



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

"Building Partnerships – Building Communities"

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT EXEMPTION

APPLICANT NAME	PHONE	MAILING ADDRESS	CITY/STATE/ZIPCODE
Lisa Luebeck & Angela Farina	206-909-6245	6503 49 th Ave SW	Seattle, WA 98136
Chris Jansen (Agent)	425-238-0451	PO Box 1447	Ronald, WA 98940

DEVELOPMENT SITE LOCATION

771 Timber Cove Drive
Ronald, WA 98940
Parcel # 954176
Map # 21-14-28052-0010

FLOODPLAIN/ShORELINE

Rural Conservancy, Lake Cle Elum
FIRM #: 5300950140B
WRIA 39

PROJECT DESCRIPTION

Construction of a single-family dwelling and detached garage with studio space.

THIS DEVELOPMENT IS EXEMPT PURSUANT TO WAC 173-27-040(2)(g), and KCC 17B.07.030(2)(g): A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT IS NOT REQUIRED FOR THIS PROJECT.

THE FOLLOWING CONDITIONS ARE REQUIRED PURSUANT WAC 173-27:

1. All work shall substantially conform to the specifications of the application materials submitted to CDS on February 25, 2021.
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. 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 509-962-7523 prior to submitting building permits to determine any necessary floodplain permits. Kittitas County Public works has already indicated that a floodplain development permit will be required. The applicant shall comply with all floodplain development permit requirements prior to any ground disturbing activity.

CONSISTENCY ANALYSIS

A shoreline substantial development permit is not required for the project as described due to an exemption allowed pursuant to WAC 173-27-040(2)(g), KCC 17B.078.030(2)(g). 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.

- The Development will comply with Washington State water, forest and practices laws.
- Nothing in these regulations shall obviate any requirement to obtain any permit, certificate, license, or approval from any state agency or local government (See Revised Code of Washington 90.58.360).
- All development shall take place outside the 115 foot buffer or more from the Ordinary High Water Mark.

Approved By	Date of Issuance	File No.
 Jeremiah Cromie	March 23, 2021	SX-21-00002