

Chelsea Benner

From: Chelsea Benner
Sent: Monday, November 19, 2018 3:29 PM
To: 'Edward Solseng'
Cc: Lindsey Ozbolt
Subject: Ball Residence, Shoreline Permit

Good Afternoon,

I apologize for the delay as I was out of the office most of last week and as I was the planner originally involved with this project the other staff wanted to have a discussion with me prior to responding.

The good news:

As determined in your pre-application meeting this project does allow for a SHORELINE EXEMPTION permit. As the project was taken in at the counter without any context there was a slight confusion. We will be determining the most efficient way to refund your excess payment as the exemption only costs \$1090.00 and you have paid \$2150.00. The expert on this matter is out of the office all week so we will get you an answer early next week.

We do require that a SHORELINE EXEMPTION application be completed to replace the existing application you have filled out. This can be mailed to us or dropped off, whichever is more convenient.

The other news:

I have had a chance to review your submitted documents just to get a jump on it as to not delay you any further and I have noticed a few things that will need to be addressed prior to proceeding.

1. A site plan showing that the buffer has been decreased in the area of the septic tanks, and increased in the proposed restoration area. You have specified the areas however we need to see that the buffer itself has been changed. As there is a lot going on here it would be most efficient to show this on a separate site plan as the one provided is very full with other information.
2. When using the "common line" method to place a new residence, our code says that the common line buffer is determined by averaging the buffers for the adjacent existing houses. It shows on your site plan and in your calculations that you are not using the actual distance from the shoreline to the footprint of the house to the north. Instead you have used the standard 100' buffer. Unfortunately this does not work, you will be required to use the actual distance to from the high water mark to the house. From what we can tell using our mapping systems and google maps images it looks to be at minimum 115'. Please provide new calculations, and site plans with the correct information. We have also found that we can reduce the 15' building setback using the following code(Reduced Setbacks). If this is something you would like to use please provide the required narrative/documentation showing that you can do so.
 - 12. Reduced setbacks: the building setbacks listed in the Table at KCC 17B.06.200-1 may be reduced by twenty-five (25) percent where the applicant demonstrates that:
 - a. Compliance with the standard setback significantly interferes with development potential due to the unique size, shape or natural features of the lot;
 - b. The design of the project is compatible with other authorized and planned uses within the area; and
 - c. The project will not cause adverse impacts to the shoreline environment.

Building Setback Calc

$$15 \times .25 = 3.75$$

$$15 - 3.75 = 11.25' \text{ building setback}$$

Buffer Calc

South property residence is 65' from OHWM

North property residence is 115' from OHWN

$$115 + 65 = 180'$$

$$180/2 = 90' \text{ Shoreline Buffer}$$

90' buffer + 11.25' Building Setback = 101.25 total distance of new structure to the Ordinary High Water Mark (OHWM)

Please let me know if I can assist you with any of this.

Chelsea Benner

Planner I

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