

Timber Cove Lot 11 – Project Description and Shoreline Compliance Narrative

Project Description

The subject property is located within the NW ¼ of the NW ¼ of Section 28, T. 21 N., R. 14 E., W.M., within Kittitas County and is identified as Tax Parcel No. 954177. The site, commonly known as Timber Cove Lot 11, is located near the end of Timber Cove Drive and is situated on the east bank of Lake Cle Elum. The property is vacant and approximately one acre in area. Please refer to the Critical Areas Report prepared by Grette Associates and dated September 8, 2017 for a full description of the site.

The proposed development includes construction of a single-family residence and detached garage, and also including extension of utilities, installation of a septic tank (community drainfield located off-site), installation of propane tanks and driveway construction in accordance with WAC 173-27-040(2)(g).

5.5 Shoreline buffers and vegetation conservation

B. Regulations-shoreline buffers

5. Buffer averaging: The Administrator may allow averaging of the shoreline buffer widths in Table 5.5-1 when necessary to accommodate a single-family residence, residential subdivision of four (4) or fewer lots, or a water-dependent or water-related use or development. The buffer averaging shall be allowed only in those limited instances when adherence to the standard buffer is infeasible or presents a substantial hardship because of site conditions, lot configuration or other circumstances. Buffers that have been averaged or reduced by any prior actions administered by Kittitas County shall not be further averaged. Prior to approving buffer averaging the Administrator shall require a critical area report (per the requirements in Section 5.2). With buffer averaging, the buffer width is reduced in one location and increased in another location to maintain the same overall buffer area. Proposals for buffer averaging shall not require a shoreline variance or compensatory mitigation if the following conditions are met:

- a. The minimum width of the buffer at any given point is at least seventy five percent (75%) of the standard width per Table 5.5-1, or twenty-five (25) feet, whichever is greater;
- b. The net buffer area (acreage) after averaging is the same as the buffer area without averaging; and
- c. The area that is added to the buffer to offset the reduction is well-vegetated. The Administrator may require vegetation enhancement if needed to ensure this criterion is met.

Table 5.5-1. Standard Shoreline Buffers (Type S Waters)

<u>Shoreline Environment Designation</u>	<u>Type S Standard Shoreline Buffer Width (feet)</u>
Rural Conservancy	100

The subject property (Lot 11) is located within the lakefront development of Timber Cove and is subject to the Kittitas County Shoreline Master Program. The site is situated on a high-bank portion of Lake Cle Elum and slopes dramatically from the existing cul-de-sac located adjacent to the east. Due to the site characteristics of the subject property and limited buildable area, buffer averaging is requested in order

to facilitate reasonable construction of a single-family residence consistent and comparable to the nearby and adjacent residences currently located within Timber Cove.

The underlying CC&R's require a minimum building size of 1,600 square feet, as well as other stringent architectural and site development requirements. As such, the existing homes range in size from 1,852 square feet to 6,122 square feet and average 3,333 square feet. Copies of the recorded CC&R's have been attached for reference (AFN 200803180007 and AFN 201006220029).

A preliminary site plan has been attached for reference and a full boundary and topographic survey is in process. Specific site factors include, but are not limited to, the following:

- 1) Topography – The site is located approximately five feet below the existing grade of the cul-de-sac and moving the building pad closer to the cul-de-sac, which would also require a setback variance, is not a practical option.*
- 2) Access – No on-street parking is permitted along the private street or within the cul-de-sac, as it is a designated fire lane and must be kept clear. Reasonable off-street parking should be provided, which mandates no further encroachment into the front setback, as noted above.*
- 3) Development Restrictions – The footprint of the proposed home is only 1,600 square feet (40' x 40'), which is the minimum necessary to be consistent and compatible with other nearby and adjacent homes located within Timber Cove, as well as comply with the recorded CC&R's.*
- 4) The actual encroachment of the proposed home is limited to the deck only, which will be placed no closer than 101 feet from the OWHM of Lake Cle Elum.*

The subject property is located adjacent to Lake Cle Elum and is designated as a Rural Conservancy shoreline. The applicable shoreline buffer is 100 feet and buffer width averaging is proposed to allow a reduction in buffer width to 86 feet (86%) in accordance with Section 5.5.a.

The reduced buffer area totals approximately 437 square feet and approximately 437 square feet of additional buffer area is proposed, resulting in no net loss to the buffer area in accordance with Section 5.5.b.

Existing vegetation on the site is uniform and largely consists of scrub brush and interspersed pine and fir trees. The vegetation located within the proposed buffer area is equivalent to that located within the proposed reduced buffer area and will be fully evaluated by a qualified expert and addressed within a critical area report. If compensatory mitigation measures are necessary, they shall be provided in conformance with Section 5.5.c.

6.20 Shoreline bulk and dimensional standards

B. Regulations

12. Reduced setbacks: the building setbacks listed in Table 6.21-1 may be reduced by twenty-five (25) percent where the applicant demonstrates that:

a. Compliance with the standard setback significantly interferes with development potential due to the unique size, shape or natural features of the lot;

- b. The design of the project is compatible with other authorized and planned uses within the area; and
- c. The project will not cause adverse impacts to the shoreline environment.

Table 6.21-1: Shoreline Bulk and Dimensional Standards

Building Setback (measured from edge of shoreline buffer) (3)

Rural Conservancy 15'

(3) Unless reduced setback provisions of 6.20.B.12 are met.

The applicable building setback is 15 feet and will be maintained from the edge of the proposed buffer reduction. As such, no reduction to the building setback is proposed or necessary.

7.3 Permit exemptions

3. Letter of exemption.

- a. General. A letter of exemption is required for all requests for exemption from a shoreline substantial development permit to ensure the proposal complies with the regulations of this SMP, except for emergency development pursuant to WAC 173-27-040(2)(d) and those uses and developments specifically allowed without a letter of exemption in Section 5.5.B.
- b. Application. Any person claiming exemption from the substantial development permit requirements shall submit an application for such an exemption in the manner prescribed by the Shoreline Administrator. Applications shall include, at a minimum: a summary of the proposed development project; identification of the specific exemption provisions from WAC 173-27-040 that applies to the proposal; and a description of how the proposal will comply with the applicable policies and regulations of this Shoreline Master Program.
- c. Letter of exemption. Kittitas County shall prepare a letter of exemption, addressed to the applicant and the Washington State Department of Ecology, whenever a proposal is determined to be exempt from the substantial development permit requirements. The letter of exemption must indicate the specific exemption provision from WAC 173-27-040 that is applicable to the proposal and provide a summary of the consistency of the proposal with the regulations of this SMP.

A letter of exemption is hereby requested per the requirements of Section 7.3. The proposed development includes construction of a single family residence and detached garage, and also including extension of utilities, installation of a septic tank (community drainfield located off-site), installation of propane tanks and driveway construction in accordance with WAC 173-27-040(2)(g). Further single family residences are a permitted use within the Rural Conservancy shoreline designation and the proposed development complies with all applicable policies and regulations of the Shoreline Master Program, including but not limited to, Section 6.20 Shoreline bulk dimensional standards and Section 6.14 Residential development.

WAC 173-27-040(2)(g) Construction on shorelands by an owner, lessee or contract purchaser of a single-family residence for their own use or for the use of their family, which residence does not exceed a height

of thirty-five feet above average grade level and which meets all requirements of the state agency or local government having jurisdiction thereof, other than requirements imposed pursuant to chapter 90.58 RCW. "Single-family residence" means a detached dwelling designed for and occupied by one family including those structures and developments within a contiguous ownership which are a normal appurtenance. An "appurtenance" is necessarily connected to the use and enjoyment of a single-family residence and is located landward of the ordinary high water mark and the perimeter of a wetland. On a statewide basis, normal appurtenances include a garage; deck; driveway; utilities; fences; installation of a septic tank and drainfield and grading which does not exceed two hundred fifty cubic yards and which does not involve placement of fill in any wetland or waterward of the ordinary high water mark. Local circumstances may dictate additional interpretations of normal appurtenances which shall be set forth and regulated within the applicable master program. Construction authorized under this exemption shall be located landward of the ordinary high water mark.