



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office: (509) 962-7506

"Building Partnerships – Building Communities"

February 12, 2020

Mark Streissguth  
13270 N. Thorp Hwy  
Thorp, WA 98946

Subject: Shoreline Exemption Permit (SX-20-00001) - Request for Additional Information

Dear Applicant,

Kittitas County Community Development Services (CDS) received your Shoreline Exemption Permit application (SX-20-00001) on January 16, 2020. 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 showing the following:
  - a. Clearly identified Ordinary High Water Mark (OHWM) of the Yakima River
  - b. Show the distance(s) from the proposed detached garage to the OHWM.
2. A section of the new proposed driveway falls within the 100' buffer. Kittitas County Code 17B.05.020C General regulations for all critical areas (4) allows for driveways to be located within the fifteen (15) foot building setback, but not within the one hundred (100) foot buffer. Please update your site map to show that all new proposed driveways will remain outside the one hundred (100) foot buffer.

Please update your site plan accordingly.

I have attached a resource to help identify the location of the OHWM of the Yakima River and a copy of the site map showing the section of the proposed driveway that is showing within the one hundred (100) foot buffer. Once these items have been received, Community Development will continue the processing of your application.

Please contact me directly with any questions via email [Kelly.bacon.cd@co.kittitas.wa.us](mailto:Kelly.bacon.cd@co.kittitas.wa.us) or by phone at (509) 962-7539.

Thank you,

Kelly Bacon  
Planner I

Attachments: OHWM Identification Work Sheet  
Site plan with markup.

C/L NORTH THORP HIGHWAY  
149.17'  
N 15°31'39" E

25' BUILDING SETBACK

C/L BARR

YAKIMA RIVER

DRAINFIELD

DRIVEWAY

OVERHEAD POWER

LP TANK

SEPTIC TANK

EXISTING DRIVEWAY

EXISTING & PROPOSED HOUSE

WELL

PROPOSED GARAGE

EXISTING SHED TO BE REMOVED

PROPOSED DRIVEWAY

EXISTING DRIVEWAY

PROPOSED GARAGE

PROPOSED DRIVEWAY

PARCEL B'DY TO BE ELIMINATED

30'

56'

55'

125'

101'

115'

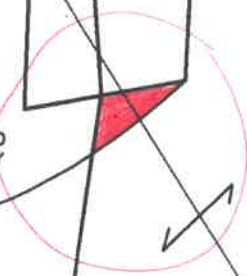
101'

N 16°29'21" W  
74.45'

N 04°10'08" W

128.34'

3  
42,90.80 N  
74.101'



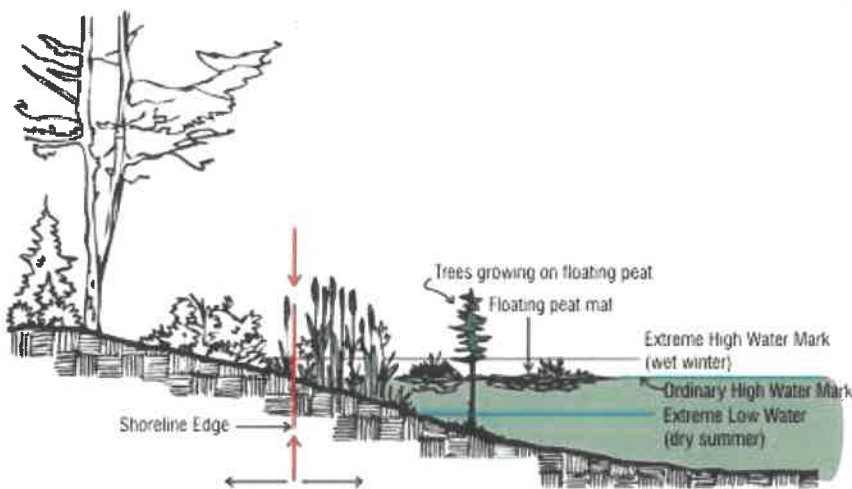
## Ordinary high water mark

The ordinary high water mark (OHWM) as defined in the Shoreline Management Act (SMA) is a biological vegetation mark. Ecology's rules include a default tidal or fresh water elevation line for locations where the OHWM cannot be found.

### Definition

The OHWM is defined as:

- "that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or at it may change thereafter in accordance with permits issued by a local government or the Department of Ecology:
- Provided, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining salt water shall be the line of mean higher high tide and the ordinary high water mark adjoining fresh water shall be the line of mean high water."



The position of the OHWM in relation to extreme high and extreme low water varies from site to site.

At any given site, the OHWM will vary over time and according to factors that include wind, waves, erosion, accretion, soils, substrates, vegetation, land use changes, runoff, groundwater, the presence of peat, the constancy of pool elevations, and the activities of beavers and other organisms.

### For more information

**Law:** [RCW 90.58.030\(2\)\(b\)](#) (*Definitions*)

**Rule:** [WAC 173-22-030\(11\)](#)

[Determining the Ordinary High Water Mark on Streams in Washington State - DRAFT](#) (Ecology Publication #08-06-001)

For assistance with ordinary high water mark determinations, contact [Ecology's regional planner](#) assigned to your town, city or county.

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