

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT EXEMPTION

| APPLICANT NAME | PHONE | MAILING ADDRESS | CITY/STATE/ZIPCODE |
|----------------|--------------|--------------------------------|--------------------|
| Dave Hurwitz | 425-503-2178 | 18449 196 th Ave SE | Renton, WA 98058 |

DEVELOPMENT SITE LOCATION

341 Teanaway Terrace Road; Section 25, T 20 N,
R 16 EWM, Ptn SW ¼, Lot A-22, Survey #508886
47.193927 lat / -121.786276 long
Map No. 20-16-25000-0031

FLOODPLAIN/Shoreline

Teanaway River
FIRM #: 5300950266B
WRIA 39

PROJECT DESCRIPTION

Applicant wishes to expand his residential area toward the waterfront but at a distance to the OHWM less than the structure already exists, and not expanding it outside the existing building envelope latterly, thereby, not increasing the non-conformance of the structure to the shorelines regulations.

**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. 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 private property, and shall obtain and comply with all applicable federal and state permit requirements in completing the proposed development.
2. 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.
3. 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 Kittitas County Code Chapter 14.08, specifically Section 14.08.300(2): construction or reconstruction of residential structures is prohibited within designated floodways, except for: (a) repairs, reconstruction, or improvements to a structure which do not increase the ground floor area..." and Section 14.08.090, development permit required.
- 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 Kittitas County Shoreline Master Program Section 6.20).
- The proposed shoreline activity is consistent with the Residential Development section of the Kittitas County Shoreline Master Program (6.14) and is a permitted activity in the Shoreline Residential Environment Designation. (See Kittitas County Shoreline Master Program Section 4.7).
- The proposal for the minor addition to the existing nonconforming single family residence is consistent with Kittitas County Shoreline Master Program Section 7.2(4)(c)(ii) which allows for nonconforming structures to be enlarged or expanded provided that said enlargement does not increase the extent of nonconformity by further encroaching upon or extending into areas where construction would not be allowed for new development.
- 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).

Note: Upon staff review of this project, the SEPA official has determined that SEPA is not required because it is exempt per WAC 197-11-800(2)(f) “additions or modifications to or replacement of any building or facility exempted by subsections (1) and (2).” WAC 197-11-800(1)(b) exempts the construction and location of up to four single family residences.

| Approved By | Date of Issuance | File No. | No. Pages |
|--|------------------|-------------|-----------|
| Robert “Doc” Hansen  | April 25, 2016 | SX-16-00007 | 2 |