

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
Rob Girling	(425)-214-2965	16423 NE 148 th PL	Woodinville, WA, 98072

DEVELOPMENT SITE LOCATION

18501 Salmon La Sac Road
Ronald, WA 98940
Assessor's Map Number
21-14-21050-0001
NW ¼, Section 21, T21, R14E
Parcel # 951650

FLOODPLAIN/ShORELINE

FIRM # 5300950140B
Cle Elum Lake

PROJECT DESCRIPTION

Applicant wishes to build a single family residence on a parcel on Lake Cle Elum, along with a detached garage. The single family residence, along with associated patio space, is 3900 ft². The detached garage is approximately 1100 ft².

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 Permit Exemption section of the Kittitas County Shoreline Master Program (7.3(2)(g)).
- The proposal for a single family residence is consistent with Kittitas County Shoreline Master Program Section 7.3., which allows construction of single family residences.
- 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).

- Construction will conform substantially to the submitted site plan. All shoreline and road setbacks will be observed.

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(1)(b) as “The construction or location of four detached single family residential units.”

Approved By	Date of Issuance	File No.	No. Pages
Dusty Pilkington 	August 31 st , 2016	SX-16-00020	2