMENT.
- PROVIDE LOCKING DEVICE READILY DISTINGUISHED AS LOCKED WITH SIGN ON DOOR.
- THE MEANS OF EGRESS INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED TO MINIMUM 1 FOOT-CANDLE AT ALL TIMES THE SPACE IS OCCUPIED BY PREMISES ELECTRICAL SUPPLY. IN EVENT OF A POWER FAILURE THE LIGHTS SHALL OPERATE FOR A MINIMUM OF 90 MINUTES.
- TACTILE CHARACTER SIGNS SHALL BE INSTALLED PER ANSI STANDARDS CHAPTER 7 AND MOUNTED AT 48" A.F.F. WITH A MAX. HEIGHT OF 60" A.F.F. ADJACENT TO THE LATCH SIDE OF THE DOOR PER ANSI A117.1-2003 & 703.3.10 AND 11.
- PROVIDE VENTILATION AS REQUIRED BY WVIAC AND SUBMIT DESIGN TO CITY FOR REVIEW.
- MANUALLY OPERATED FLUSH BOLTS ARE NOT PERMITTED AND NO MORE THAN ONE OPERATION FOR THE UNLATCHING IS ALLOWED.

# VICINITY MAP



# PROJECT SCOPE

NEW 3,662 SF, 3 BEDROOM TWO-STORY SINGLE FAMILY RESIDENCE WITH 833 SF ATTACHED GARAGE IN CLE ELUM, WA.

# LEGAL DESCRIPTION

ACRES 0.29 PTN NE1/4 (PTN PARCEL 23A B35/P74-77) MUST BE SOLD WITH 20-14-35000-0029 P#556571, SEC 35, TWP 20, RGE 14

# SITE & BUILDING INFO.

<b>OWNERS</b>	ROBERT POWER 165 NE JUNIPER ST ISSAQUAH WA 98027
<b>TAX PARCEL NUMBER</b>	951945
<b>PROJECT ADDRESS</b>	
<b>GOVERNING BUILDING CODE</b>	2012 INTERNATIONAL BUILDING CODE 2012 INTERNATIONAL RESIDENTIAL CODE
<b>SITE STATISTICS</b>	
ZONE-	RURAL 5 ZONING
SITE AREA-	.29 ACRES
REQUIRED BUILDING SETBACKS-	
FRONT-	25'-0"
SIDE (INTERIOR)-	15'-0"
REAR-	25'-0"
BLUFF-	20'-0" (25'-0" ACTUAL)
<b>BUILDING STATISTICS</b>	
ALLOWABLE HEIGHT-	
ACTUAL HEIGHT-	

# BUILDING AREA

1ST FLOOR AREA	1,627 SF
2ND FLOOR AREA	1,073 SF
GARAGE AREA	962 SF
<b>TOTAL AREA</b>	<b>3,662 SF</b>

# DRAWING INDEX

ARCHITECTURAL	
A0.0	COVER
A0.1	SITE PLAN
A1.1	BASEMENT PLAN
A1.2	FIRST FLOOR PLAN
A1.3	SECOND FLOOR PLAN
A1.4	LOWER ROOF PLAN
A1.5	UPPER ROOF PLAN
A1.6	1ST FLOOR RCP
A1.7	2ND FLOOR RCP
A2.1	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	WALL SECTIONS
A4.1	EXTERIOR DETAILS
A4.2	DETAILS
A4.3	SCHEDULES

# ENERGY CODE REQ.

MINIMUM REQ'D R-VALUES AND U-VALUES PER 2012 WASHINGTON STATE ENERGY CODE RESIDENTIAL PROVISIONS CHAPTER 4

R-VALUE OF ALL INSULATION TO BE AS FOLLOWS

CLIMATE ZONE 4C (PER TABLE R301.1)	
ROOFS ATTIC =	R-49
FLOORS =	R-21
OPAQUE WALLS =	R-21
OPAQUE DOORS =	U-0.37
GLAZING (NONMETAL FRAMING) =	U-0.30 SHGC 0.40

### NOTES

- ALL FACED BATTS TO BE TAPED TO PROVIDE VAPOR BARRIER
- VAPOR BARRIER TO BE INSTALLED ON WARM SIDE
- PROVIDE SEALANT, CAULKING AND GASKETING AS REQUIRED BY NREC-SEE ALSO GENERAL NOTES
- INSTALL WEATHERSTRIPPING AS REQUIRED AT ALL EXTERIOR PENETRATIONS WINDOWS AND DOORS.
- HIGH EFFICIENCY HVAC EQUIPMENT 3b AIR-SOURCE HEAT PUMP WITH MINIMUM HSPF OF 8.5 TO QUALIFY TO CLAIM THIS CREDIT. THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.
- ELECTRIC WATER HEATER WITH A MINIMUM EF OF 0.93 AND FOR BOTH CASES ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS B TO QUALIFY TO CLAIM THIS CREDIT. THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY AND SHALL SPECIFY THE MAXIMUM FLOW RATES FOR ALL SHOWERHEADS, KITCHEN SINK FAUCETS AND OTHER LAVATORY FAUCETS

# LEGEND

	NEW 2X4 WALL (2x6 AT PLUMBING WALLS) @ 24" O.C. W/ GWB EA. SIDE
	NEW 2X4 WALL HELD 2" OFF OF WALL, R-21 BATT INSULATION, GWB INTERIOR SIDE OF WALL.
	NEW 2X4 WALL (2x6 AT PLUMBING WALLS) @ 24" O.C. W/ GWB EA. SIDE WITH SOUND BATTS
	NEW 2X6 WALL @ 16" OC W/ GWB AT INTERIOR AND EXTERIOR SHEATHING PER STRUCTURAL W/ BLDG PAPER, EXTERIOR FINISH PER ELEVATIONS, PROVIDE R-49 BATT INSULATION W/ VAPOR BARRIER WARM SIDE
	NEW 2X6 FIRE SEPERATION WALL @ 16" OC W/ GWB AT INTERIOR AND EXTERIOR SHEATHING PER STRUCTURAL W/ BLDG PAPER, EXTERIOR FINISH PER ELEVATIONS, PROVIDE R-49 BATT INSULATION W/ VAPOR BARRIER WARM SIDE
	NEW DOOR. MATERIAL & FINISH PER SCHEDULE

# VENTILATION CALCS

### ROOF VENTILATION

**LOWER ROOF**  
MIN. NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE PER IBC 2012 R806.1

1,128 SF  
1,128 / 150 = 8 SF

**UPPER ROOF**  
MIN. NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE PER IBC 2012 R806.1

1,150 SF  
1,150 / 150 = 8 SF

**FOUNDATION VENTILATION:**  
MIN. NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE PER IBC 2012 R408.1

ZONE 1) 246 SF VENTILATED SPACE  
(246 x 12) / 150 = 19.68" NFA REQ.

ZONE 2) 408 SF VENTILATED SPACE  
(408 x 12) / 150 = 32.64" NFA REQ.

# PROJECT TEAM

<b>OWNER</b> KTR CAPITAL 20024 87TH AVENUE SOUTH KENT, WA 98031	<b>ARCHITECT</b> JACKSON   MAIN ARCHITECTURE P.S. 311 FIRST AVENUE SOUTH SEATTLE, WA 98104
<b>STRUCTURAL ENGINEER</b> SMITH COMPANY STRUCTURAL ENGINEERS 19011 WOODINVILLE SNOHOMISH RD NE STE 100 WOODINVILLE, WA 98072	<b>GENERAL CONTRACTOR</b> BOYCE CONSTRUCTION 270 SOUTH HANFORD STREET SEATTLE, WA 98134

# SEPARATE SUBMITTAL

ELECTRICAL  
MECHANICAL  
PLUMBING

# SYMBOLS

	1	SIM	BUILDING SECTION
	1	SIM	WALL SECTION
	1		DETAIL
	1 Ref		EXTERIOR ELEVATIONS
	1 Ref		INTERIOR ELEVATIONS
	0		GRID LINES - COLUMN
	101	150 SF	ROOM NAME & NUMBER
	11		CASEWORK NUMBER
	11		WALL PARTITION TYPE
	1		REVISION TAG
	11		DOOR TAG
	11		WINDOW TAG



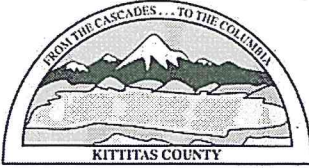
POWER CLE ELUM RESIDENCE

DATE	NO.	DESCRIPTION
2/12/15		PROJECT START

PROGRESS SET

PROJECT NO.  
PROJECT MGR.  
DRAWN BY  
CHECKED BY





## ZONING VARIANCE APPLICATION

*Relief from a provisions of Title 17 when, because of unusual circumstances, following such provision would cause undue hardship (See KCC 17.84)*

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

### REQUIRED ATTACHMENTS

- 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.
- Project Narrative responding to Questions 9 and 10 on the following pages.

### APPLICATION FEES:

\$523.00	Kittitas County Community Development Services (KCCDS)
\$235.00	Kittitas County Environmental Health
\$50.00	Kittitas County Department of Public Works
\$65.00	Kittitas County Fire Marshal
<b>\$873.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

### For Staff Use Only

Application Received By (CDS Staff Signature): <div style="text-align: center; font-size: 2em; font-family: cursive;">Jm</div>	DATE: <div style="text-align: center; font-size: 1.5em; font-family: cursive;">7-22-15</div>	RECEIPT # <div style="text-align: center; font-size: 1.5em; font-family: cursive;">VA-15-00002</div>	<div style="font-size: 2em; color: red; font-weight: bold; transform: rotate(-5deg);">PAID</div> <div style="color: red; font-weight: bold; font-size: 1.2em;">JUL 22 2015</div> <div style="color: red; font-weight: bold; font-size: 1.2em;">KITTTAS CO.</div> <div style="color: red; font-weight: bold; font-size: 1.2em;">CDS</div>
			DATE STAMP IN BOX

**GENERAL APPLICATION INFORMATION**

1. **Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*

Name: Bob Power & Michelle Raymond  
Mailing Address: 18543 NE 19<sup>th</sup> Place  
City/State/ZIP: Bellevue, WA 98008  
Day Time Phone: (425) 652-2551  
Email Address: bpower@seaconllc.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: n/a  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

3. **Name, mailing address and day phone of other contact person**  
*If different than land owner or authorized agent.*

Name: n/a  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

4. **Street address of property:**

Address: Lot 23, Hermitage Dr., Sun Country  
City/State/ZIP: Cle Elum, WA

5. **Legal description of property (attach additional sheets as necessary):**  
The NE ¼ Section Number 35, Township 20N, Range 14E, Kittitas County, WA

6. **Tax parcel number:** 951945/20-14-35000-013 & 956971/20-14-3500-0029

7. **Property size:** +/- .25 acres & 2.75 acres (acres)

8. **Land Use Information:**

Zoning: \_\_\_\_\_ Comp Plan Land Use Designation: \_\_\_\_\_

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, and the provision of zoning code for which this variance is requested and the way in which you wish to vary from the code.
10. **A variance may be granted only when the following criteria are met (see KCC 17.84.10). Please describe in detail how each criteria is met for this particular request:**
- 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.
  - 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.
  - C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.
  - D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

**AUTHORIZATION**

11. 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 transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

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

Date:

X \_\_\_\_\_

\_\_\_\_\_

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

Date:

X \_\_\_\_\_

7/22/2015



- 9) Narrative: The project consists of two tax parcels making up one lot. The approximate .25 acre parcel is the buildable tax lot with the remaining parcel being designated open space. Additionally, the boundary between the two parcels is the top of a bluff. The design as proposed sets the house construction a minimum of 25 feet from the bluff. The required set back is 20 feet.

The request for a variance is to allow for a covered parking area at the front entry to encroach in to the building set back 6 feet. The columns supporting the overhang are set back 1 foot, so physical building supports will be no more than a 5 foot encroachment.

- 10) a) The unusual circumstance driving this request for a variance is to maximize the setback from the bluff for building construction. The benefit in approving the variance is maximizing the distance from an adjacent steep topography, minimizing the potential for slope disturbance.
- b) The variance is necessary to allow the development of the lot consistent with other lots in the Sun Country Development. This lot is slightly shallower than the bulk of the lots in the area, so to develop the lot consistent with other homes in the area while respecting the proximity to the bluff, this variance is necessary.
- c) The community supports this variance. (See attached letter from Sun Country Architectural Committee). This variance has the support, in particular, of the adjacent Lots 20 – 22, which have similar conditions as well. There will be no detrimental impact to the public welfare if this variance is approved.
- d) The granting of this variance will not adversely affect the realization of the comprehensive development pattern. This lot is located on a private road (Hermitage Drive), and there is an approximately 20 foot setback from the edge of the paved section to the edge of the lot. There are no plans to widen the road. The covered parking area will not represent an actual portion of the house encroaching into the set back and is consistent with plans for development on adjacent lots.

April 22, 2015

Bill Powers  
1853 N.E. 19<sup>th</sup> Place  
Bellevue, WA 98008

Bill:

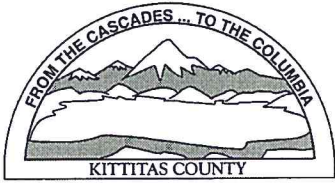
Thank you for submitting the preliminary plans for your residence on Lot 23 H, Sun Country.

When completed it will be an asset for you and for our community. We have reviewed the plans and find them satisfactory. We noticed that part of your covered drive-thru extends into the 25 ft. setback. We like your decision to save the backyard as much as possible and because the drive-thru design will add a nice visual to the street view, we at SCMA will consider that intrusion as part of your driveway system. Therefore, we have no objections to this design.

The final decision rests with Kittitas County but we at SCMA would not object if the county decides to forgo their formal process that deals with setback requirements.

Ralph Moore, Chairman  
SCMA Architectural Committee

A handwritten signature in black ink, appearing to read "Ralph Moore", written in a cursive style.



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

**RECEIPT NO.:** 00026334

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 030117

**Date:** 7/22/2015

**Applicant:** POWER, ROBERT W ETUX

**Type:** check # 1004

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-15-00002	ADMINISTRATIVE VARIANCE	523.00
VA-15-00002	ADMIN VARIANCE FM FEE	65.00
VA-15-00002	PUBLIC WORKS ADMIN VARIANCE	50.00
VA-15-00002	EH LAND USE VARIANCE REVIEW	235.00
	Total:	873.00