



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT EXEMPTION

APPLICANT NAME	PHONE	MAILING ADDRESS	CITY/STATE/ZIPCODE
Bradley Colman and Peter Shaffer	509-426-1493	11325 207th AVE SE	Issaquah WA 98027
Jim Miller, Alpine Design	509-929-1287	581 Strange Rd	Ellensburg WA 98926

DEVELOPMENT SITE LOCATION

15 Gold Creek Rd
Snoqualmie Pass, WA

FLOODPLAIN/ShORELINE

Shoreline: Gold Creek
FIRM # 5300950050B

PROJECT DESCRIPTION

Rebuilding of 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. All work shall substantially conform to the specifications of the application submitted to Kittitas County Community Development Services by Jim Miller on February 2nd, 2017.
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. Site investigations indicate that the floodplain may extend further than floodplain maps indicate, with potential for a new stream channel to develop near the site during a large flood event. The applicant shall contact Kittitas County Public works at (509)-962-7610 to determine mitigation measures prior to issuance of building permits.

CONSISTENCY ANALYSIS

A shoreline substantial development permit is not required for the project as described due to exemption WAC 173-27-040(2)(g). As a single family residence that does not materially interfere with the normal public use of the Shoreline, 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 the 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
February 7th, 2017

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SX-17-00002

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