



KITITITAS 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
Lynn R.C. Romans	(425) 736-6920	PO Box 485	Cle Elum, WA 98922

DEVELOPMENT SITE LOCATION

12180 Teanaway Rd
Cle Elum, WA 98922

FLOODPLAIN/ShORELINE

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

PROJECT DESCRIPTION

Deck addition to an existing residence with a projected cost of \$5000.

THIS DEVELOPMENT IS EXEMPT PURSUANT TO WAC 173-27-040(2)(g) AND 173-27-040(2)(a). 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 Lynn R.C. Romans 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 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 building permits in order to determine any necessary floodplain permits.
6. Any construction shall adhere to all requirements and conditions outlined in the Flood Development Permit (FD-19-00005 Romans) issued on February 12, 2019.

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 WAC 173-27-040(2)(a). 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	February 14, 2019	SX-18-00019	Page 1 of 1