

## Chelsea Benner

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**From:** Chelsea Benner  
**Sent:** Wednesday, July 12, 2017 3:05 PM  
**To:** 'brant@nwp2m.com'  
**Subject:** Shoreline Exemption  
**Attachments:** SX-17-00012 Bengen Exemption Letter Signed.pdf

Good Afternoon,

Attached is a copy of your shoreline exemption permit, a hard copy has also been mailed to you via USPS. Please let me know 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) 509-962-7506 (f) 509-962-7682

[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)

## Chelsea Benner

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**From:** Chelsea Benner  
**Sent:** Wednesday, July 12, 2017 3:13 PM  
**To:** SEPA  
**Subject:** Shoreline Exemption SX-17-00012  
**Attachments:** SX-17-00012 Bengen Exemption Letter Signed.pdf; SX-17-00012 Bengen Site Plan.pdf

Good Afternoon,

Attached is a copy of the shoreline exemption permit issued for 670 Pebble Beach Dr. Cle Elum WA 98922 and site plan.  
Thank you,

*Chelsea Benner*

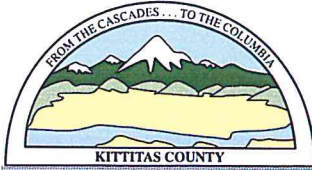
Planner I

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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**

<b>APPLICANT NAME</b>	<b>PHONE</b>	<b>MAILING ADDRESS</b>	<b>CITY/STATE/ZIP CODE</b>
Brant Bengen	425-754-1882	670 Pebble Beach Dr.	Cle Elum, WA 98177

<b>DEVELOPMENT SITE LOCATION</b>	<b>FLOODPLAIN/ShORELINE</b>
670 Pebble Beach Dr. Cle Elum WA 98922	Shoreline: Yakima River FIRM # 5300950241B

**PROJECT DESCRIPTION**  
Addition of roof cover over existing porch

**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 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 Brant Bengen on June 23, 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 and appurtenances 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.

<b>Approved By</b> Chelsea Benner 	<b>Date of Issuance</b> July 12, 2017	<b>File No.</b> SX-17-00012	<b>No. Pages</b> Page 1 of 1
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## Chelsea Benner

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**From:** Chelsea Benner  
**Sent:** Monday, June 26, 2017 11:35 AM  
**To:** Karen Hodges  
**Subject:** SX-17-00012

Good Morning,

Please view the below shoreline application and let me know if you have any comments by 7/10/2017.

<T:\CDS\Projects\Shoreline\Shoreline Exemptions\SX 2017\SX-17-00012 Bengen>

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

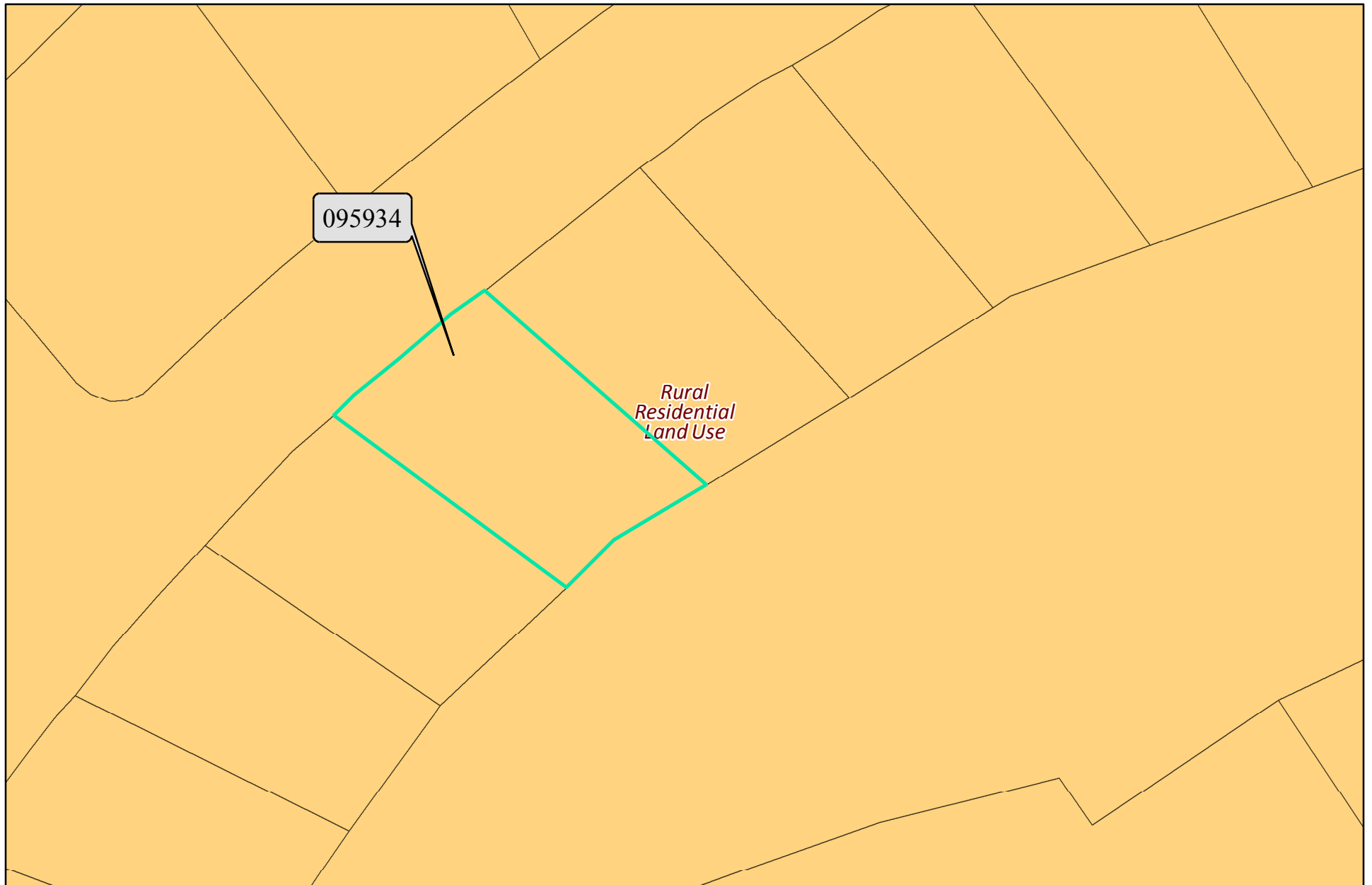
[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)



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

SX-17-00012  
Bengen

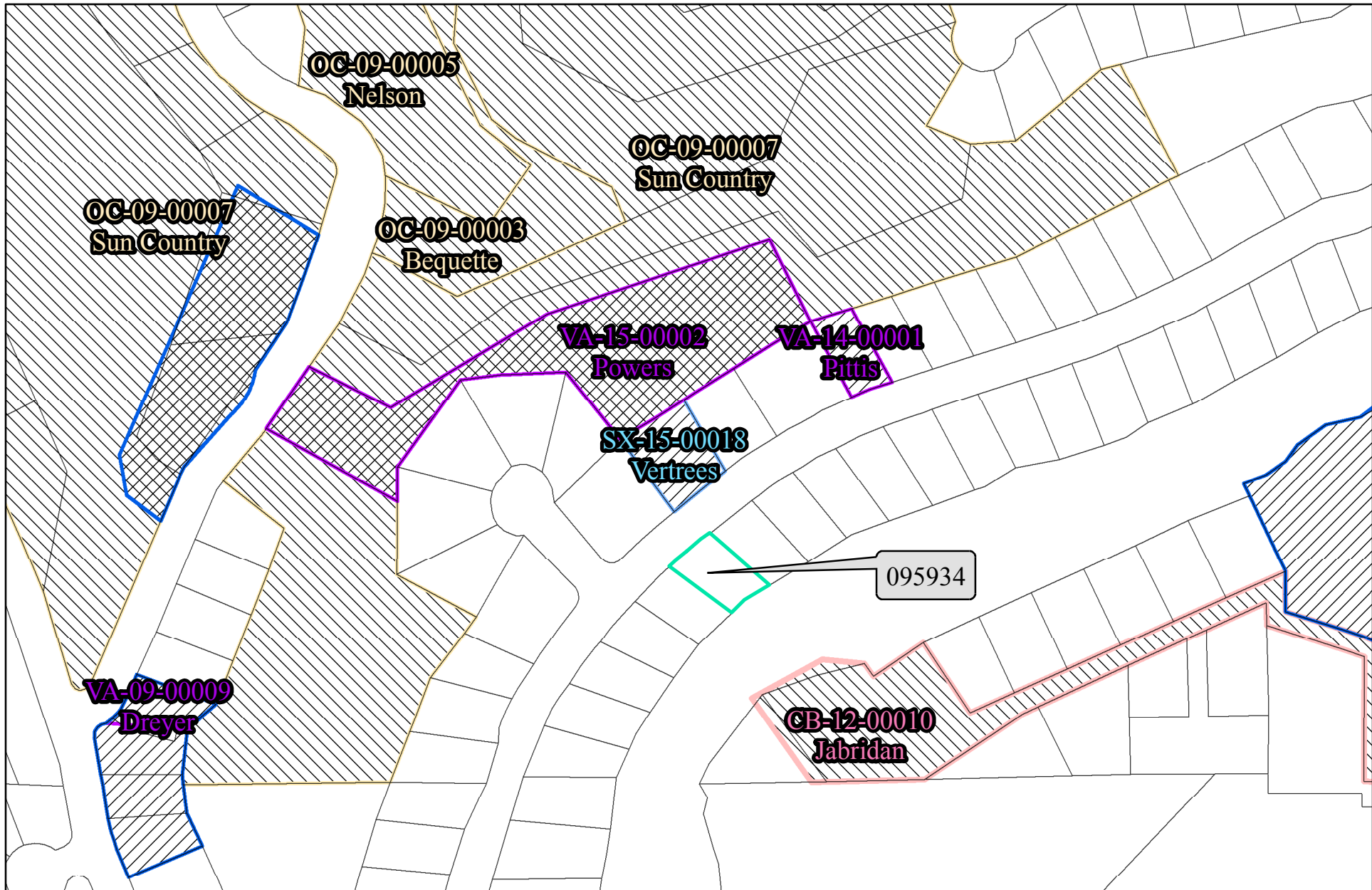
Air Photo



095934

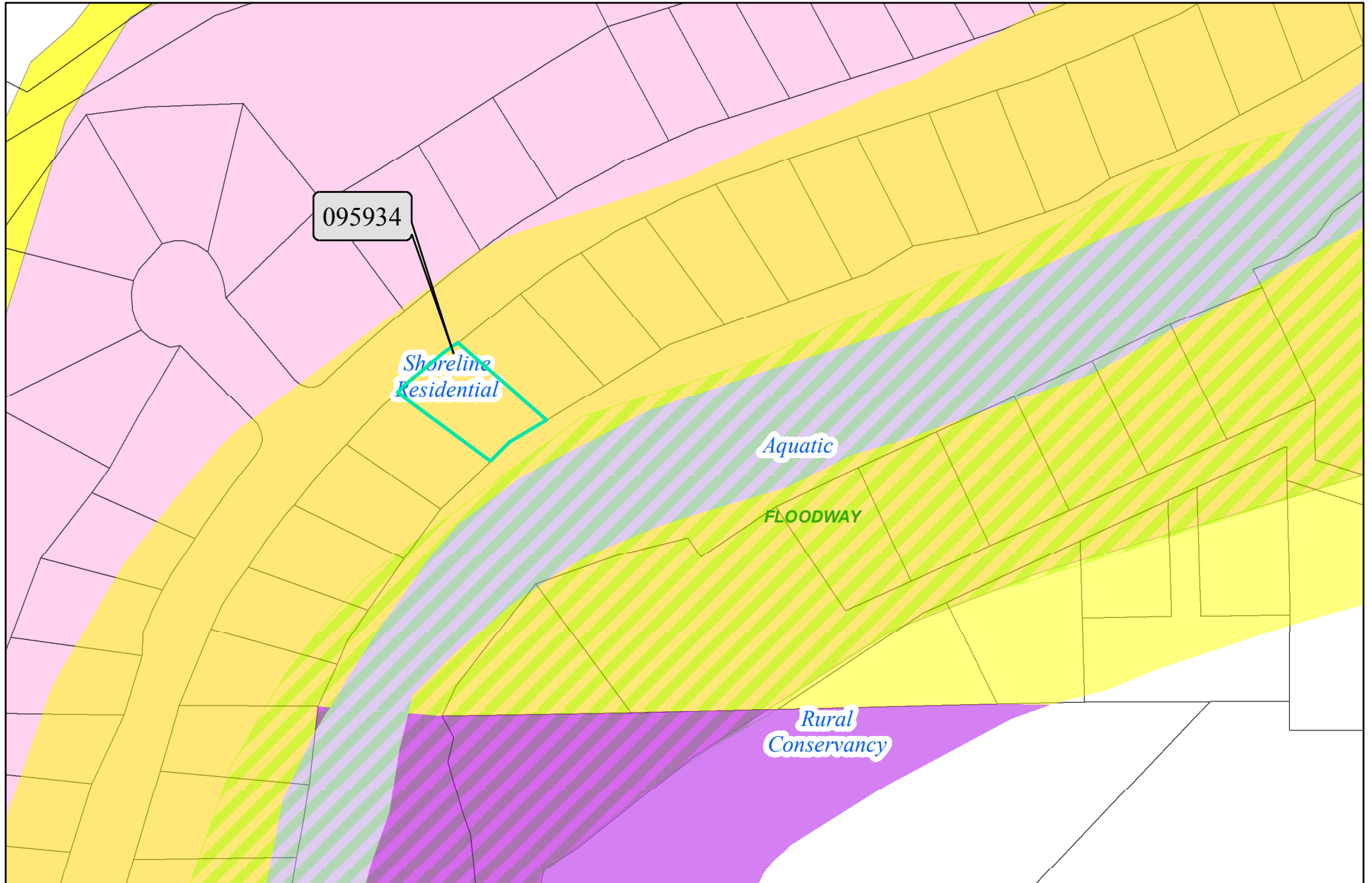
*Rural  
Residential  
Land Use*

<p>SX-17-00012 Bengen</p>	<p>Land Use</p>
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SX-17-00012  
Bengen

Projects



095934

*Shoreline  
Residential*

*Aquatic*

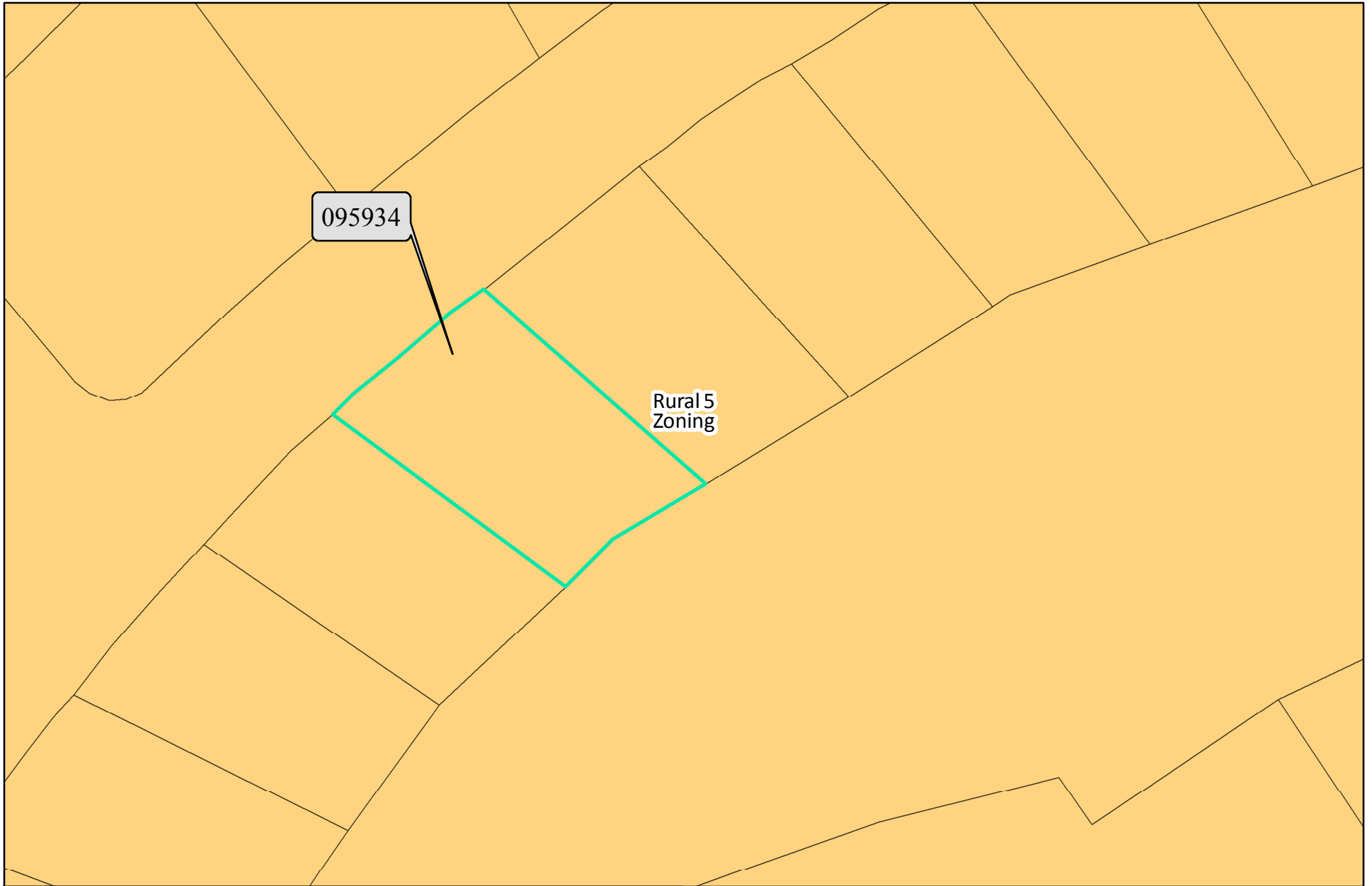
**FLOODWAY**

*Rural  
Conservancy*

SX-17-00012  
Bengen

Shoreline & Flood





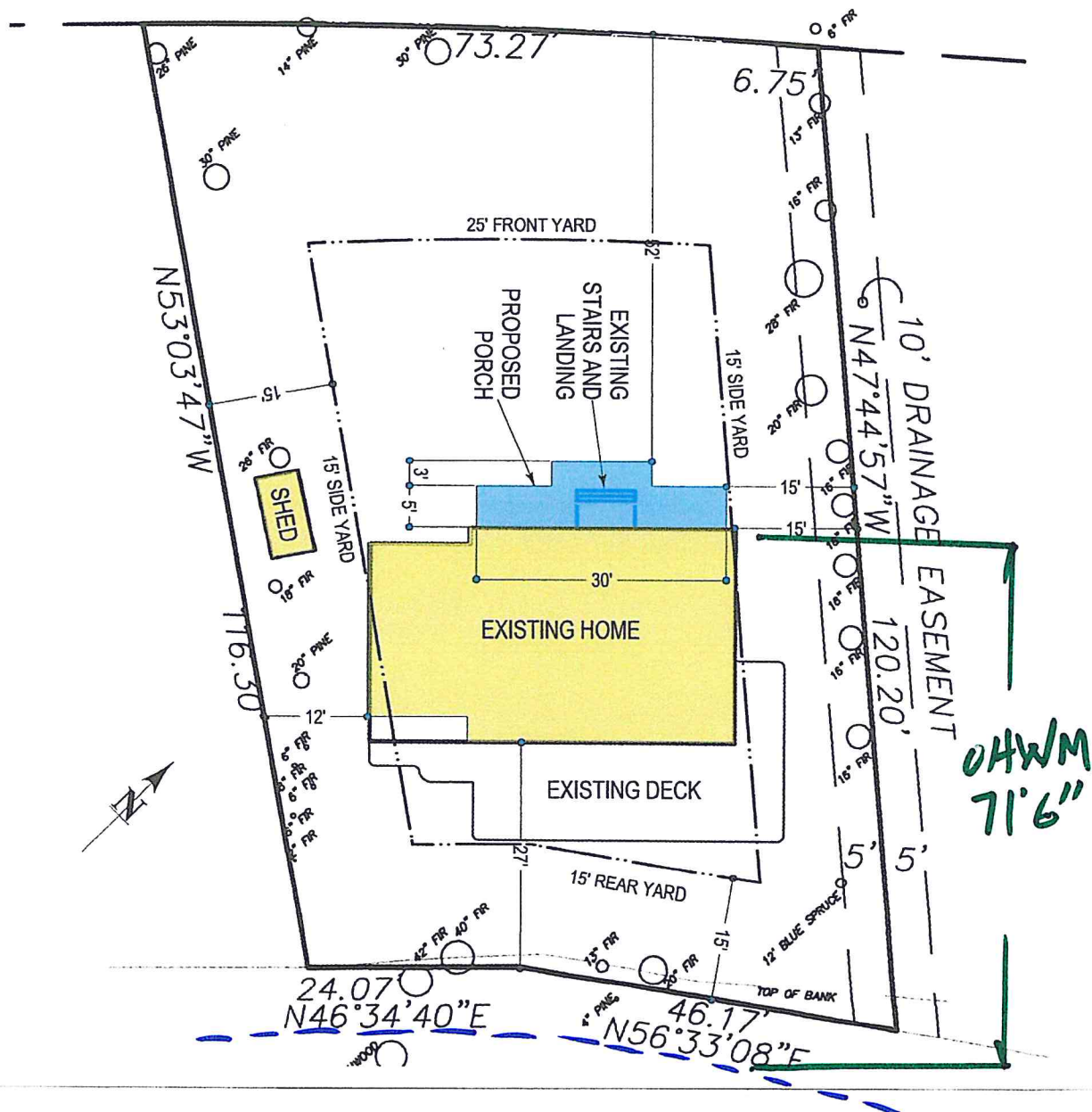
SX-17-00012  
Bengen

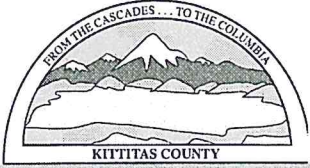
Zoning

# PEBBLE BEACH DRIVE

JUN 23 2017

K. S. S.





# KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

*SK-17-0012*

## 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.

*N/A*  
  
*N/A*

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):

*[Signature]*

DATE: *6/23/17*

RECEIPT # *34525*

*RECEIVED*  
**JUN 23 2017**  
*Kittitas County CDS*

DATE STAMP IN BOX

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

FORM LAST REVISED: 03-07-16

Page 1 of 6

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: Brant Bengen  
Mailing Address: 670 Pebble Beach Dr.  
City/State/ZIP: Cle Elum, WA 98922  
Day Time Phone: 425-754-1882  
Email Address: brant@nwp2m.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: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**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: 670 Pebble Beach Dr.  
City/State/ZIP: Cle Elum, WA 98922

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

lot 25, Block 1, Sun Country Estates #1, Section 34

6. Tax parcel number(s): 095934 20.14.35050.0125

7. Property size: 41 .20 (acres)

Project Description

1. Briefly summarize the purpose of the project:  
Covering existing front, roadside porch.  
\_\_\_\_\_  
\_\_\_\_\_
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 - porch addition
4. Fair Market Value of the project, including materials, labor, machine rentals, etc. \$10K
5. Anticipated start and end dates of project construction: Start Aug. 1 End Aug 30, 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)

Date:

X \_\_\_\_\_

\_\_\_\_\_

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

Date:

X Brant W Benjen

6/22/2017

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 5

Comp Plan Land Use Designation: Rural Residential

5. Shoreline Designation: (check all that apply)

Urban Conservancy       Shoreline Residential       Rural Conservancy  
 Natural       Aquatic

6. Requested Shoreline Exemption per WAC 173.27.040:

7.3.2.g appurtenance to SFR  
~~7.3.2.g appurtenance to SFR~~

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? 240 <sup>Sq Ft</sup>

*\*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

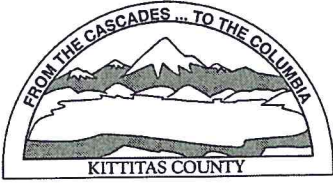
Please explain:

SMP in Chapter 7.2.4(C)(iv) states enlarging or expanding nonconforming residential structures used for a conforming use in a manner that increases the extent of non conformity may be allowed if the change is consistent with the provisions of this program and demonstrates no net loss of ecological function.

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

\_\_\_\_\_  
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KITITITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.:** 00034525

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 032307

**Date:** 6/22/2017

**Applicant:** BENGEN, BRANT W

**Type:** charge

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SX-17-00012	SHORELINE EXEMPTION	590.00
SX-17-00012	OTHER	550.00
	Total:	1,140.00