



KITTTITAS 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
Jack Wadkins	509-306-9114	309 S. Main St	Ellensburg, WA 98926

DEVELOPMENT SITE LOCATION

742 Yakima River Dr
Ellensburg, WA 98926
Parcel # 026333
Map # 18-17-02020-0012

FLOODPLAIN/ShORELINE

Rural Conservancy, Yakima River
FIRM #: 53037C1033D
WRIA 39

PROJECT DESCRIPTION

The applicant, Jack Wadkins, proposes to relocate a 256 square-foot storage building outside of the 115' buffer from the OHWM of the Yakima River. No ground disturbance involved.

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 site plan and application materials submitted to Kittitas County Community Development Services by Jack Wadkins on February 28, 2022.
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.

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.

- 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).
- The Development will comply with all applicable provisions of Kittitas County Code.
- All development shall take place outside the 115 foot buffer from the Ordinary High Water Mark.
- The Development will comply with the conditions of the Floodplain Development permit issued by Public Works (FD-21-00031).

Approved by: Rachael Stevie, Planner

Date of Issuance

March 23, 2022

File No.

SX-22-00006