



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

- ✓ PSA Report PSA 18-00061
- ✓ LOMA 18-10-0557A
- ✓ ZONE SETBACK VARIANCE VA-18-00001

APPLICATION FEES:

\$540.00 Kittitas County Community Development Services

\$550.00 Kittitas County Public Works

✓ \$1,090.00 Fees due for this application when SEPA is not required

\$2,220.00 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):

[Handwritten Signature]

DATE:

07/18

RECEIPT #

0018-01300



DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 03-12-2018

Page 1 of 6

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: Jerry Morris
Mailing Address: P.O. Box 608
City/State/ZIP: EASTON WA 98925
Day Time Phone: 425-577-1712
Email Address: Jmorrise @ msn.com

- 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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

- 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: 51 Summer Park Ct.
City/State/ZIP: EASTON WA 98925

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

LOT 2-28 KACHESS II

- 6. Tax parcel number(s):** 546835

- 7. Property size:** 0.28 (acres)

Project Description

1. Briefly summarize the purpose of the project:

CONSTRUCT A 30X30 GARAGE

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. _____

5. Anticipated start and end dates of project construction: Start July 2018 End Sept 2019

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

Date:
6/4/2018

X Jerry M. Morris

FOR STAFF USE ONLY

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

¼ Section _____ Section _____ Township _____ N. Range _____ E., W.M.

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

_____ [use decimal degrees – NAD 83]

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

Private

Federal

State

Local

Tribal

4. Land Use Information:

Zoning: _____

Comp Plan Land Use Designation: _____

5. Shoreline Designation: (check all that apply)

Urban Conservancy

Shoreline Residential

Rural Conservancy

Natural

Aquatic

6. Requested Shoreline Exemption per WAC 173.27.040:

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? _____ (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? _____

**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

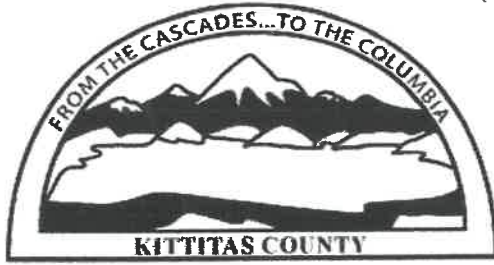
20. Will the proposed use be consistent with the policies of RCW 90.58.020 and the Kittitas County Shoreline Master Program? (attach additional sheets if necessary)

Yes

No

Please explain:

21. Provide any additional information needed to verify the project's impacts to shoreline ecological functions: (attach additional sheets and relevant reports as necessary)



Kittitas County
Community Development Services
411 North Ruby Street Suite #2 | Ellensburg, WA 98926
Phone: (509) 962-7506 | Fax: (509) 962-7682

Preliminary Site Analysis Report

PSA #: PSA-18-00061 **Map #:** 21-13-17051-0028
Issue Date: 2/23/2018 **Expiration Date:** 2/23/2019
Parcel #: 546835 **Site address:** 51 SUMMER PARK CT EASTON
Owner: MORRIS, JERRY G. ETUX
13912 SE 3RD PL
BELLEVUE, WA, 98005
Proposed use:

Land & Zoning

Lot size: 0.28 a
Land use: Rural Working
Zoning: Forest and Range
Setback: Front: 25' 2 VA-18-0001
Setback: Side: 10
Setback: Rear: 10

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Kittitas County CDS

- Site plan must show setbacks from all property lines to the proposed development or the setbacks from all property lines. Please see above for setbacks for your parcel. These setbacks are the minimum requirement for structure placement in relation to property lines. Please make sure these are marked on the site plan used for building permit submittal.

In a platted development?: Yes
Platted development name: KACHESS #2



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NOTICE OF DECISION

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Kittitas County CDS

Kittitas County CDS

To: Applicant
Interested Parties (KCC 15A.06)

From: Jeremy Johnston, Staff Planner

Date: May 25, 2018

Subject: Morris Zoning Setback Variance (VA-18-00001)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services approves the Zoning Setback Variance for Mr. Morris, landowner, to reduce a front yard setback of 25 feet to 2 feet. The site is located off of Summer Park Ct. in Section 17, T 21 N, R13 E, WM parcel 546835. Assessor map number 21-13-17051-0028.

An appeal of this land use decision may be filed within 10 working days by submitting specific factual objections and a fee of \$1570 to the Kittitas County Board of Commissioners at 205 West 5th, #108 Ellensburg, WA 98926. The appeal and deadline is 5:00pm June 11, 2018.

The original application and related information may be examined during business hours at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-usc/default.aspx>

If you have questions or need assistance please contact Community Development Services at (509) 962-7065; email at jeremy.johnston@co.kittitas.wa.us Staff Planner: Jeremy Johnston.

require the garage to be 59 feet from the edge of the pavement and make the driveway slope to the garage entrance greater than 45 percent and not usable during winter months. It would also mean construction would fall within the 115 foot shoreline setback, and create a long driveway requiring fill and retaining walls.”

Staff Conclusions:

51 Summer Park Ct. is a parcel located on a private cul-de-sac off of Via Kachess Rd. A site visit indicated the extreme slope of the parcel exceeds that of many neighboring parcels and may present a danger in winter months in vehicle access to the residence. In addition, without the proposed setback back reduction, the building of a garage would have to take place within the 115 foot shoreline buffer/setback zone requiring a Shoreline Variance and potentially adversely impacting the shoreline environment.

- b. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same vicinity.

Applicant Response:

“The parcel, platted in 1976, currently has a residence constructed in 1993 as a vacation home without a garage. In order for the property to support full-time residency year round access to the garage and parking is desired. During winter months the garage needs to be close to the top of the slope as shown on the attached plot plan. This would provide a slope of 15 degrees and a short driveway to the garage entrance. During winter months, November through March, because of snow conditions parking is currently only available within the street right-of-way along the top slope. Parcels along Via Kachess road and other road right-of-ways within Kachess community have received variances to the front yard setback requirements with no adverse visual or public safety affect.”

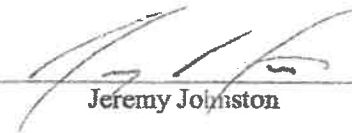
Staff Conclusions:

The applicant desires year around access to the residence at 51 Summer Park Ct.. Several neighbors in the vicinity with less hazardous slopes possess street level garages allowing them safe vehicle parking access to their properties.

- c. Authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.

Applicant Response:

“I do not believe that granting this variance from the setback code will be detrimental to the public welfare or be at all injurious to the property owners in the same vicinity. The variance would not affect the use of the street as Summer Park Ct. is a short private street with a 60 foot offset cul-de-sac and the proposed construction would be 36 feet from the edge of the pavement and 16 feet downhill from the top of slope. The variance would have no adverse effect or be injurious to adjacent property as it would provide off street covered parking year around. The Kachess II plat is located in mountainous terrain and not all lots can comply with the desired setbacks. The Comprehensive Plan acknowledges site conditions vary and provide for variances. The granting of the variance will enable us to further enjoy our investment as well as meet the goals of the Comprehensive Plan and the Kachess Community covenants.”

Staff Planner: 
Jeremy Johnston

Title: Planner, Kittitas County Community Development Services

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX (509) 962-7682

Date: Thursday, May 25, 2018

An appeal of this land use decision may be filed within 10 working days by submitting specific factual objections and a fee of \$1570 to the Kittitas County Board of Commissioners at 205 West 5th, #108 Ellensburg, WA 98926. The appeal and deadline is 5:00 pm June 11, 2018.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	KITTITAS COUNTY, WASHINGTON (Unincorporated Areas)	Lot 28, Kachess II, as shown on the Plat recorded as Receiving No. 408258, in Volume 7, Pages 10 through 13, in the Office of the Auditor, Kittitas County, Washington
	COMMUNITY NO.: 530095	
AFFECTED MAP PANEL	NUMBER: 5300950125B	
	DATE: 5/5/1981	
FLOODING SOURCE: KACHESS LAKE		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 47.315299, -121.251865 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (ASSUMED)	LOWEST ADJACENT GRADE ELEVATION (ASSUMED)	LOWEST LOT ELEVATION (ASSUMED)
28	—	Kachess II	51 Summer Park Court	Property	C	—	—	2274.5 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

ZONE A

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

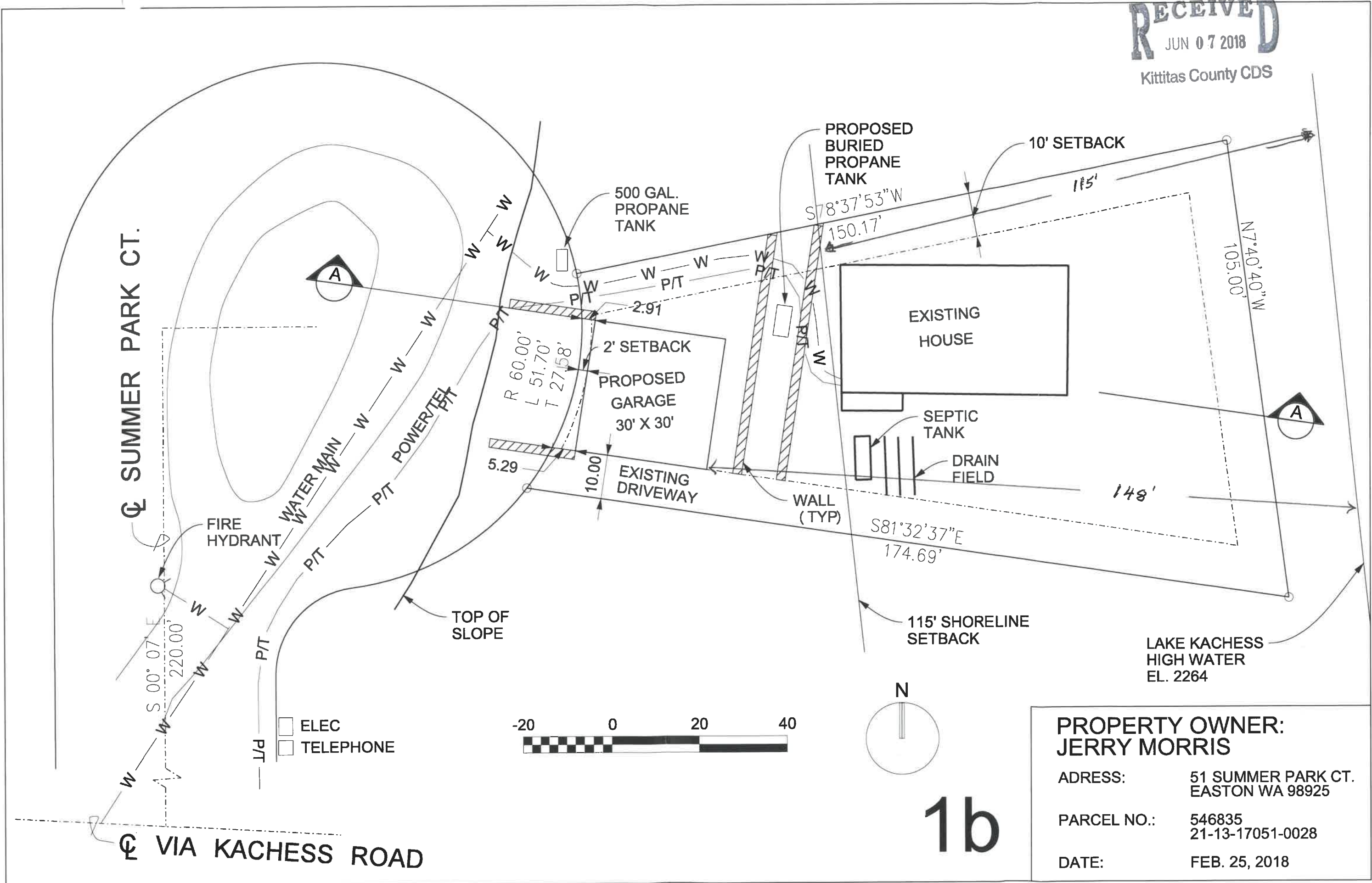
This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

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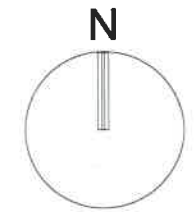
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☉ SUMMER PARK CT.

☉ VIA KACHESS ROAD

☐ ELEC
 ☐ TELEPHONE



1b

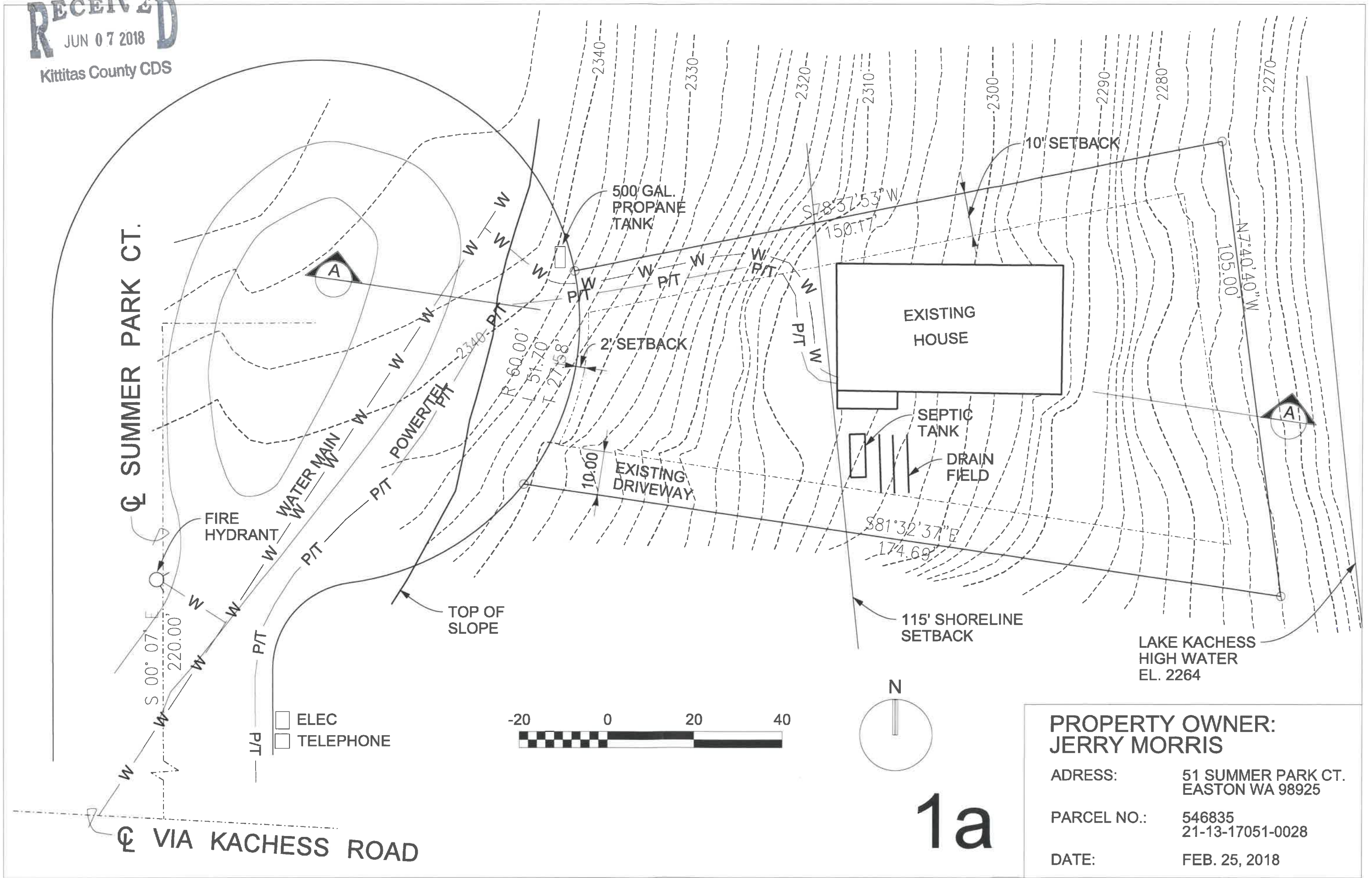
PROPERTY OWNER:
JERRY MORRIS

ADDRESS: 51 SUMMER PARK CT.
 EASTON WA 98925

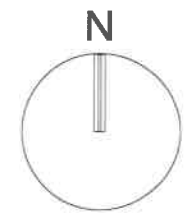
PARCEL NO.: 546835
 21-13-17051-0028

DATE: FEB. 25, 2018

LAKE KACHESS
 HIGH WATER
 EL. 2264



ELEC
 TELEPHONE



PROPERTY OWNER:
JERRY MORRIS

ADDRESS: 51 SUMMER PARK CT.
 EASTON WA 98925

PARCEL NO.: 546835
 21-13-17051-0028

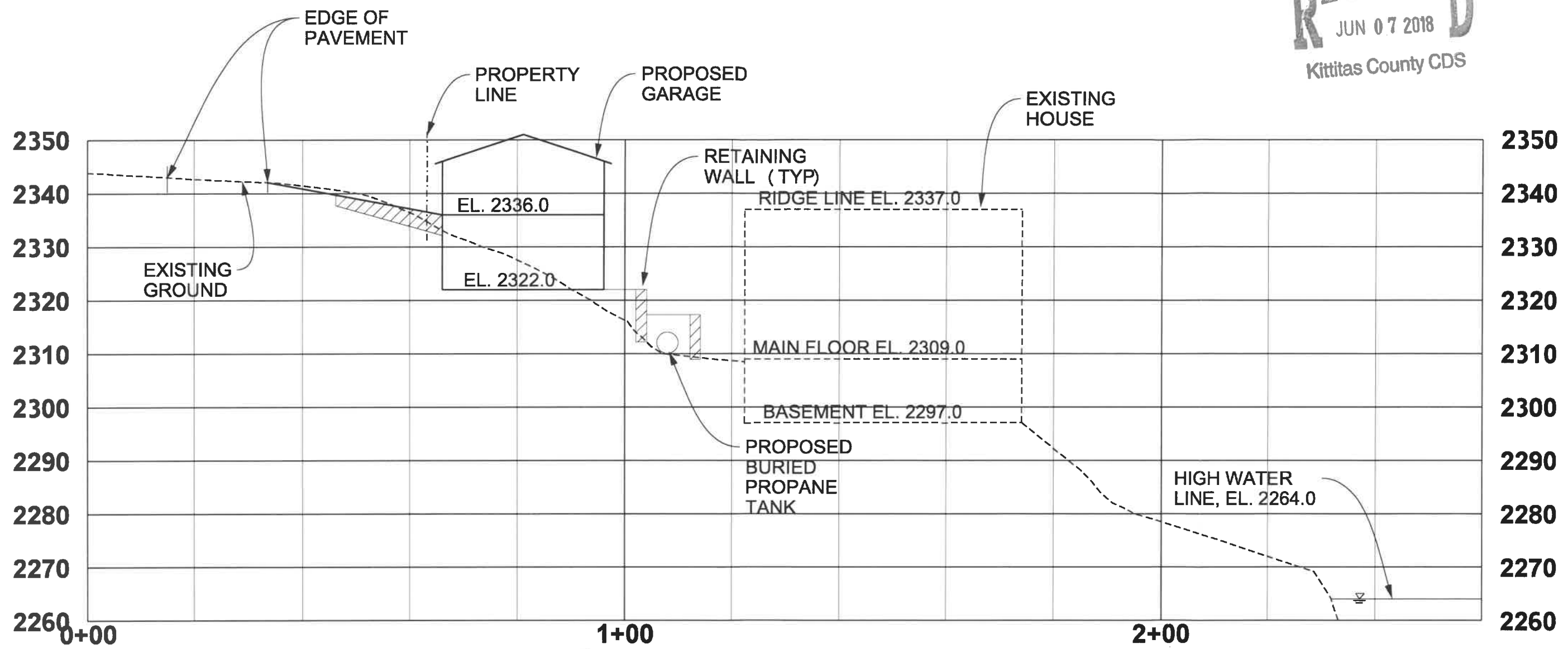
DATE: FEB. 25, 2018

1a

☉ SUMMER PARK CT.

☉ VIA KACHESS ROAD

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 JUN 07 2018
 Kittitas County CDS



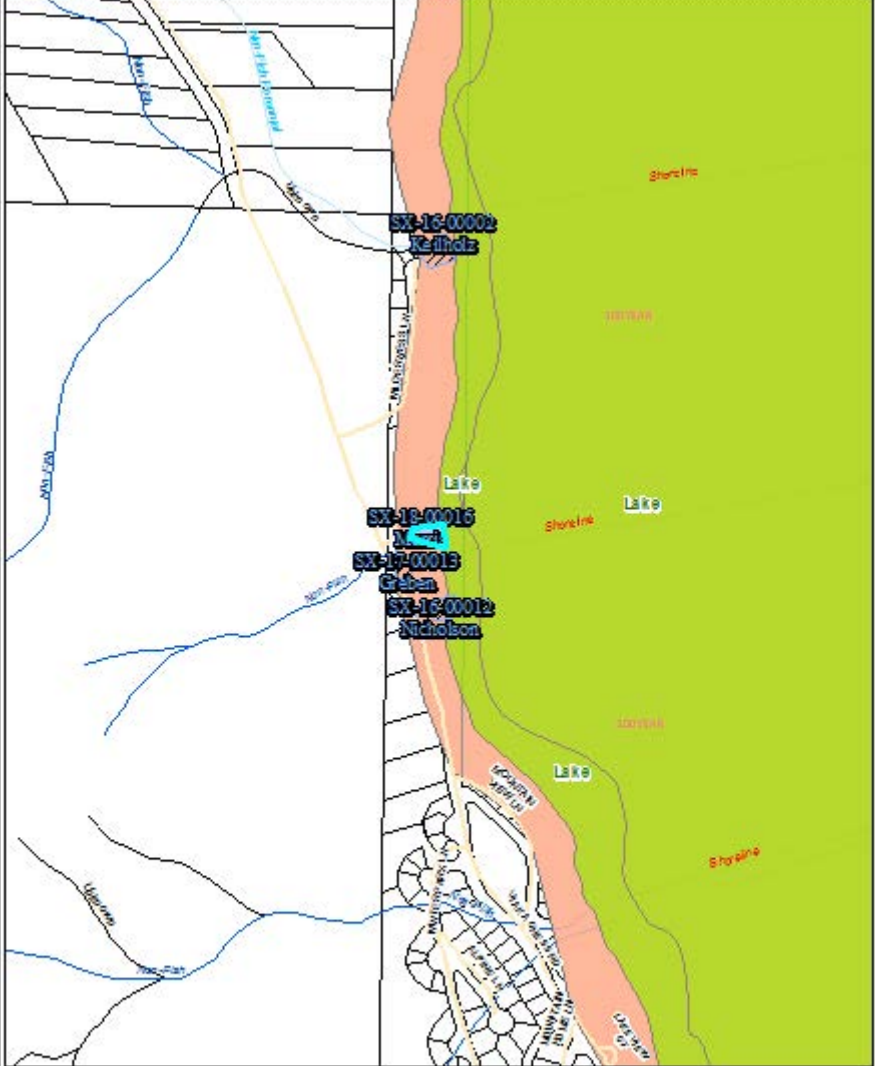
2

PROPERTY OWNER:
JERRY MORRIS

ADDRESS: 51 SUMMER PARK CT.
 EASTON WA 98925

PARCEL NO.: 546835
 21-13-17051-0028

DATE: FEB. 25, 2018



SX-18-00016 Morris

Critical Areas Map



Areas
outside Fire
Districts

SX-16-00002

Keitholz

WYLOREN BUCKLE

SX-18-00016

Morris

SX-17-00015

Graben

SX-16-00012

Nicholson

Snoqualmie
Pass Fire
and Rescue

160 EASTERN
VIEW LN

WINTER PARK LN

WALKER CREEK RD

APPLE LN

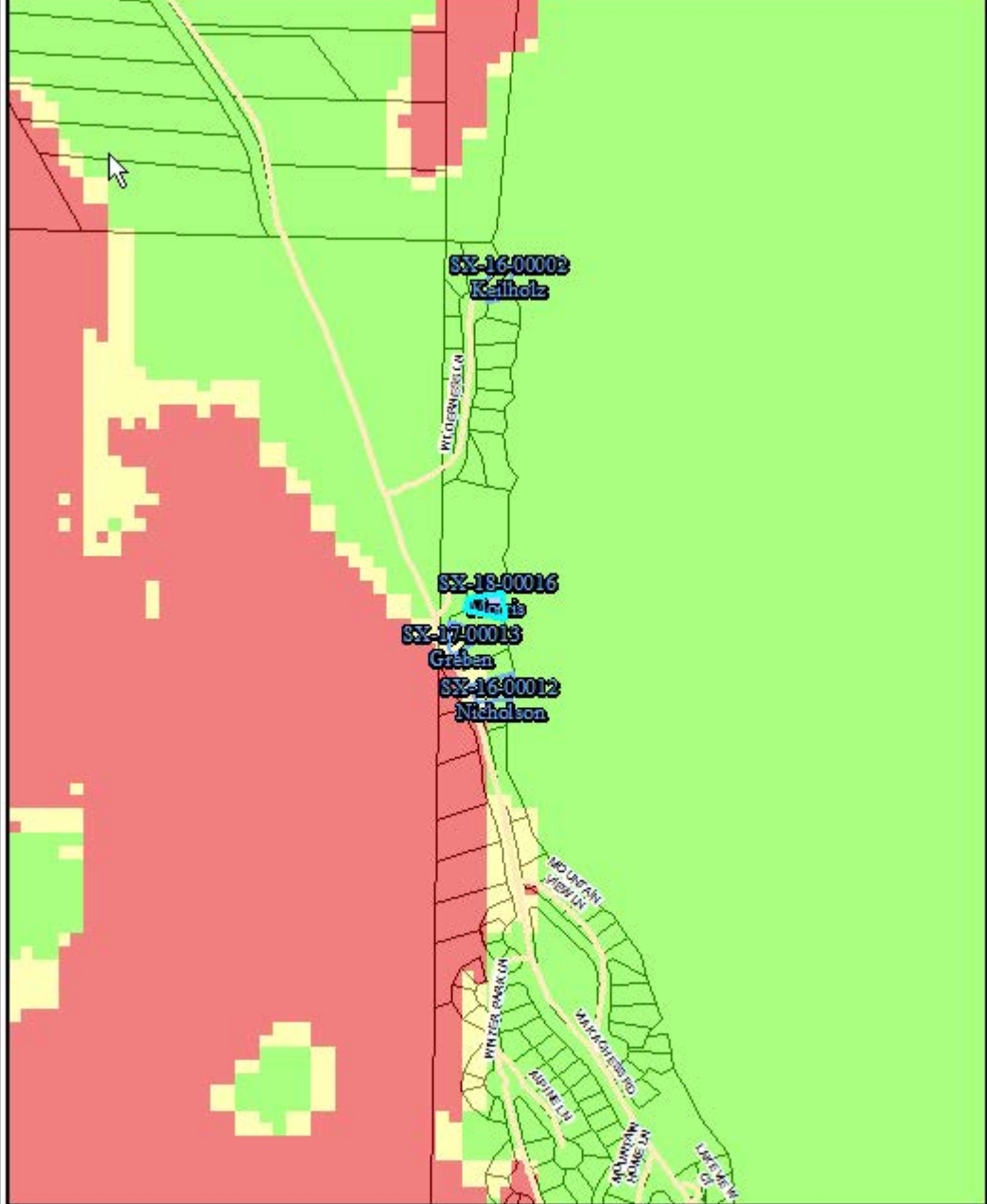
ANYWHERE
IN THE LN

LEAFY LN



SX-18-00016 Morris

Fire District Map



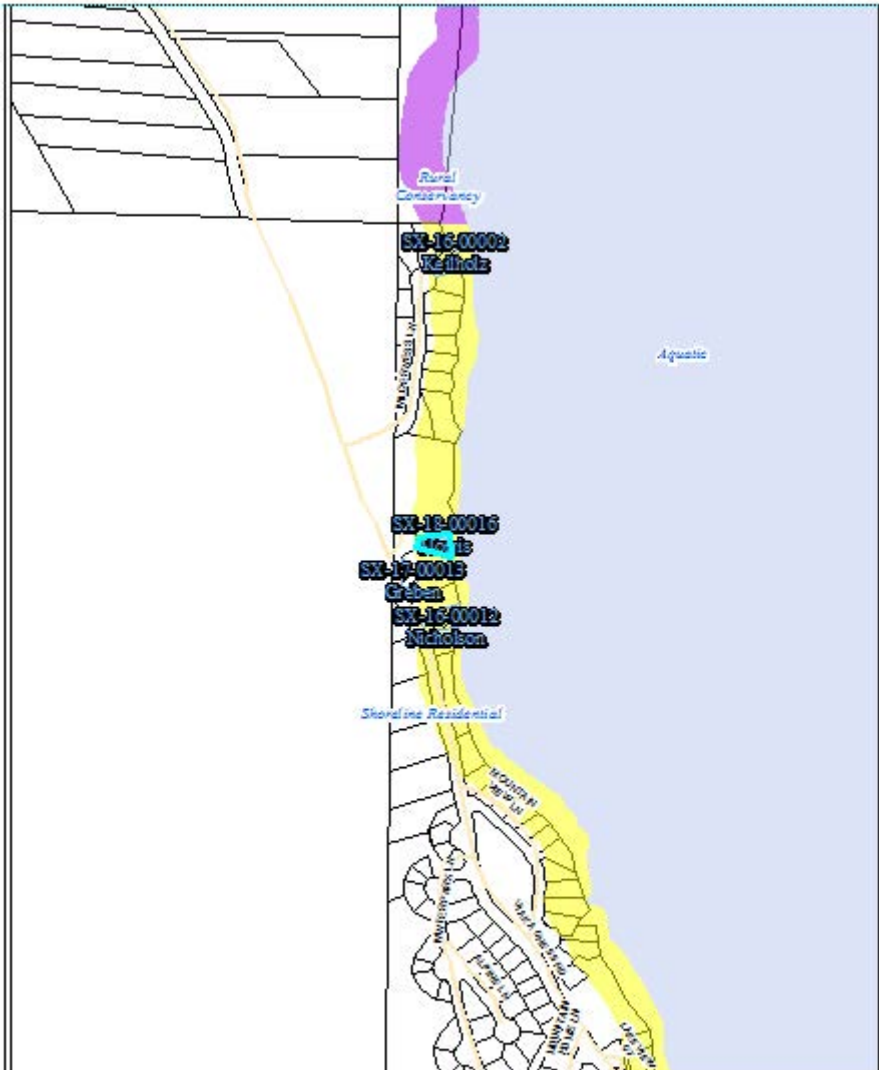
SX-18-00016 Morris

Hazardous Slope Map



SX-18-00016 Morris

Land Use Map



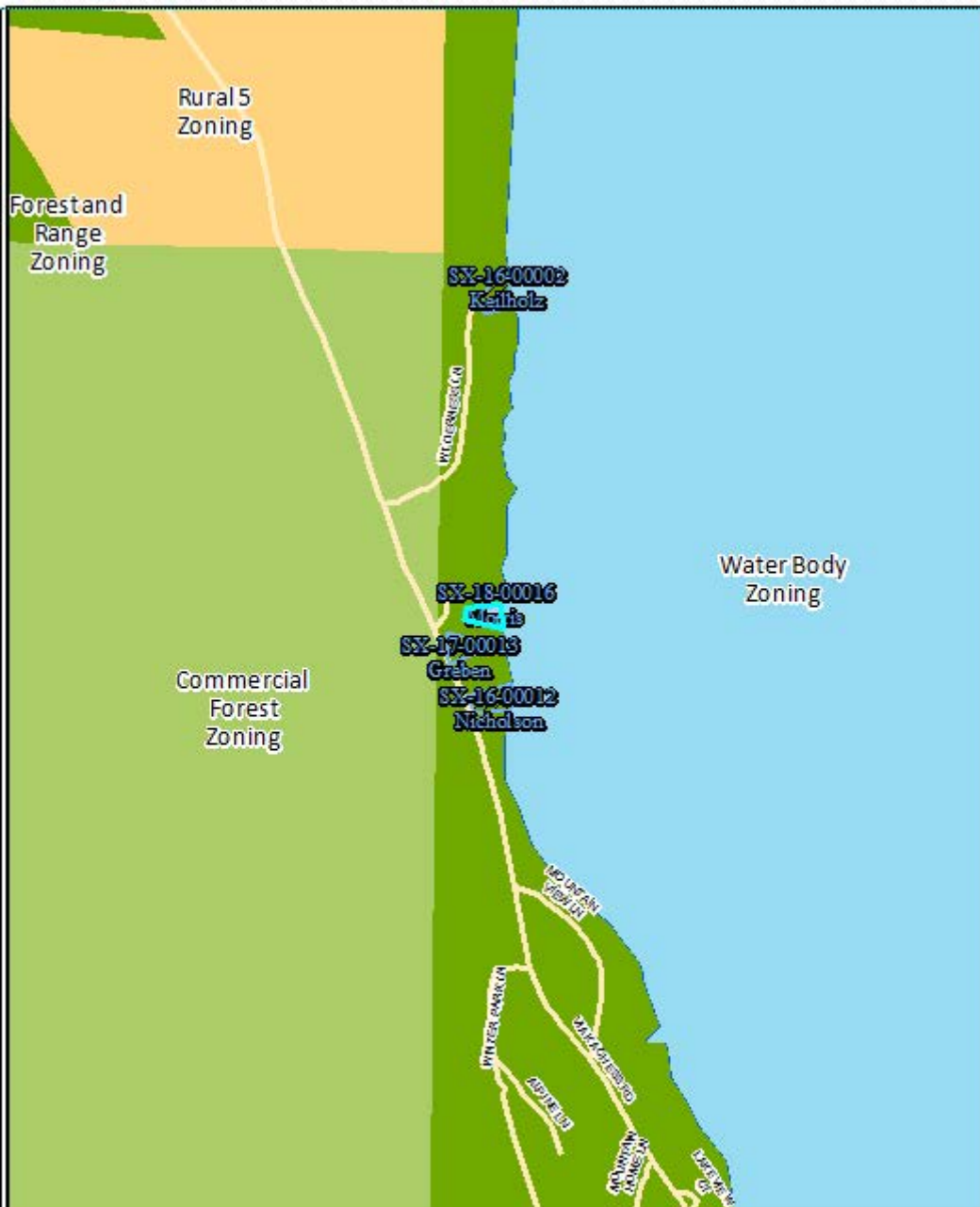
SX-18-00016 Morris

Shoreline Map



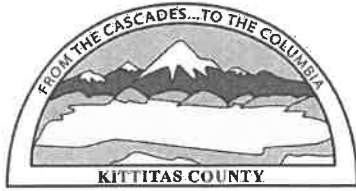
SX-18-00016 Morris

Vicinity Map



SX-18-00016 Morris

Zoning Map



KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD18-01305

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: MORRIS, JERRY G. ETUX
13912 SE 3RD PL
BELLEVUE WA 98005

Cashier: RACHEL KANE
Payment Type: CHECK (1073)

Date: 06/07/2018

SX-18-00016 Shorelines Exemption		51 SUMMER PARK CT EASTON		
<u>Fee Description</u>		<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Shoreline Exemption		\$540.00	\$540.00	\$0.00
Public Works Shoreline Exemption		\$550.00	\$550.00	\$0.00
SX-18-00016 TOTALS:		\$1,090.00	\$1,090.00	\$0.00
TOTAL PAID:			\$1,090.00	