

Dusty Pilkington

From: Michael Flory
Sent: Monday, February 06, 2017 10:54 AM
To: Dusty Pilkington
Subject: RE: SX-17-00002 Shaffer

Building has no comments unless Floodplain Manager requires some type of flood proofing.

Michael Flory Certified Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
mike.flory@co.kittitas.wa.us
P: 509.933.8222
F: 509.962.7682



"Building Partnerships-Building Communities"

From: Dusty Pilkington
Sent: Monday, February 06, 2017 10:41 AM
To: Karen Hodges; Michael Flory; Downes, Scott G (DFW)
Subject: SX-17-00002 Shaffer

Attached is a draft of the Shoreline Exemption for the Gold Creek Property. Once it has been looked over, I will be able to send it out.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

Dusty Pilkington

From: Michael Flory
Sent: Wednesday, February 08, 2017 7:53 AM
To: Dusty Pilkington
Subject: RE: SX-17-00002 Shaffer

Thanks Dusty. Looks good and puts the mitigation issues, if any, in PWs court.

Mike

Sent from my Verizon 4G LTE smartphone

----- Original message -----

From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>
Date: 2/7/17 3:48 PM (GMT-08:00)
To: Michael Flory <mike.flory@co.kittitas.wa.us>
Subject: SX-17-00002 Shaffer

Mike,

Attached is the exemption so that you can keep it on hand when building permits come in.

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

Dusty Pilkington

From: Dusty Pilkington
Sent: Tuesday, February 07, 2017 3:52 PM
To: 'ECY RE CRO SEPA COORDINATOR'
Subject: SX-17-00002 Shaffer
Attachments: SX-17-00002 Shaffer Exemption Signed.pdf; SX-17-00002 ShafferSitePlan.pdf

Greetings. Attached is the exemption, along with the site plan for the Shaffer project. Thank you.

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Dusty Pilkington

From: Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>
Sent: Monday, February 06, 2017 11:27 AM
To: Karen Hodges; Dusty Pilkington
Cc: Michael Flory; Mark Cook; Renfrow, Brent D (DFW)
Subject: RE: SX-17-00001 Shaffer
Attachments: Gold Creek Jim Miller Cabin.pdf

Karen,

Thanks for the reply. Attached is a slideshow series put together of maps and a few photos from our November visit to the site. Hopefully that will help in place of a site visit (for now, until snow clears). Feel free to share these with anybody that needs them and am happy to sit down and chat on these. We do have LiDar for this area, shown on the screen shots, which does greatly help to determine the story here. Mitch Long with KCT is also looking at his instream project here and has done extensive modeling of flows and groundwater and we could pull that in if needed, including I'm sure Mitch would be happy to join a meeting if that is helpful to county folks.

As shown in the slides, the cabin property is directly adjacent to an old side channel of Gold Creek that is only "mostly dry" right now because there is a dike upstream blocking the path of water from Heli's Pond back into main channel Gold Creek. If that dike were to break (and will at some point without continued maintenance-it is mostly alluvial gravel, small stuff) then the cabin property would have an active flowing channel next to his property. If he rebuilds his cabin, it should be done in a way to expect some future channel flows near his property and in a way as to not expect to alter the side channel with bank protection in the future.

Scott

Scott Downes

Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Office-509-457-9307
Cell-509-607-3578

From: Karen Hodges [mailto:karen.hodges@co.kittitas.wa.us]
Sent: Monday, February 06, 2017 9:35 AM
To: Downes, Scott G (DFW); Dusty Pilkington
Cc: Michael Flory; Mark Cook
Subject: RE: SX-17-00001 Shaffer

Scott and Dusty,

Please ensure that my office is in the loop on this project.

I am at a slight disadvantage here because I was not included in the field visit last fall.
I would like to talk with you both about this property.

As you know, the FEMA Regulatory Floodplain maps are being updated at this time, but are not yet approved for updated regulatory use.

However, if the side channel is receiving water, that needs to be noted on the Site Analysis Report.

I do not believe that information was shared on the application.

Scott, would you please provide any additional details on the property so that we can meet to discuss next steps.

Dusty, we will need to discuss this issue before moving forward with a building permit at this location.

Thanks for the updated information, I do appreciate it!

Karen

Karen Hodges, CFM
Kittitas County Flood Control Zone District
411 N Ruby St., Suite 1
Ellensburg, WA 98926
Karen.hodges@co.kittitas.wa.us
(509) 962-7610 office
(509) 607-4173 mobile

From: Downes, Scott G (DFW) [<mailto:Scott.Downes@dfw.wa.gov>]
Sent: Monday, February 06, 2017 9:08 AM
To: Dusty Pilkington; Karen Hodges
Subject: RE: SX-17-00001 Shaffer

Dusty,

Left you a vm, give me a call when you get a chance. If this is the one we looked at last fall in the field, which it seems to be, it will not require an HPA but the application is incorrect when they checked this is not in the floodplain. Though the map on Compas shows it as outside of the floodplain, as we clearly saw last fall it is directly adjacent to one of the old side channels of Gold Creek and is only not receiving water now because of an old unpermitted dike some of Heli's Pond that diverts water back into Gold Creek. That dike is only comprised of alluvial materials and could easily give way. Attaching the LiDar screen shot I also sent last fall.

I did recommend (my email from last fall (11/18/16) copied below) that the building permits plan for flood flow in the design and that notes be passed onto the building inspector. Was that done?

Scott Downes

Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Office-509-457-9307
Cell-509-607-3578

November 18, 2016 email---

Dusty,

As promised here are a few notes from our meeting yesterday.

The stream channel in question next to their property is an old side channel in the Gold Creek Channel Migration Zone and appears to have direct connection to Heli's Pond if the artificial flow barriers (berms) below the pond weren't directing the flow back out the creek. It is very difficult to predict when or if flows might break down those berms and reopen that side channel. Based on modeling and past information that is out there, at some point in the past the area where the channel in question is at, was part of the main stream channel and could be again at some point in the future.

The homeowner is limited in their footprint of moving away from the stream channel and reducing risk. Their limitation is centered on both the limited size of the lot available and that the lot does not really have any topography differences (pretty level) to make noticeable difference in location regarding flood risk.

Solutions discussed:

--We would recommend setting the home site back the maximum extent possible from the creek. This probably won't reduce flooding risk as if water does get in that area it is likely to be dispersed rather quickly to the entire shallow area. If the channel opens up in there, the banks may erode or reform and this set back will help with that risk.

--Building design was the other aspect discussed to reduce risk. Foundation and lower story design considerations should factor in the future potential risk that this channel may open at some point and that possibility could include both annual flow into this area and changing of the current streambank configuration.

I'm attaching a quick drawing with LiDar and notes for your reference. Please share these notes with any of your colleagues that need this information and thank you for meeting us out there and discussing this issue.

I'm also cc'ing Brad and Jim on these notes so that they can see the summary.

Scott

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Friday, February 03, 2017 4:39 PM
To: Karen Hodges; Downes, Scott G (DFW)
Subject: SX-17-00001 Shaffer

Greetings. Attached is information on a shoreline exemption I'm working on. I wanted to give both of you a chance to look it over before I issue it on Tuesday the 7th. Scott, it my understanding that and HPA or a JARPA would not be necessary on this one, but as I said I would, I am giving you the opportunity to look it over just in case.

Thank you,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

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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

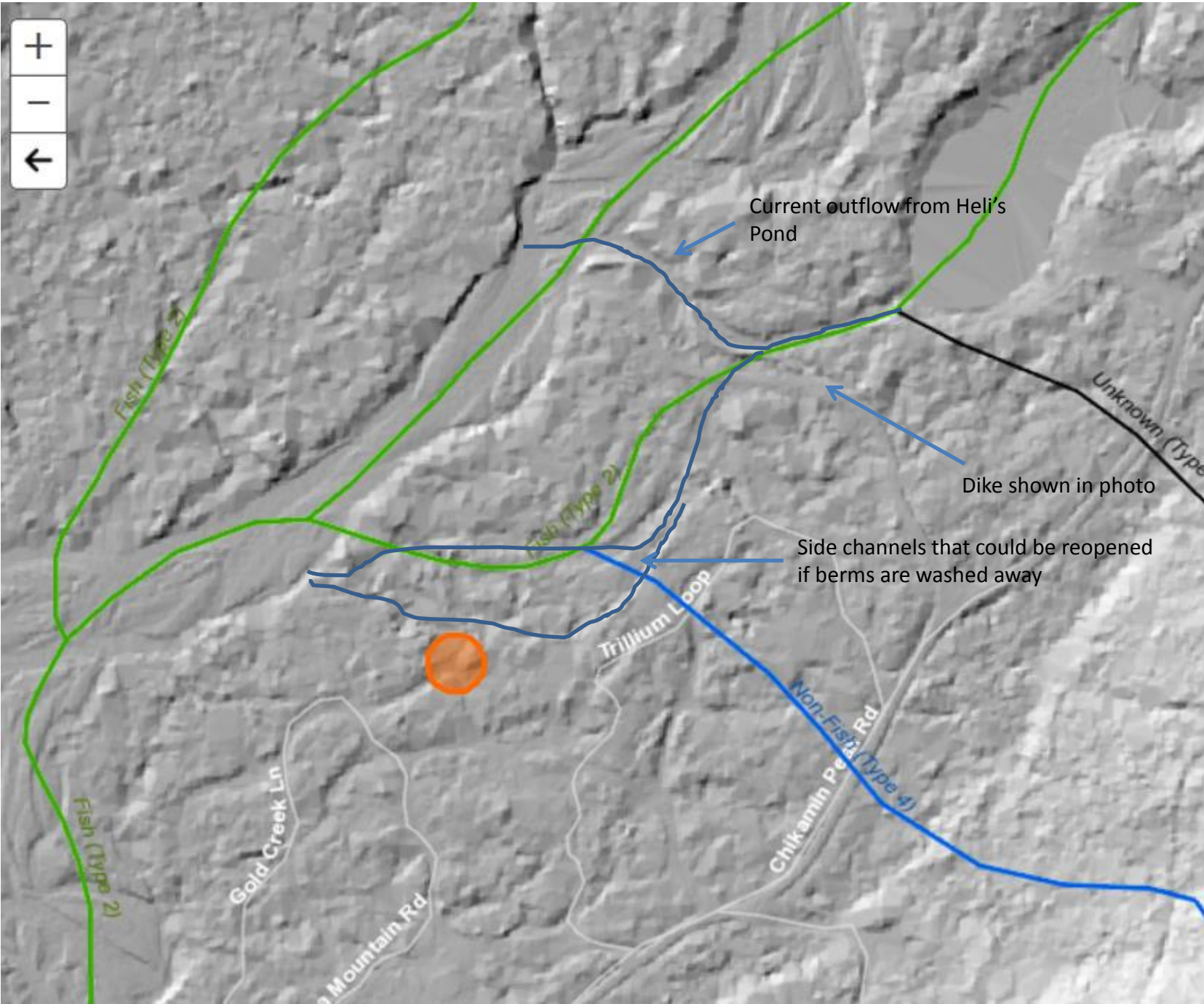
approval from any state agency or local government.

Approved By
Dusty Pilkington 

Date of Issuance
February 7th, 2017

File No.
SX-17-00002

No. Pages
Page 1 of 1

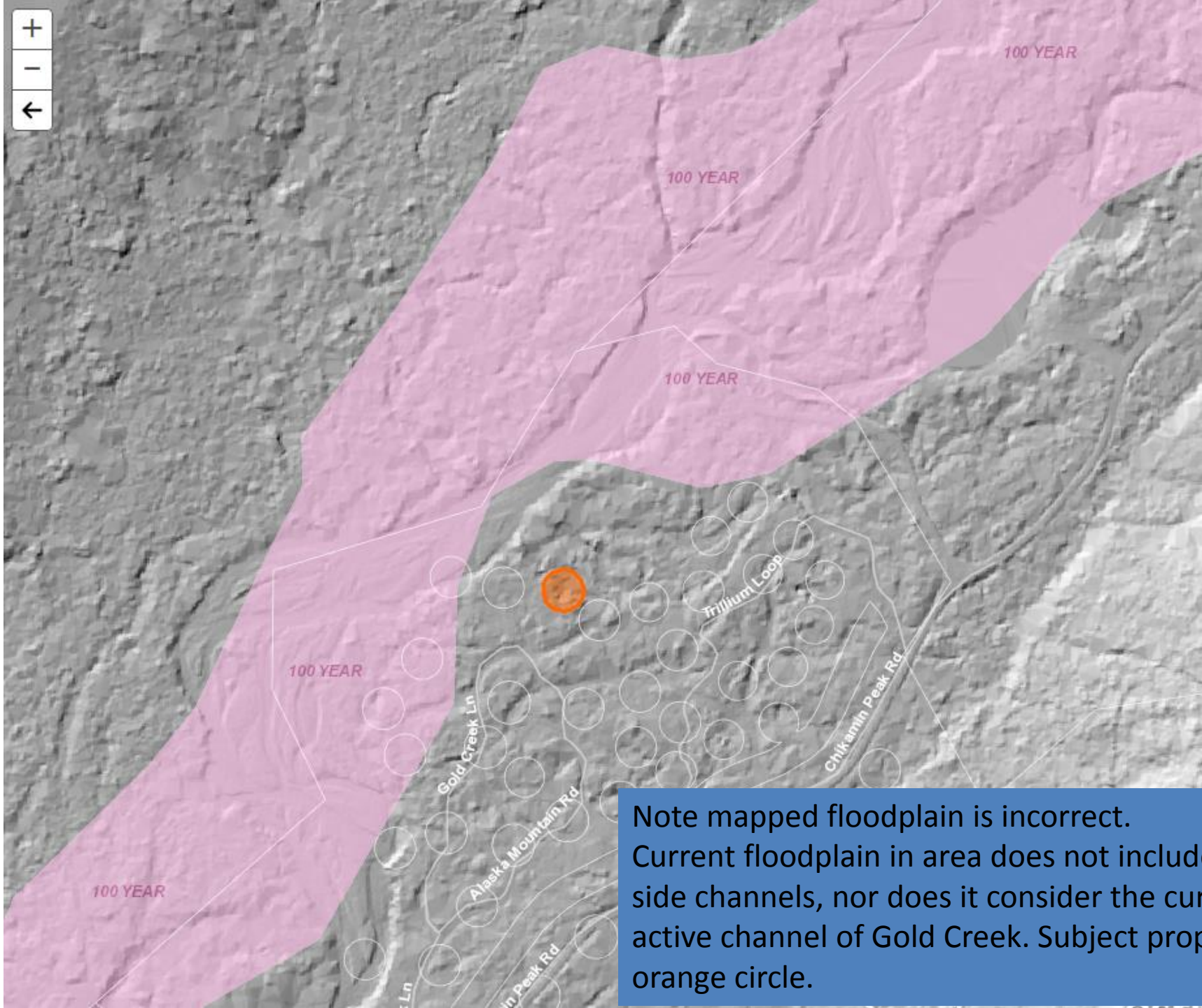


Current outflow from Heli's Pond

Dike shown in photo

Side channels that could be reopened if berms are washed away



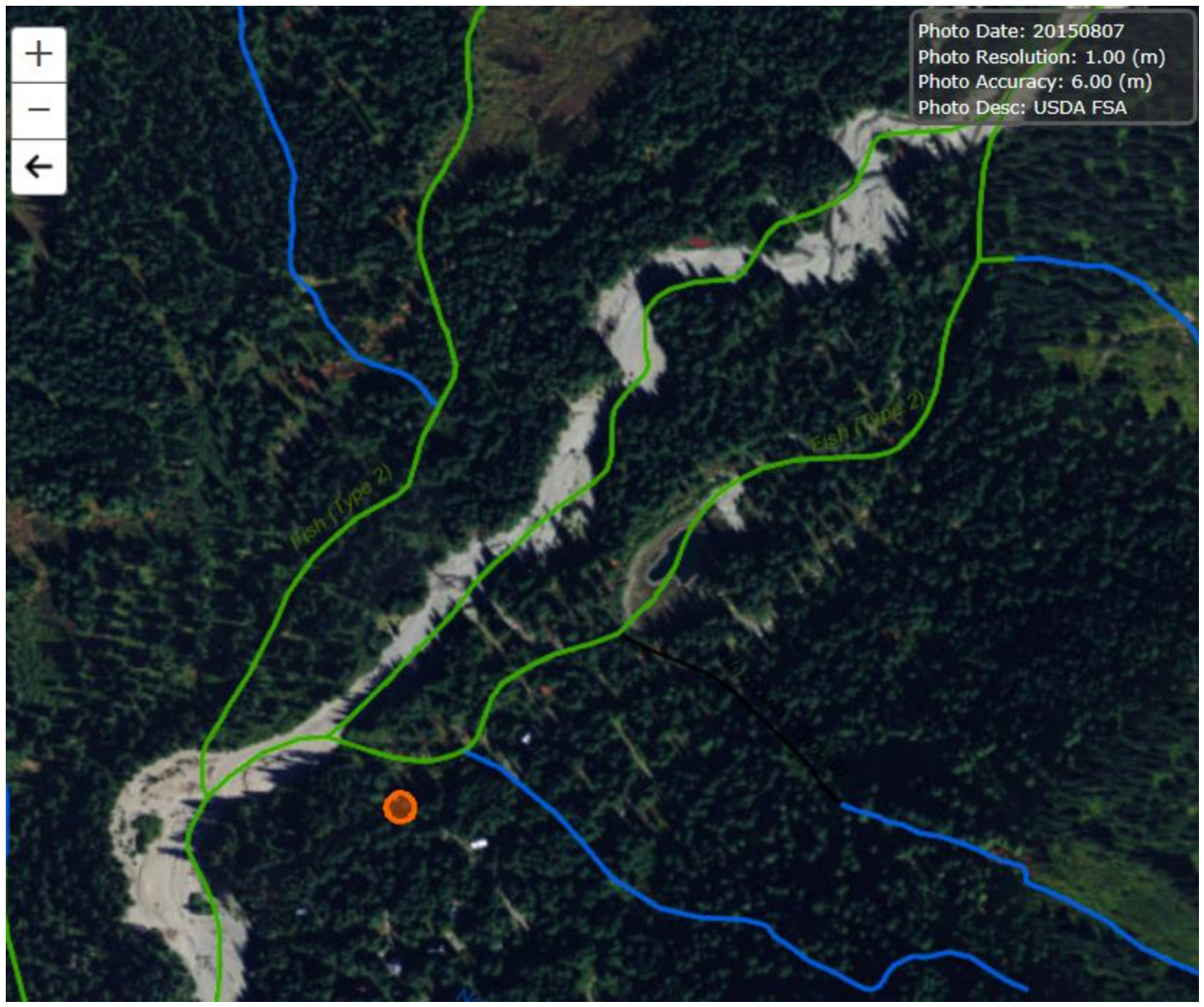


Note mapped floodplain is incorrect. Current floodplain in area does not include side channels, nor does it consider the current active channel of Gold Creek. Subject property is orange circle.

Photo Date: 20150807
Photo Resolution: 1.00 (m)
Photo Accuracy: 6.00 (m)
Photo Desc: USDA FSA



Photo Date: 20150807
Photo Resolution: 1.00 (m)
Photo Accuracy: 6.00 (m)
Photo Desc: USDA FSA



Fish (Type 2)

Fish (Type 2)



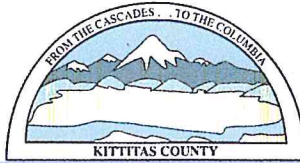
Current cabin site and associated side channel looking east
Picture taken immediately NW of cabin site looking back towards cabin



Dike, just south of Heli's Pond that currently diverts most of the water away from Cabins to the south. If this dike were to break, the cabin site would get annual spring flows.



SX-17-00002



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 EXEMPTION PERMITTING

(For projects located within 200 feet of a body of water and/or associated floodway and wetlands under the jurisdiction of the Shoreline Master Program)

REQUIRED INFORMATION / ATTACHMENTS

✓
NA
NA

A scaled site plan is required showing location of all structures, driveways, well, septic, fences, etc. and proposed uses and distances from property lines, river, and Horizontal distance from OHWM. To show the Horizontal distance a profile view from the OHWM to the edge of structure/activity shall also be shown.

Include JARPA or HPA forms *if required* for your project by a state or federal agency.
SEPA Checklist, if not exempt per WAC 197-11-800.

Please note a Shoreline Variance or Shoreline Conditional Use Permit may also be required. See Kittitas County Shoreline Master Program

APPLICATION FEES:

\$830.00

Fees due for this application when SEPA is not required (One check made payable to KCCDS)

\$1500.00 Fees due for this application when SEPA is required (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

SM

DATE: 2/2/17

RECEIPT # 32809

RECEIVED
FEB 02 2017
Kittitas County CDS

DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

General Application Information

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: BRADLEY COWMAN & PETER SHAFER
Mailing Address: 11325 207TH AVE SE
City/State/ZIP: ISSAQUAH WA 98027
Day Time Phone: 206 390 5106
Email Address: fiatwx@yahoo.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: TIM MILLER - ALPINE DESIGN
Mailing Address: 581 STRANGLER RD
City/State/ZIP: ELLENSBURG WA 98926
Day Time Phone: 509 929-1287.
Email Address: jbt@fairpoint.net

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: 15 GOLD CREEK LANE
City/State/ZIP: SNOQUALMIE PASS WA

5. Legal description of property: (attach additional sheets as necessary)

LOT 15, SEC. 11 TWP 22 RGE 11

6. Tax parcel number(s): 618135 / 22-11-11050-0019

7. Property size: 0.12 ACRES (acres)

FOR STAFF USE ONLY

1. Provide section, township, and range of project location:

¼ Section 52 Section 11 Township 22 N. Range 11 E., W.M.

2. Latitude and longitude coordinates of project location (e.g. 47.03922 N lat. / -122.89142 W long.):

47.404735° N -121.374953° W [use decimal degrees – NAD 83]

3. Type of Ownership: (check all that apply)

Private Federal State Local Tribal

4. Land Use Information:

Zoning: PUD

Comp Plan Land Use Designation: LAMERD

5. Shoreline Designation: (check all that apply)

Urban Conservancy Shoreline Residential Rural Conservancy
 Natural Aquatic

6. Requested Shoreline Exemption per WAC 173.27.040:

(g) Single Family Residence

Vegetation

7. Will the project result in clearing of tree or shrub canopy?

Yes No

If 'Yes', how much clearing will occur? _____ (square feet and acres)

8. Will the project result in re-vegetation of tree or shrub canopy?

Yes No

If 'Yes', how much re-vegetation will occur? _____ (square feet and acres)

Wetlands

9. Will the project result in wetland impacts?

Yes No

If 'Yes', how much wetland will be permanently impacted? _____ (square feet and acres)

10. Will the project result in wetland restoration?

Yes No

If 'Yes', how much wetland will be restored? _____ (square feet and acres)

Impervious Surfaces

11. Will the project result in creation of over 500 square feet of impervious surfaces?

- Yes No

If 'Yes', how much impervious surface will be created? _____ (square feet and acres)

12. Will the project result in removal of impervious surfaces?

- Yes No

If 'Yes', how much impervious surface will be removed? _____ (square feet and acres)

Shoreline Stabilization

13. Will the project result in creation of structural shoreline stabilization structures (revetment/bulkhead/riprap)?

- Yes No

If 'Yes', what is the net linear feet of stabilization structures that will be created? _____

14. Will the project result in removal of structural shoreline stabilization structures (revetment/bulkhead/riprap)?

- Yes No

If 'Yes', what is the net linear feet of stabilization structures that will be removed? _____

Levees/Dikes

15. Will the project result in creation, removal, or relocation (setting back) of levees/dikes?

- Yes No

If 'Yes', what is the net linear feet of levees/dikes that will be created? _____

If 'Yes', what is the net linear feet of levees/dikes that will be permanently removed? _____

If 'Yes', what is the linear feet of levees/dikes that will be reconstructed at a location further from the OHWM? _____

Floodplain Development

16. Will the project result in development within the floodplain? (check one)

- Yes No

If 'Yes', what is the net square feet of structures to be constructed in the floodplain? _____

**Note: A floodplain development is required per KCC 14.08; please contact Kittitas County Public Works*

17. Will the project result in removal of existing structures within the floodplain? (check one)

- Yes No

If 'Yes', what is the net square footage of structures to be removed from the floodplain? _____

Overwater Structures

18. Will the project result in construction of an overwater dock, pier, or float? (check one)

Yes

No

If 'Yes', how many overwater structures will be constructed? _____

What is the net square footage of water-shading surfaces that will be created? _____

19. Will the project result in removal of an overwater dock, pier, or float? (check one)

Yes

No

If 'Yes', how many overwater structures will be removed? _____

What is the net square footage of water-shading surfaces that will be removed? _____

Summary/Conclusion

20. Will the proposed use be consistent with the policies of RCW 90.58.020 and the Kittitas County Shoreline Master Program? (attach additional sheets if necessary)

Yes

No

Please explain:

Exempt under SMO 7.3(2)(g),
construction by owner, lease, or contract purchase of
a n SFA.

21. Provide any additional information needed to verify the project's impacts to shoreline ecological functions: (attach additional sheets and relevant reports as necessary)

Project Description

1. Briefly summarize the purpose of the project:

REPLACE EXISTING 2 STORY CABIN W/LOFT
WITH NEWLY CONSTRUCTED TWO STORY CABIN W/LOFT

2. What is the primary use of the project (e.g. Residential, Commercial, Public, Recreation)?

RESIDENTIAL

3. What is the specific use of the project (e.g. single family home, subdivision, boat launch, restoration project)?

SINGLE FAMILY HOME

4. Fair Market Value of the project, including materials, labor, machine rentals, etc.

\$ 350,000

5. Anticipated start and end dates of project construction: Start

MAY '17 End OCT '17

Authorization

Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X [Signature]

Date:

1/14/17

Signature of Land Owner of Record
(Required for application submittal):

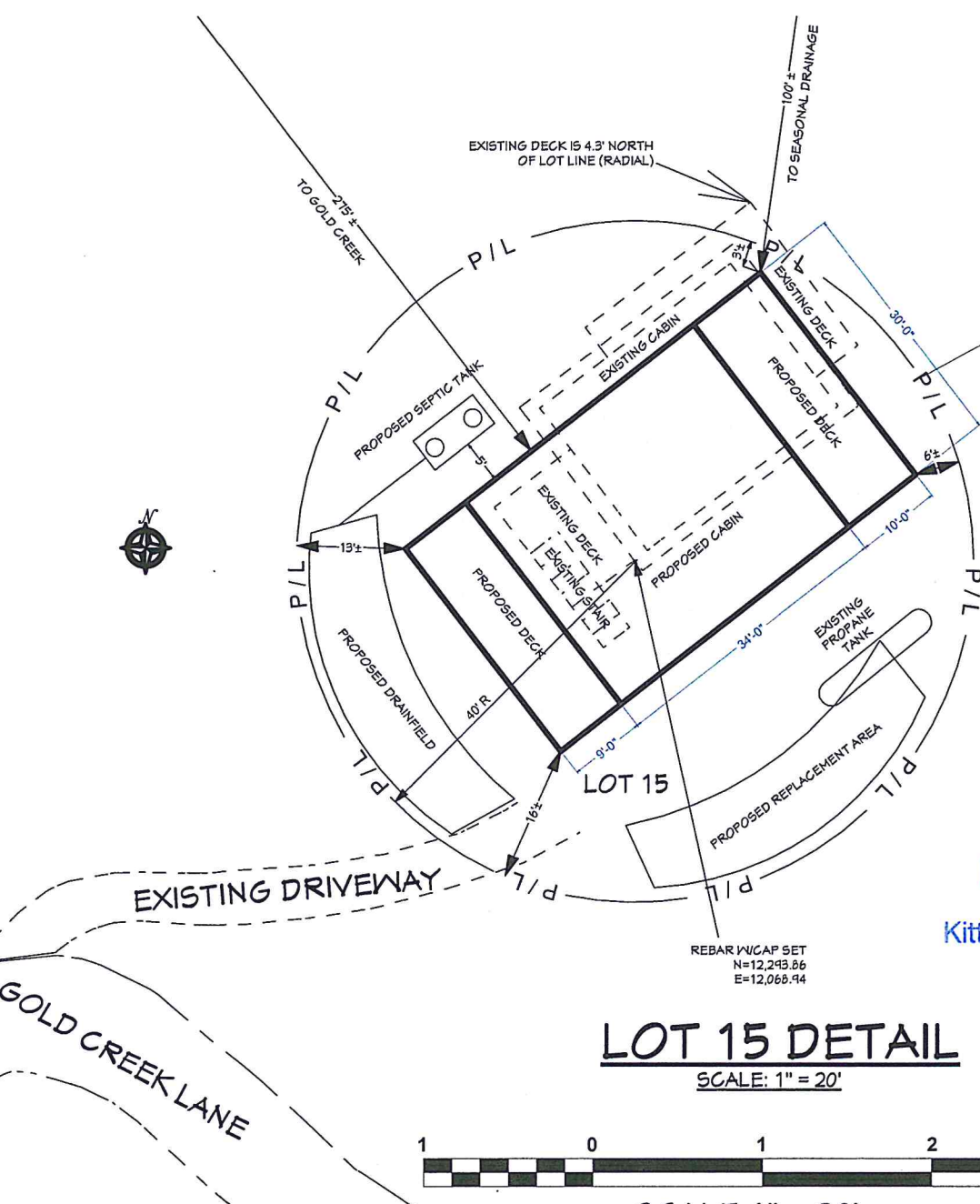
X [Signature]

Date:

1/14/17

Bred Culman

1/14/17



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FEB 02 2017
Kittitas County CDS

LOT 15 DETAIL
SCALE: 1" = 20'



SCALE 1" = 20'

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CLEMENTE WASHINGTON WA
509.329.9117

1/1

SITE PLAN

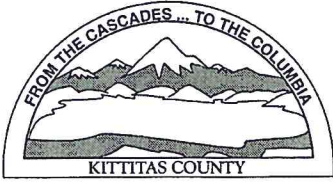
NO SCALE

JANUARY 2017

15 GOLD CREEK LANE

PARCEL # 618135

COLMAN-SHAFFER SITE PLAN



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00032809

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 032355

Date: 2/2/2017

Applicant: SHAFFER, PETER S

Type: check # 3063

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SX-17-00002	SHORELINE EXEMPTION	830.00
	Total:	830.00