



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.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
Malia McInnes	818-667-3392	1000 Millmark Grove St.	San Pedro, CA 90731

### DEVELOPMENT SITE LOCATION

Timber Cove Dr. Lot 11  
Ronald WA 98922

### FLOODPLAIN/ShORELINE

Shoreline: Lake Cle Elum  
FIRM # 530095014B

### PROJECT DESCRIPTION

Construction of a new 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 TO WAC 173-27-040(1):

1. All work shall substantially conform to the specifications of the application and associated materials submitted to Kittitas County Community Development Services by Wayne Nelsen on October 16, 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.
- The use of buffer averaging for construction of this residence has been approved in accordance to the standards of Kittitas County Shoreline Management Program (5.5). The applicant has provided sufficient evidence supporting the criteria that this lot has a substantial hardship because of existing site conditions.

Approved By

Chelsea Benner

Date of Issuance

December 18, 2017

File No.

SX-17-00018

No. Pages

Page 1 of 1