



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
Joseph and Sarah Harris	425-327-3342	PO Box 1029	Cle Elum, WA 98922
Jason Andrews	425-444-2941	PO Box 199	Roslyn, WA 98941

DEVELOPMENT SITE LOCATION

250 Pebble Beach Dr.
Cle Elum WA 98922
NW ¼, Section 27, T20N R14E, WM

FLOODPLAIN/ShORELINE

Yakima River
FIRM #: 5300950241B
WRIA 39

PROJECT DESCRIPTION

Rebuilding of an insect damaged deck on a single family residence along the Yakima River.

THIS DEVELOPMENT IS EXEMPT PURSUANT TO WASHINGTON ADMINISTRATIVE CODE (WAC) 173-27-040(2)(b) AND KITTTITAS COUNTY CODE (KCC) 17B.07.020(4)(c)(i): A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT IS NOT REQUIRED FOR THIS PROJECT.


THE FOLLOWING CONDITIONS ARE REQUIRED PURSUANT WAC 173-27-040(1):

1. All work shall substantially conform to the specifications of the site plan and application submitted to Kittitas County Community Development Services by Joseph and Sarah Harris on July 24th, 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 county, state, and 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 further building permits.
6. As depicted on the site plan, deck repair will occur within the original footprint of the existing structure.

CONSISTENCY ANALYSIS

A shoreline substantial development permit is not required for the project as described due to an exemption allowed pursuant to (WAC) 173-27-040(2)(b) and (KCC)17B.07.020(4)(c)(i). 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)).
- Nothing in these regulations shall obviate any requirement to obtain any permit, certificate, license, or approval from any state agency or local government (See Revised Code of Washington 90.58.360).
- The Development will comply with all applicable provisions of Kittitas County Code.
- The proposed project is consistent with multiple provisions in KCC 17B.07.020(4)(c) Nonconforming Structures.

Approved By	Date of Issuance	File No.	No. Pages
Dusty Pilkington 	September 11 th , 2018	SX-18-00017	Pages 1 of 1