

## PROJECT NARRATIVE – REASONABLE USE EXCEPTION

**Address:** 208xx 12<sup>th</sup> Ave S

**Tax Parcel(s) #:**

- 7686205835

**Zoning:** UL - 7200

**Corresponding Submittal Documents:**

- Master Land Use Application
- Wetland Survey
- Site Plan
- Site Survey

**Narrative:**

It has been determined that a Category 3 Wetland exists near the center of the existing property and extends onto the Northwestern portion of the Easterly lot with a corresponding 105' buffer. The Easterly lot contains a Class 2 Stream with a corresponding 100' buffer which extends onto the subject property. See Exhibit "A"

Due to the setbacks required for a reasonable building site, the application of this Chapter (15.700 critical areas) would deny all reasonable use (as defined in SMC 15.105.180) of the property.

There is no other reasonable use with less impact on the critical area. Based on the layout of the lot and the locations of the wetlands, the site plan portraying the location of a 30'x50' building pad would pose the least amount of impact on the critical area.

The proposed development does not pose an unreasonable threat to the public health, safety or welfare on or off the development proposal site and is consistent with the general purposes of this chapter and public interests.

Any alterations permitted to the critical area shall be the minimum necessary to allow for reasonable use of the property.