



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

March 26, 2018

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Shoreline Exemption SX-18-00009

To Whom It May Concern,

The Shoreline Exemption Permit application submitted on February 27th, 2018 was deemed incomplete on March 2, 2018. Once we received your updated site plan we continued the review of your application. It has been determined that because your proposed structure does not meet the standard setbacks required, more information will be necessary for continued processing of this Shoreline Exemption Application.

KCC 17B.05.050(5)

Buffer averaging: The Administrator may allow averaging of the shoreline buffer widths in the Table at KCC 17B.05.050-1 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 KCC 17B.05.020W). 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 the Table at KCC 17B.05.050-1, 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.

If you choose to move forward with buffer averaging, please provide supporting documentation for the above buffer averaging requirements including a revised site plan and critical area report. Your other option is to reduce the footprint of your proposed structure so all construction (including septic tank) meet the required 115 foot setback.

Please contact me with any questions.

Thank you,



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