



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

## SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT EXEMPTION

APPLICANT NAME	PHONE	MAILING ADDRESS	CITY/STATE/ZIPCODE
Mike Throm	206-380-8363	1001 McDonald Road	Cle Elum, WA 98922
Faren Cooper (Agent)	509-929-4119	PO Box 1142	Kittitas, WA 98934

### DEVELOPMENT SITE LOCATION

1001 McDonald Road  
Cle Elum, WA 98922  
Parcel # 555135  
Map # 20-16-31040-0012

### FLOODPLAIN/ShORELINE

Rural Conservacy, Yakima River  
FIRM #: 53037C0692D  
WRIA 39

### PROJECT DESCRIPTION

The applicant, Mike Throm, proposes to construct a new personal storage building outside of the 115' buffer from the OHWM of the Yakima River.

**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 Mike Throm and Faren Cooper on March 23, 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.
4. Should ground disturbing or other activities related to this proposal result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

### 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 applicant has obtained Floodplain Development permit FD-21-00033 Throm from Kittitas County Public Works. The applicant must comply with all conditions of FD-21-00033.

Approved by: Jeremiah Cromie, Planner

Date of Issuance

File No.

April 25, 2022

SX-22-00008