

KITTTITAS 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
J. Scott Nicholson	206-948-9326	PO Box 403	Easton WA 98925

DEVELOPMENT SITE LOCATION

W half of lot 23, Kachess #2
Section 17, T21N, R13E WM, Kittitas County WA
47.314894 lat / -121.251472 long

FLOODPLAIN/ShORELINE

Lake Kachess
FIRM #: 5300950125B
WRIA 39

PROJECT DESCRIPTION

Construct accessory structure [garage] to an existing 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. 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.

- 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 an accessory garage structure on an 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
Rose Shriner 	July 19 th , 2016	SX-16-00012	2