



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT EXEMPTION

APPLICANT NAME	PHONE	MAILING ADDRESS	CITY/STATE/ZIPCODE
Easton Adventure Properties	845-283-8950	6912 220 th St. SW Suite 200	Montlake Terrace, WA 98043
Patrick Nolan	203-823-5833	2819 N Airport Rd.	Ellensburg, WA 98926

DEVELOPMENT SITE LOCATION

3003 FS Rd 4823
Easton, WA 98925
Parcel # 746136
Map # 21-12-36040-0005

FLOODPLAIN/ShORELINE

Rural Conservancy
FIRM #: 53037C0320D
WRIA 39

PROJECT DESCRIPTION

The applicant/authorized agent is placing a new concrete pad and moving propane tanks on the property.

THIS DEVELOPMENT IS EXEMPT PURSUANT TO WAC 173-27-040(2)(a), KCC 17B.07.030(2)(a) and KCC 17B.05.050(B)(3): A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT IS NOT REQUIRED FOR THIS PROJECT.

THE FOLLOWING CONDITIONS ARE REQUIRED PURSUANT WAC 173-27:

1. All work shall substantially conform to the specifications of the site plan and application materials submitted to Kittitas County Community Development Services on April 17, 2023 and critical areas evaluation dated December 6, 2022.
2. A floodplain development permit (FP-22-00010) has been issued by Kittitas County Public Works. All conditions of the floodplain development permit shall be met.
3. A permit from the Fire Marshal's office for the propane tank placement shall be obtained and all conditions adhered to.
4. Should ground disturbing or other activities related to this proposal result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP) and Colville Tribe. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
5. Issuance of this shoreline exemption permit does not authorize access onto private property or waive other jurisdictional agency requirements. The permittee shall obtain consent from respective property owner(s) prior to entering onto private property and shall obtain and comply with all applicable federal and state permit requirements in completing the proposed development.
6. Issuance of this shoreline exemption will not create liability on the part of Kittitas County or any officer or employee thereof, for any on or off-site injury or damages that may result from this project.

CONSISTENCY ANALYSIS

A shoreline substantial development permit is not required for the project as described due to an exemption allowed pursuant to WAC 173-27-040(2)(a), KCC 17B.078.030(2)(a) and compliance with the KCC 17B.05.050(B)(3) for an interrupted buffer. Although exempted by statute/rule, such exempt developments must comply with all other regulatory requirements of the Shoreline Management Act and Kittitas County Shoreline Master Program.

- Nothing in these regulations shall obviate any requirement to obtain any permit, certificate, license, or approval from any state agency or local government (See Revised Code of Washington 90.58.360).
- The Development will comply with all applicable provisions of Kittitas County Code.
- All development shall take place outside the 115-foot buffer or more from the Ordinary High-Water Mark. Propane tanks

must be at least 100 feet away from the Ordinary High-Water Mark and outside of Floodway boundaries.

Approved by: Jeremiah Cromie, Planner II

Date of Issuance: May 10, 2023 **File No.:** SX-23-00005

