



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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“Building Partnerships – Building Communities”

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT EXEMPTION

APPLICANT NAME	PHONE	MAILING ADDRESS	CITY/STATE/ZIPCODE
Lake Kachess Resort Steve Fury	206-437-3343	PO Box 808	North Bend, WA 98045

DEVELOPMENT SITE LOCATION

396 Via Kachess Rd.

Easton WA 98925

FLOODPLAIN/ShORELINE

Shoreline: Kachess River

FIRM # 5300950125B

PROJECT DESCRIPTION

Remodel construction of existing 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 submitted to Kittitas County Community Development Services by Steve Fury on January 19, 2018.
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 any future building permits in order to determine any necessary floodplain permits.

CONSISTENCY ANALYSIS

KCC 17B.07.020(4)(C)(ii) states that nonconforming structures can be enlarged or expanded provided that said enlargement does not increase the extent of the nonconformity. 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 under these two provisions. 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
Jeremy Johnston	March 13, 2018	SX-18-00002	Page 1 of 1