



**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
Ronald Ray Henning	206-459-1943	6029 Hawthorne Ter NE	Tacoma WA 98422-1200

**DEVELOPMENT SITE LOCATION**

450 Teanaway Acres Rd.

Cle Elum Wa. 98922-8336

**FLOODPLAIN/ShORELINE**

Shoreline: Teanaway River

FIRM # 5300950262B

**PROJECT DESCRIPTION**

Normal maintenance and repair of bulkhead.

**THIS DEVELOPMENT IS EXEMPT PURSUANT TO WAC 173-27-040(2)(c).**

**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 application submitted to Kittitas County Community Development Services by Mr. Henning on September 16, 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.
5. The proposed activity will occur on a floodplain. If any development in outside the scope of that listed in the application on file occurs, application must be made to Kittitas County Public Works for a floodplain permit. Any such work must be performed in accordance with Kittitas County Code 14.08.

**CONSISTENCY ANALYSIS**

A shoreline substantial development permit is not required for the project as described due to exemption WAC 173-27-040(2)(c). As repair and or maintenance to an existing bulkhead, the project is exempt from Shorelines Substantial Development Permitting. 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 (See KCSMP 5.3A(5)).
- Single Family Residences are permitted in a Shoreline Residential Environment (See KCSMP 4.9).
- Nothing in these regulations shall obviate any requirement to obtain any permit, certificate, license, or approval from any state agency or local government.

Approved By  
Dusty Pilkington



Date of Issuance  
October 06<sup>th</sup>, 2016

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