



# 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
Dennis & Yvonne O'Leary	(425) 279-3498	22012 NE 78 <sup>th</sup> St	Redmond, WA 98053

### DEVELOPMENT SITE LOCATION

1130 Lambert Rd; Section 04, T 19 N,  
R 16 NE ¼, Ptn NE ¼, Lot 2, Survey #674555  
47.174530 lat / -120.836807 long  
Map No. 19-16-04010-0011

### FLOODPLAIN/ShORELINE

Teanaway River  
FIRM #: 5300950262B  
WRIA 39

### PROJECT DESCRIPTION

Applicant wishes to repair and maintain existing bank rip rap. No new use or structures are being replaced. Exemption is applicable to Kittitas County Shoreline Master Program Section 7.3.2.b, normal maintenance and repair.

**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 Permit Exemption section of the Kittitas County

Shoreline Master Program (7.2).

- The proposal for the normal maintenance and repair to the existing bank rip rap is consistent with Kittitas County Shoreline Master Program Section 7.3.2.b which allows for normal maintenance and repair of any structure or use.
- 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).

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**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).”**

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Approved By	Date of Issuance	File No.	No. Pages
Rose Shriner 	July 17, 2016	SX-16-00010	2