

*Chris Emmer 360-296-4963*

#### **Project Narrative**

**Description:** I propose to build an approximately 1400 Square Foot two story Accessory Building at 101 Jay Way, Snoqualmie Pass WA 98068. The proposed location of the structure being as far South West on the lot as setbacks will allow. 5' from the West, 25' from the South.

The provision of the critical areas code is set forth below.

As depicted on the critical areas mapping of the site shown on Page 12 of the CAR, wetlands, streams and buffer cover 100% of all the Jay way parcels.

In order to develop each of these parcels with a single-family home or accessory building as they area zoned for, would require some impact to the buffer of wetland and or stream buffer.

Since the entire site is taken up by critical areas and buffers, there is no area on the site to accommodate buffer averaging to fit any proposed improvements. As a result, the use of KCMC 17A.04.030.6 which provides the criteria to do buffer averaging for impacts to the buffer/RMZ of the stream is not feasible.

The only way any improvements on these parcels can occur is the use of Reasonable Use Exception, as described in KCMC 17A.01.060. The use of this provision will be required to construct and improvement on these parcels.

This portion of the code states;

#### **17A.01.060 Exceptions**

**2. Reasonable Use.** If the application of this Title would deny all reasonable economic use of the subject property, the County shall determine if the property owner may apply for an exception pursuant to the following:

**a. Exception Request and Review Process.** An application for a reasonable use exception shall be made to the County and shall include a critical area report, as described in KCC 17A.01.080, including mitigation plan, if

necessary; and any other related project documents, such as permit applications to other agencies, special studies, and environmental documents prepared pursuant to the State Environmental Policy Act (Chapter 43.21C RCW and rules thereunder in Chapter 197-11 WAC).

The application shall follow the administrative project permit review process outlined in KCC 15A.03. In determining what is considered reasonable use of an undeveloped parcel, the Director may consider additional information such as zoning, and comparable structure sizes and land uses of the surrounding area.

b. Director Review. The Director shall approve, approve with conditions, or deny the request based on the proposal's ability to comply with all the reasonable use exception criteria in Subsection 2(c).

The proposed cumulative impacts from any structure constructed on each parcel of Jay Way would not impact the functions of any of these critical areas. To compensate for any impact's mitigation measures would be undertaken at an appropriate ratio of 1:1 for impacts to include thinning of overstory trees and placement of an appropriate native shrub understory. Currently the majority of the parcels consists of a dense, dark forest with too many closely spaced immature trees. Thinning and placement of native understory shrubs would increase the functions of these buffers.

The proposed buffer enhancement will result in no net loss of buffer function to the critical areas and utilizes best available science. Per CAR provided by Ed Sewall

Chris Immer 2/10/25

 2/14/25