



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

“Building Partnerships – Building Communities”

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT EXEMPTION

APPLICANT NAME	PHONE	MAILING ADDRESS	CITY/STATE/ZIPCODE
Gilles Toussaint	206-512-4345	P.O. Box 513	Black Diamond WA, 98010

DEVELOPMENT SITE LOCATION
 571 Timber Cove Ronald WA, 98940
 S1728, T21N, R14E WM, in Kittitas County WA

FLOODPLAIN/ShORELINE
 Lake Cle Elum
 FIRM #: 5300950140B
 WRIA 39

PROJECT DESCRIPTION
 Construction of a new single family residence.

**THIS DEVELOPMENT IS EXEMPT PURSUANT TO WAC 173-27-040(2) (g).
 A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT IS NOT REQUIRED FOR THIS PROJECT.**

THE FOLLOWING CONDITIONS ARE REQUIRED PURSUANT WAC 173-27-040(1):

1. All work shall substantially conform to the specifications of the JARPA submitted to Kittitas County Community Development Services by Mr. Toussaint on January 27, 2016.
2. 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.
3. 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.
4. This project is subject to KCC 17A Critical Areas and all other applicable city, county, state and/or federal regulations.

CONSISTENCY ANALYSIS

A shoreline substantial development permit is not required for the project as described due to exemption WAC 173-27-040(2)(g). 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.

- The Development will comply with the Washington State Water Code (See KCSMP Section 18).
- Buffer strips of permanent vegetation between shoreline development and associated water bodies are encouraged, and private and public land owners shall be responsible for the preservation of vegetation to minimize erosion within the shoreline areas (See KCSMP Section 19).
- The Development will control erosion and thereby improve water quality (See KCSMP Section 19).
- Single-family residences are permitted in a Conservancy Environment (See KCSMP Section 33 (3b))
- Nothing in these regulations shall obviate any requirement to obtain any permit, certificate, license, or approval from any state agency or local government (See KCSMP Section 46).

Approved By	Date of Issuance	File No.	No. Pages
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