

# 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 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: 1/8/19

RECEIPT # 018-00103



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: Paterson  
Mailing Address: 12711 Standing Lane SW  
City/State/ZIP: Burien WA 98146  
Day Time Phone: 260-931-6650  
Email Address: Jpatte6002@comcast.net

**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: Pat Deneen  
Mailing Address: Box 808  
City/State/ZIP: Cle Elum, WA. 98922  
Day Time Phone: 509-260-0462  
Email Address: pat@83837.com

**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: 2203 Nelson Siding Road  
City/State/ZIP: Cle Elum, WA

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

Schmaus Short Plat 05-97 Lot 1

**6. Tax parcel number(s):** 950267

**7. Property size:** 4.43 AC (acres)

**Project Description**

1. Briefly summarize the purpose of the project:

Expand a existing building as show on Exhibits

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

4. Fair Market Value of the project, including materials, labor, machine rentals, etc. Aprox \$175,000

5. Anticipated start and end dates of project construction: Start March 1, 2018 End July 30, 2018

**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]

1-16-18

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

Date:

X Jene Paterson

1-16-18

**FOR STAFF USE ONLY**

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

¼ Section \_\_\_\_\_ Section 27 Township 20 N. Range 14 E., W.M.

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

681370.850157 / 1495407.213210 [use decimal degrees – NAD 83]

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

Private       Federal       State       Local       Tribal

4. Land Use Information:

Zoning: Ag 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:

Single Family Res.

**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? Aprx 900 sq ft (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? Approx 900 Sq Ft  
*\*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:

Please See Attached Exhibits

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**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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# Exhibit B2 B

Lindsey Ozbolt via [kittitascountry.onmicrosoft.com](mailto:kittitascountry.onmicrosoft.com)

Jan 4 (3 days ago)



 to Pat ▾

Hi Pat,

Granted that the lines on your drawing are not precise, generally your interpretation is correct. You can expand the footprint of a legally established residential structure from a shoreline perspective into the “yellow area #3” as you call it on your drawing as long as there is no net loss of shoreline ecological function. Nonconformance in regards to shorelines is found in [KCC 17B.07.020.4](#).

Specifically: KCC 17B.07.020.4.c.iv. “Enlarging or expanding nonconforming residential structures used for a conforming use in a manner that increases the extent of nonconformity may be allowed if the change is consistent with the provisions of this Program and demonstrates no net loss of shoreline ecological functions.”

You will also still need to apply for and receive a shoreline exemption from the county.

I hope this answers your question.

Best,

**Lindsey Ozbolt**

Planning Official

Kittitas County Community Development Services

[411 N. Ruby St., Suite 2 | Ellensburg, WA 98926](#)

[\(509\) 962-7046](tel:5099627046) | [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

# Exhibit 2B B

**From:** [patdeneen3@gmail.com](mailto:patdeneen3@gmail.com) [mailto:[patdeneen3@gmail.com](mailto:patdeneen3@gmail.com)] **On Behalf Of** Pat Deneen

**Sent:** Thursday, January 04, 2018 8:37 AM

**To:** Lindsey Ozbolt

**Subject:** Expanded Footing Question

Lindsey

I think I have one last question regarding the remodeling of a building within the Little Creek flood plain as it pertains to the set back from Little Creek.

I have attached a pdf which shows the layout of the property.

Here is what I understand:

1. The set back for buildings along Little Creek is 115'.
2. The Existing Building #1 front corner is about 68' +/- from Little Creek (this has not been surveyed but it is within 5' +/-).
3. The back corner of the Existing Building #1 is about 112' from Little Creek (this has not been surveyed but it is within 5' +/-).
4. We are allowed to remodel the Existing Building #1 within the existing foundation of the existing building.
5. We are NOT allowed to extend the building in to the grayed area #4
6. We are allowed to extend the building into the yellow area #3 by cantilevering out from the existing building.
7. We are allowed to build (with a flood permit from Public Works) beyond the 115' mark from Little Creek

## THE QUESTION

Pertaining only to the Set Back Question as I understand I need to work with Public Works in regards to a Flood Permit;

ARE WE ALLOWED TO EXTEND THE FOUNDATION FROM THE EXISTING BUILDING, MARKED #1, INTO THE YELLOW AREA MARKED NUMBER #3?

The attached pdf shows the area where we would like to expanded the footing and is marked "#2 Expanded Footing"

Thank you for helping me get a full understanding of our options.

Pat

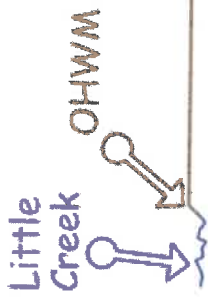
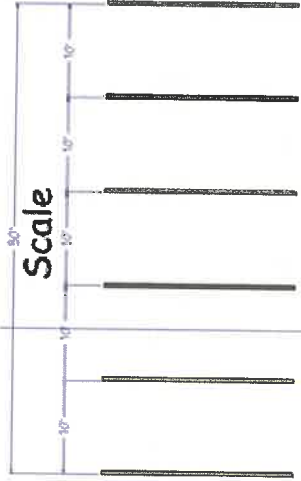
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Pat Deneen  
[509-260-0462](tel:509-260-0462)



**RECEIVED**  
JAN 18 2018  
Kittitas County CDS

# PATTERSON LOT



Land Runs Fairley Flat To 200' Shoreline Set Back

