



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/ZIP CODE
Randy James	206-498-7477	3510 NE Harrison Dr.	Issaquah, WA 98029

DEVELOPMENT SITE LOCATION	FLOODPLAIN/ShORELINE
XXX Mckeen Ln Cle Elum WA 98922	Shoreline: Yakima River FIRM # 5300950228B

PROJECT DESCRIPTION

Construct a new single family residence and garage approximately totaling 2000 Sq Ft on parcel 16625

**THIS DEVELOPMENT IS EXEMPT PURSUANT TO WAC 173-27-040(2)(b) and (g).
A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT IS NOT REQUIRED FOR THIS PROJECT.**

THE FOLLOWING CONDITIONS ARE REQUIRED PURSUANT TO 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. James and his agent Mr. Willard on May 22, 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. Any work must be performed in accordance with Kittitas County Code 14.08 Flood Damage Prevention. The applicant shall contact Kittitas County Public Works at 509-962-7610 prior to submitting building permits in order to determine any necessary floodplain 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). 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	Date of Issuance	File No.	No. Pages
Chelsea Benner <i>cbenner</i>	June 5, 2017	SX-17-00011	Page 1 of 1