



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

"Building Partnerships – Building Communities"

APPLICANT NAME	PHONE	MAILING ADDRESS	CITY/STATE/ZIPCODE
Robert Beam	206-794-1190	1260 NE Hollyhills Dr.	Bothell, WA 98011
Todd Ingalls	509-929-9407	380 Freedom Ln.	Ellensburg, WA 98926

### DEVELOPMENT SITE LOCATION

4780 Nelson Siding Rd  
Cle Elum, WA 98922  
Parcel # 340436  
Map # 20-14-29010-0021

### FLOODPLAIN/ShORELINE

Rural Conservancy, Big Creek  
FIRM #: 53037C0653D  
WRIA 39

### PROJECT DESCRIPTION

Construction of a single-family cabin. All work is being proposed beyond the 100-foot shoreline buffer and additional 15-foot structural setback.

**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 Robert Beam on June 6, 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) and Snoqualmie Tribe. 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.07.030(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 or more from the Ordinary High Water Mark.

Approved by:

Date of Issuance

File No.

*Jeremil Cronie, Planner II*

June 29, 2022

SX-22-00012