



# 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
Jerry Fulks	(509) 300-3006	1122 E Pike St. #1421	Seattle, WA 98122
Jay Morris		1518 8 <sup>th</sup> Ave. W	Seattle, WA 98119
Craig Sill	(509) 674-5080	111 N Wright Ave. Suite B	Cle Elum 98922
Jeff Slothower	(509) 925-6916	201 West Seventh Ave.	Ellensburg, WA 98926

### DEVELOPMENT SITE LOCATION

150 North Fork Ranch Road  
Cle Elum, WA 98922

### FLOODPLAIN/ShORELINE

Shoreline: North Fork Teanaway River  
FIRM # 5300950251B  
WRIA# 39

### PROJECT DESCRIPTION

Remodel portion of existing structure, add laundry/utility room and covered entry, and demolish existing garage and a portion of the existing residence.

**THIS DEVELOPMENT IS EXEMPT PURSUANT TO WAC 173-27-040(2)(g) AS A NON-CONFORMING STRUCTURE DESCRIBED IN KCC 17B.07.020(4)(c)(iv) AND KCC 17B.07.020(4)(C)(i). 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 Jerry Fulks and Craig Sill on July 30, 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, state and local 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 development or demolition associated with this exemption is subject to any approval conditions or other requirements outlined in FD-18-00008 (Flood Development Permit issued by KC Public Works).

### CONSISTENCY ANALYSIS

KCC A shoreline substantial development permit is not required for the project as described due to exemption WAC 173-27-040(2)(g) and KCC 17B.07.020(4)(C)(iv). The project is exempt from Shorelines Substantial Development Permitting under these 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)).
- 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	August 23, 2018	SX-18-00018	Page 1 of 1