

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/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

From: [Chelsea Benner](#)
To: ["rcjames100@gmail.com"](mailto:rcjames100@gmail.com)
Cc: ["matt@tandchomes.net"](mailto:matt@tandchomes.net)
Subject: SX-17-00011
Date: Monday, June 05, 2017 9:58:05 AM
Attachments: [SX-17-00011 James Exemption Letter Signed.pdf](#)

Good Morning,

Attached is your shoreline exemption letter for parcel number 16625. A hard copy of this letter has also been mailed to you and your agent via USPS. Please let me know if you have any further questions.

Thank you!

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

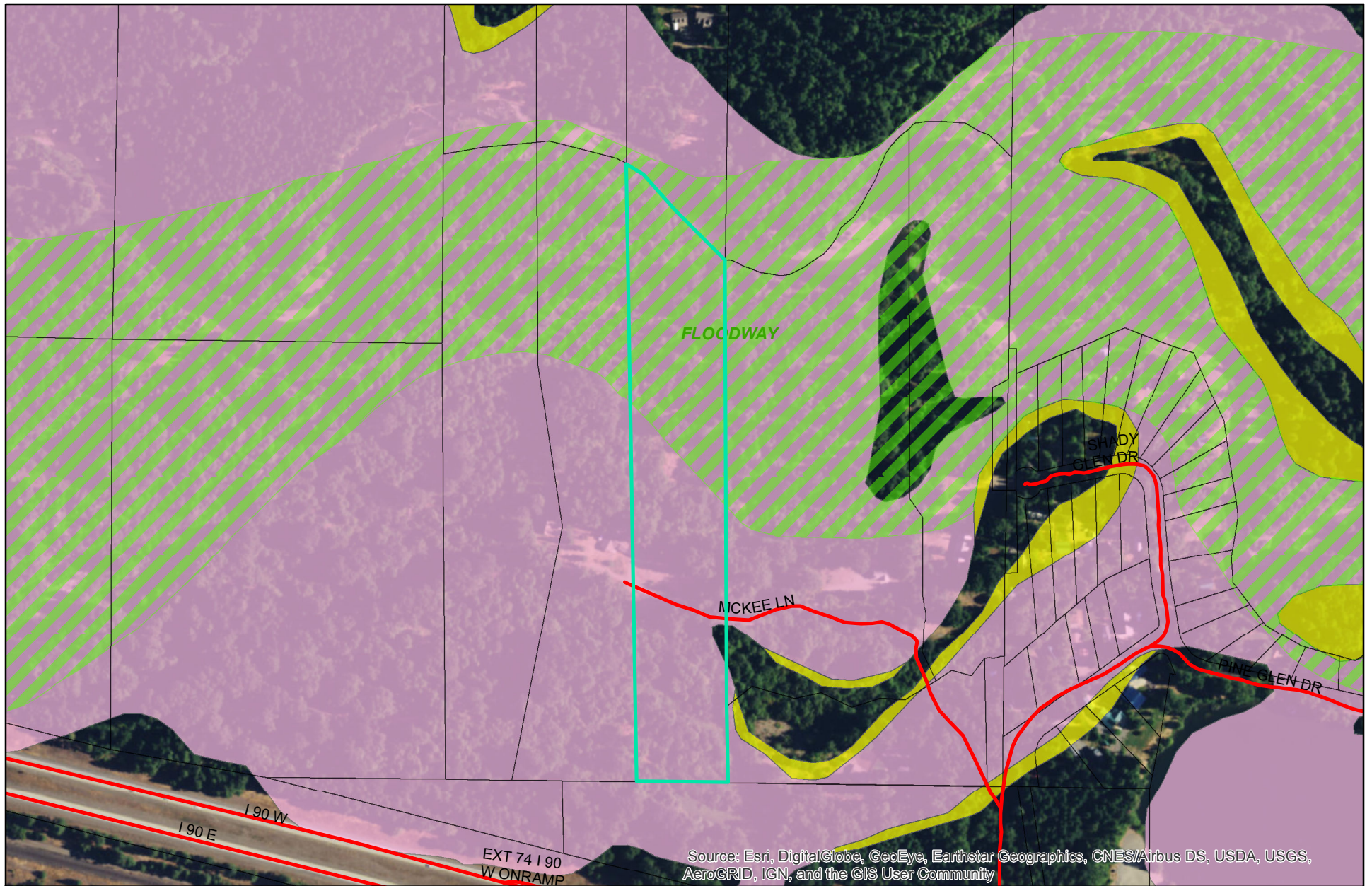
chelsea.benner@co.kittitas.wa.us



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

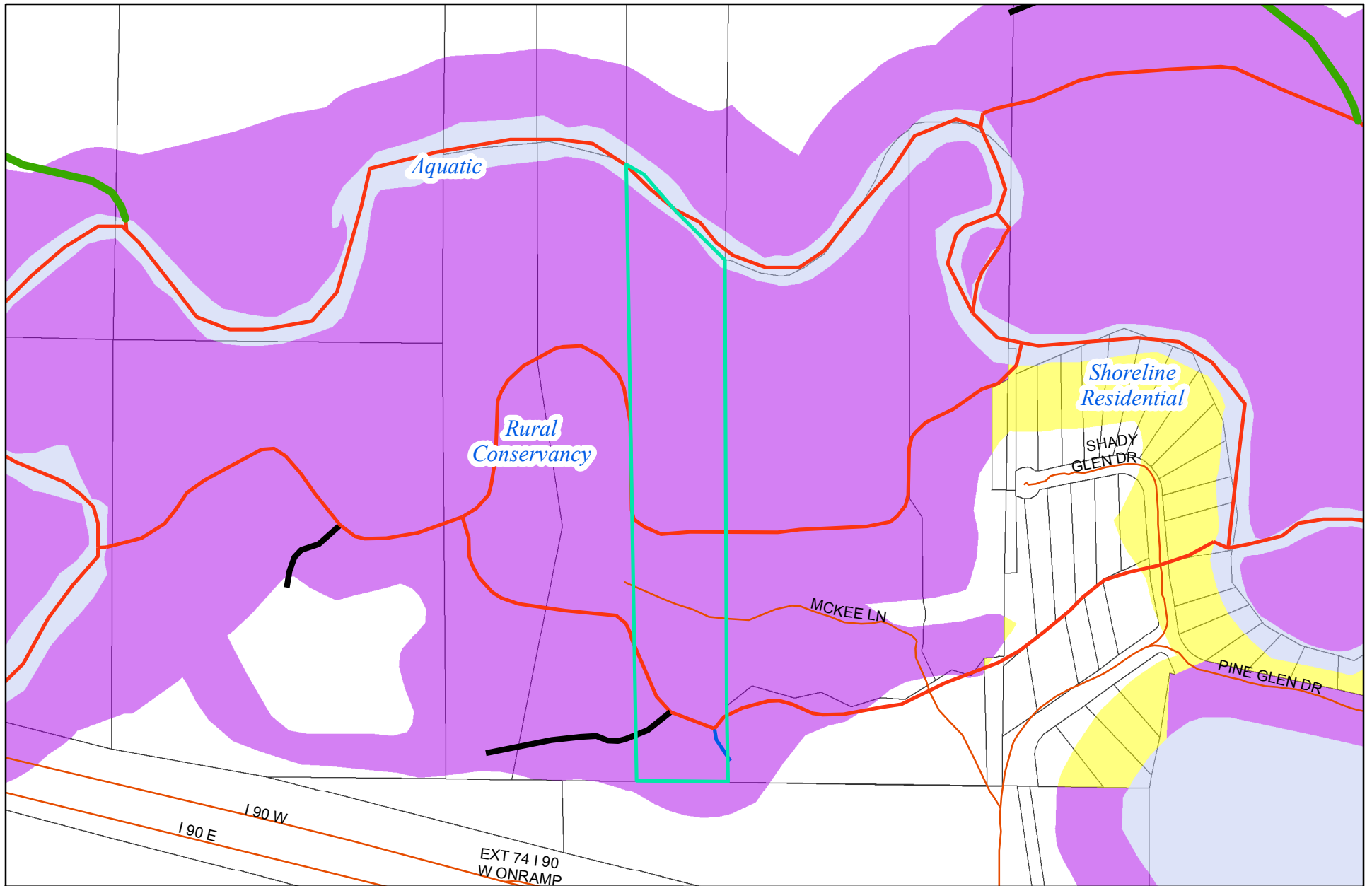
SX-17-00011
James

Air Photo



SX-17-00011
James

Floodplain and Floodway



SX-17-00011
James

Shoreline and Streams

PAGE NUMBER	TITLE	DESCRIPTION
A-1	SITE PLAN	
A-2	PERSPECTIVE VIEWS	
A-3	FIRST FLOOR PLAN	
A-4	2ND FLOOR PLAN	
A-5	FOUNDATION PLAN	
A-6	ELEVATIONS	
A-7	SECTIONS	
A-8	ROOF FRAMING PLAN	
A-9	FLOOR FRAMING PLAN	
N-1	NOTES - UTILITIES	
N-2	NOTES - FINISH	

Kititas County Property Map Information

Parcel Information	
Address:	MCKEE LN CLE ELUM
Tax Parcel ID	10025
Map Number	20-14-18040-0013
Acres Recordcd	11.12 a
Owner Name:	JAMES, RANDY C & SHEILA R
Name Cont:	N/A
Mailing Address:	3510 NE HARRISON DR
City/State:	ISSAQUAH, WA, 98029-3699
Zipcode:	No

Critical Area Information	
Zone Name:	Rural 5
Land Use:	Rural Residential
Contains > 30% Slope:	No
PHS Site Name:	UPPER YAKIMA RIVER AREA
Flood Hazard:	MODERATE HAZARD RATING, HIGH_EXTREME
Roof Class:	CLASS B, CLASS A
Seismic Category:	D1
Shore Line:	Rural Conservancy, Aquatic
Wetland Code:	PFOA, PSSC, R3UBH, PSSA
DNR Water Type:	Type 1, Type 4, Type 9
FIRM Zone:	100 YEAR, ZONE C, FLOODWAY
FEMA Flood Map:	5300950228B
Coastline Shalt:	N/A
Airport Zone:	N/A
Max Elevation:	2003
ISO:	0.065
PO:	136, Engineering is required

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

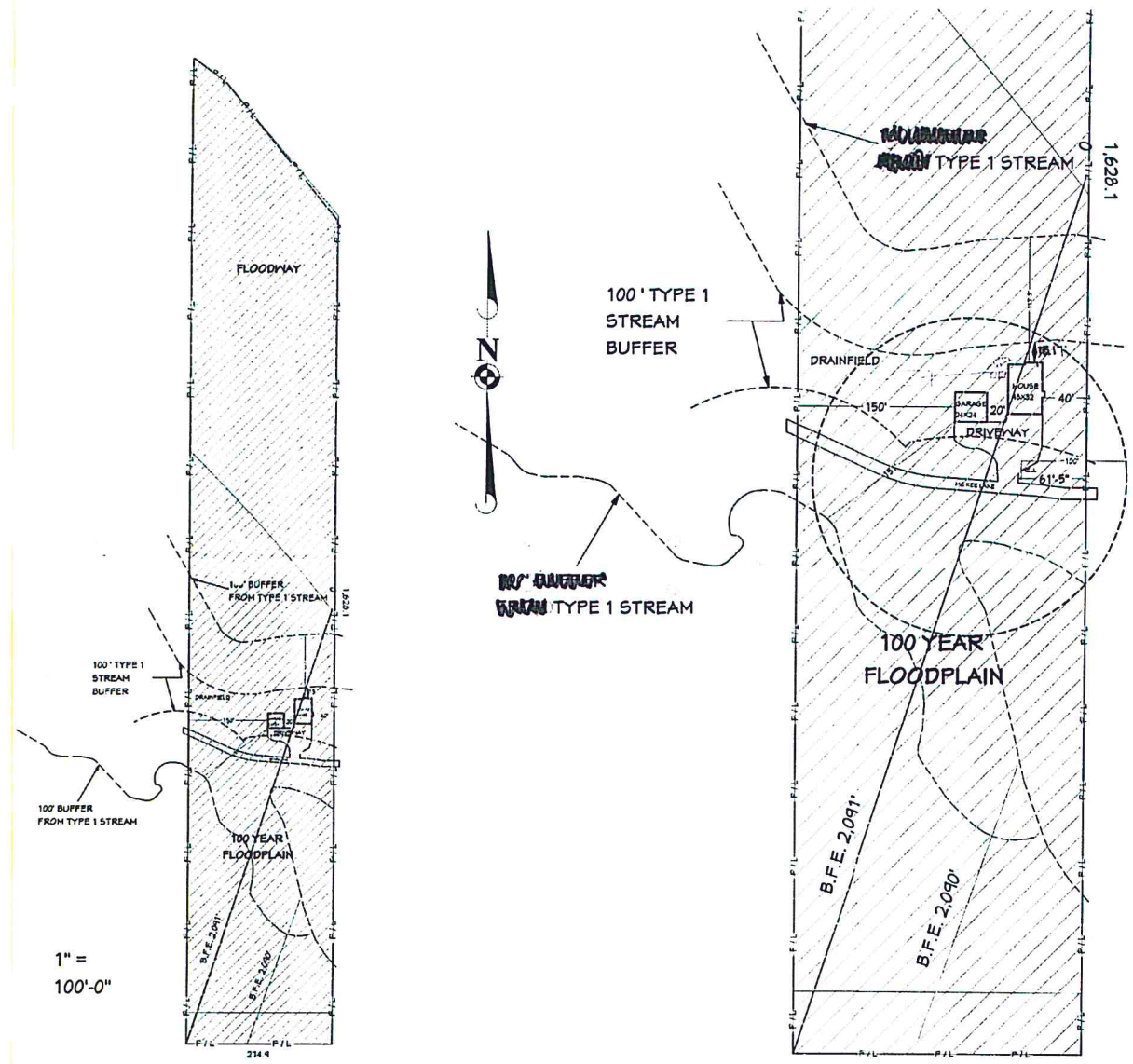
JAMES HOUSE

SC DESIGN
PO BOX 150
CLE ELUM, WA 98422



DATE:
5/18/2017
SCALE:
1/4" =
1'-0"
SHEET:

A-1



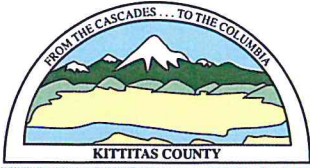
SITE PLAN

SITE PLAN

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF SC DESIGN DEVELOPED FOR THE EXCLUSIVE USE OF SC DESIGN. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF SC DESIGN IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM SC DESIGN.

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. SC DESIGN is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and is solely responsible therefor.





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"Building Partnerships – Building Communities"

May 26, 2017

Randy James
3510 NE Harrison Dr.
Issaquah, WA 98029

RE: Shoreline Exemption SX-17-00011

Dear Mr. James,

On May 22, 2017 Community Development Services received a Shoreline Exemption permit application for parcel number 16625. After an initial review, it has been determined that more information is needed before this application can be deemed complete and processed. Please provide an updated site plan with the following information:

- Scale
- Correct labeling of streams
- Location of septic tank and drain field

Please contact me if you have any questions.

Thank you,

Chelsea Benner
Planner I
Kittitas County Community Development Services
411 N Ruby Street, Suite 2 Ellensburg, WA 98926
(p) 509-962-7637 (f) 509-962-7682
chelsea.benner@co.kittitas.wa.us

cc: Permit File, Town and Country Homes

From: [Chelsea Benner](#)
To: ["rcjames100@gmail.com"](mailto:rcjames100@gmail.com); ["matt@tandchomes.net"](mailto:matt@tandchomes.net)
Subject: SX-17-00011
Date: Friday, May 26, 2017 9:28:29 AM
Attachments: [SX-17-00011 James Request for Info Letter Signed.pdf](#)

Good Morning,

Please see the attached letter in regards to the shoreline exemption for parcel number 16625. A hard copy of this letter has also been sent out in the mail. Please contact me if you have any further questions.

Thank you,

Chelsea Benner

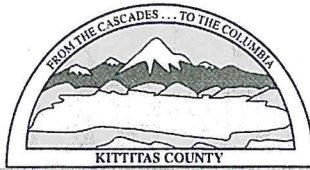
Planner I

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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

- 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:

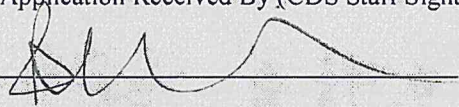

\$590.00 Kittitas County Community Development Services

~~\$550.00 Kittitas County Public Works~~

\$1,140.00 Fees due for this application when SEPA is not required

~~\$2,270.00 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): 	DATE: 5/22/17	RECEIPT # 000341014	

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: Randy James
Mailing Address: 3510 NE Harrison Dr
City/State/ZIP: Issaquah WA 98029
Day Time Phone: 206.498.7477
Email Address: rcjames100@gmail.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: Matt Willard - Town and Country Homes
Mailing Address: P.O. Box 1359
City/State/ZIP: Ellensburg, WA, 98926
Day Time Phone: 509 859-3934
Email Address: Matt@tandchomes

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: xxx MCKee Ln
City/State/ZIP: Clallum WA 98922

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

Acres 11.12, CD. 5885-B-2-1; Sec. 18, TWP. 20, RGF. 14; PTN. SE 1/4 SW of YAKIMA RIVER, (Lot C2, SURV. B216/P198)

6. Tax parcel number(s): 16625 20-14-18040-0013

7. Property size: 11.12 ACRES (acres)

Project Description

1. Briefly summarize the purpose of the project:

Construct a single family dwelling and garage

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

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

4. Fair Market Value of the project, including materials, labor, machine rentals, etc. 400K

5. Anticipated start and end dates of project construction: Start July 1st End December 2017

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 Matt Miller

Date:

5-18-19

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

X R James

Date:

5/18/17

Project Description

1. Briefly summarize the purpose of the project:

Construct a single family dwelling and garage

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

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

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

Date:

X [Signature]

5-18-17

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

Date:

X _____

FOR STAFF USE ONLY

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

¼ Section _____ Section _____ Township _____ N. Range _____ E., W.M.

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

_____ [use decimal degrees – NAD 83]

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

Private Federal State Local Tribal

4. Land Use Information:

Zoning: Rural Residential 5 Comp Plan Land Use Designation: Rural Res

5. Shoreline Designation: (check all that apply)

Urban Conservancy Shoreline Residential Rural Conservancy
 Natural Aquatic

6. Requested Shoreline Exemption per WAC 173.27.040: 2G

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? house & garage cover 2000^{sq ft} area (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 wetland report done

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? 2000² ft garaged SFR (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? 2016

**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

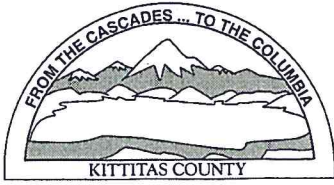
Please explain:

This project will be constructed and used in a manner to minimize damage to the ecology and environment of the shoreline area.

Construction of a SFR and structures necessary for the enjoyment of the SFR are exempt from a substantial development permit

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

NA



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

RECEIPT NO.: 00034014

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 000432

Date: 5/22/2017

Applicant: TOWN & COUNTRY HOMES LLC

Type: check # 2073

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SX-17-00011	SHORELINE EXEMPTION	590.00
SX-17-00011	OTHER	550.00
	Total:	1,140.00