



KITTITAS 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
Tom & Susan Shumaker	425-765-2835	10123 238 th Way SE	Issaquah, WA 98027

DEVELOPMENT SITE LOCATION

200 Wilderness Lane
Easton, WA 98925
Parcel # 586835
Map # 21-13-17051-0032

FLOODPLAIN/ShORELINE

Shoreline Residential, Lake Kachess
FIRM #: 53037C0325D
WRIA 39

PROJECT DESCRIPTION

The applicants, Tom and Susan Schumaker, propose to remodel the interior of an existing residence and replace the deck within the existing footprint. The structure is approximately 73 feet from the Ordinary High Water Mark of Lake Kachess.

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 Tom and Susan Shumaker on April 26, 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 within the existing structural footprint.
- The applicant shall contact Kittitas County Public Works to confirm that the proposed activity is outside of the FEMA-identified Special Flood Hazard Area and acquire a floodplain development permit if the development site is within the flood hazard area.

Approved by: Rachael Stevie, Planner

Date of Issuance

June 10, 2022

File No.

SX-22-00009