



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"

February 12, 2019

Jim & Brenda Ball
10525 176th CT NE
Redmond, WA 98052

Subject: Shoreline Exemption Permit (SX-19-00003) - Request for Additional Information

Dear Jim & Brenda Ball,

Kittitas County Community Development Services (CDS) received your Shoreline Exemption Permit application (SX-19-00003) on January 23, 2019. Staff has reviewed your application and determined that more information is needed before this application can be processed any further. Please provide the following:

1. Updated site plan: there are noticeable discrepancies with the relation between property lines, and topography shown on the provided site plan vs. aerial photos and the most recent survey of the property. The survey shows that the east property line lies east of the Salmon La Sac road easement, whereas your site plan suggest otherwise. Please see Attachment A and C for a visual explanation of discrepancies. Please update your site plan accordingly.
2. Updated Critical Areas Report: on pages 3 and 4 of the Critical Areas Report, the biologist refers to multiple possible locations of the OHWM, and then goes on to leave the final determination up to the county. The county does not make OHWM determinations nor do we have the technical expertise or staff to make this determination, therefor the submitted Critical Areas Report was reviewed by Department of Ecology (DOE) staff for technical assistance. Pursuant to DOE's review, the OHWM has been determined to be located at or near the base of the bluff (please see Attachment B for DOE comments). Please provide clarification from the biologist that clearly identifies the OHWM and update the Critical Areas Report and site plan accordingly.
3. Final Mitigation Plan: in the Critical Area Report the biologist states that "a final mitigation plan will be developed once the County approves the concept put forth." Staff has reviewed the draft mitigation plan provided in the report and determined it is consistent with KCC 17B.05.020E Mitigation plan content. Please provide a final mitigation plan.

Once these items have been received, Community Development will continue the processing of your application.

Please contact me with any questions.

Thank you,

Chelsea Benner
Planner I

Kittitas County Community Development Services
411 N Ruby Street, Suite 2 Ellensburg, WA 98926
(p) 509-962-7506 (f) 509-962-7682
chelsea.benner@co.kittitas.wa.us

cc: Ed Solseng, Authorized agent
Lindsey Ozbolt, Kittitas County Planning Official

via email
via email

Attachments: A) Property photos
B) Department of Ecology critical area study comments
C) BL-07-00114 Recorded Survey

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

Attachment A

The Red Line in the following images shows Approximate Ordinary High Water Mark as identified by critical area report and DOE review

- COMPAS Image
- Google Maps Image
- GIS Image
- Site Plan



COMPAS
Image



Google
Maps Image



GIS
Image

95195
BALL, JAMES C. BPA

43503
STATE OF WASH

Attachment B

Chelsea Benner

From: White, Lori (ECY) <lowh461@ECY.WA.GOV>
Sent: Friday, February 08, 2019 2:10 PM
To: Chelsea Benner
Subject: RE: Shoreline permit for the Ball residence

Follow Up Flag: Follow up
Flag Status: Completed

Hi Chelsea,

So I looked over the report and application. The report is a little confusing but I believe she is implying the OHWM is located near the base of the bluff, such as the water line located on aerial image dated 7/13/2017.

If this is the case, based on the information provided in the report, Lidar images, and historical aerial images I would agree that the line is located either at or near the base of the bluff. There are clean cobbles /sand and sparse vegetation landward of the bluff, which are geodic indicators we use. The scarp represents the mark created by the presence and action of waters. The nearby upland vegetation is distinct, with a persistent line of perennial vegetation (biologic indicators). This would make the majority of the parcel within shoreline jurisdiction.

I located the common line buffer codes. Thank you for pointing that out for me. I can see where customers could get confused. I do not see many residential exemptions from Kittitas County and have not seen this language in some of the other counties I work in. So I appreciate the discussion earlier.

I will be in the office a few more hours today, should you need anything.

Sincerely,

Lori B White
Shoreland & Wetland Specialist

Department of Ecology • 1250 W Alder Street • Union Gap, WA 98903 • lori.white@ECY.WA.GOV • 509-575-2616

From: Chelsea Benner <chelsea.benner@co.kittitas.wa.us>
Sent: Friday, February 8, 2019 9:26 AM
To: White, Lori (ECY) <lowh461@ECY.WA.GOV>
Subject: Shoreline permit for the Ball residence

The file was too big to send so I had to use a different program.
Thank you!

Chelsea Benner

Planner I
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(p) 509-962-7506 (f) 509-962-7682
chelsea.benner@co.kittitas.wa.us

From: no-reply_LiFT@co.kittitas.wa.us [mailto:no-reply_LiFT@co.kittitas.wa.us]
Sent: Friday, February 08, 2019 9:25 AM
To: Chelsea Benner
Subject: Files available for download

Hi Chelsea,

The following files will be available until 2/15/2019:

- [SX-19-00003 Ball Site Plan.pdf](#)

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

Attachment C

BOUNDARY LINE ADJUSTMENT

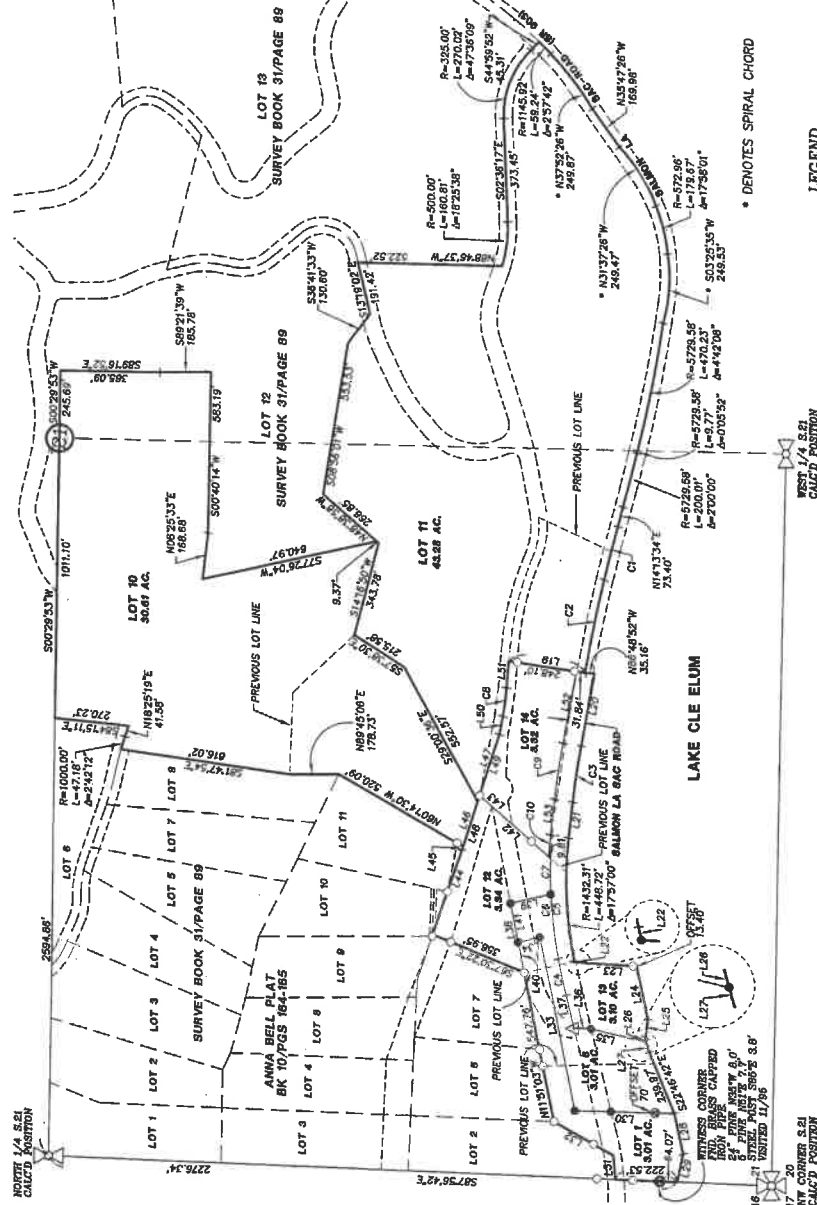
PTN OF THE WEST 1/2 OF SECTION 21 TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M. KITTITAS COUNTY, WASHINGTON

NOTES:

- THIS SURVEY WAS PERFORMED USING A NIKON DTM THREE SECOND TOTAL STATION WITH CONTROL POINTS AND PROPERTY CORNERS SHOWN THEREON. THE CONTROL POINTS WERE ADJUSTED TO THE TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
- THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
- FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS, FLOODPLAIN, SHAPE EASEMENTS, ROAD EASEMENTS AND CONSERVATION DOCUMENTATION SEE THE FOLLOWING SURVEYS OF RECORD:
 - BOOK 10 OF PLATS, PAGES 164 & 165
 - BOOK 21 OF SURVEYS, PAGE 159
 - BOOK 31 OF SURVEYS, PAGE 89
 - BOOK 31 OF SURVEYS, PAGE 89
 - AND THE SURVEYS REFERENCED THEREON.
- THE PURPOSE OF THIS SURVEY IS TO ALTER THE BOUNDARY LINES OF LOTS 1, 6, 12, 13 AND 14 OF THE ANNA BELL PLAT P-05-30-45 AND LOTS 10 AND 11 OF SURVEY BOOK 31, PAGE 89 TO THE CONFIGURATION SHOWN HEREON.

LINE	LENGTH	BEARING
L19	279.94	S81°24'30"E
L20	288.81	N101°17'48"E
L21	192.69	N00°12'46"E
L22	226.16	N11°41'31"E
L23	226.16	N11°41'31"E
L24	186.36	S72°31'46"E
L25	64.89	S08°12'10"W
L26	16.25	S74°54'42"E
L27	37.74	S15°42'42"E
L28	10.88	S73°34'42"E
L29	10.88	S73°34'42"E
L30	357.55	S08°12'10"W
L31	87.52	N04°31'21"W
L32	247.40	N60°44'57"W
L33	637.35	N11°51'03"W
L34	637.35	N11°51'03"W
L35	203.94	N77°33'33"E
L36	62.46	S47°33'33"E
L37	120.71	S14°32'01"E
L38	285.49	S11°44'47"E
L39	150.04	N77°33'33"E
L40	150.04	N77°33'33"E
L41	144.46	S17°24'27"E
L42	343.60	S48°10'11"E
L43	333.79	S48°10'11"E
L44	324.71	N78°48'17"E
L45	12.95	N73°15'22"E
L46	253.40	N71°13'11"E
L47	206.09	N73°13'11"E
L48	230.31	N73°13'11"E
L49	66.78	S10°22'54"W
L50	97.39	S04°10'55"W
L51	128.63	N101°17'48"E
L52	128.63	N101°17'48"E

GRAPHIC SCALE
 1 inch = 300 ft.



- LEGEND**
- ☒ CALCULATED SECTION CORNER COMMON TO FOUR SECTIONS
 - ☒ CALCULATED QUARTER CORNER COMMON TO TWO SECTIONS
 - ⊙ WITNESS CORNER
 - SET 1/2" REBAR W/CAP 15#180902
 - FTD REBAR
 - △ SET NAIL & WASHER 15#180902
 - ⊙ SET SURFACE MONUMENT 15#180902

EXISTING LEGAL DESCRIPTIONS:
 LOTS 1, 6, 12, 13 AND 14 OF THE ANNA BELL PLAT, P-05-30-45 PER PLAT RECORDED IN BOOK 10 OF PLATS, PAGES 164 AND 165, AND AUDITOR'S FILE NUMBER 20060220087, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
 AND
 LOTS 10 AND 11 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 31 OF SURVEYS, PAGE 89, UNDER AUDITOR'S FILE NUMBER 200505200021, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
 ALL SITUATED IN SECTION 21, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

NOTE:
 THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE NOT TO BE CONSIDERED AS A BASIS FOR THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, PRIOR TO STARTING CONSTRUCTION AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.
 Call Before You Dig
 1-800-553-4344

RECORDER'S CERTIFICATE
 I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 10th day of 2007.

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the State of Washington, and I am duly licensed under the provisions of Chapter 90A RCW, effective January 1, 2007.
 David P. Nelson
 Professional Engineer
 License No. 15189
 State of Washington

BOUNDARY LINE ADJUSTMENT
 PREPARED FOR
 NEWPORT HILLS LAND CO INC
 SECTION 21, TWP. 21N., RGE. 14E., W.M.
 KITTITAS COUNTY
 DWN BY
 G. WEISER
 DATE
 07/07
 SCALE
 1"=300'
 SHEET
 7 OF 1

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 7 OF 1

109 EAST 2ND STREET
 CLE ELUM, WA 98822
 PHONE: (509) 674-7433
 FAX: (509) 674-7419



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 I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 10th day of 2007.

SURVEYOR'S CERTIFICATE
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