



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
Gregory Lauckhart	206-799-5257	7023 21 st Ave NE	Seattle, WA 98115
Christa Korol	206-276-8099	7023 21 st Ave NE	Seattle, WA 98115
Daron Rarden (Agent)	509-260-0300	50 Pioneer Trail Rd	Cle Elum, WA 98922

DEVELOPMENT SITE LOCATION

232 Mountain View Ln
Easton, WA 98925
Parcel# 356835

FLOODPLAIN/ShORELINE

Shoreline Residential, Kachess Lake
FIRM #: 53037C0340D
WRIA 39

PROJECT DESCRIPTION

The applicant proposes the replacement of an existing deck. All work is being proposed within the footprint of the existing structure.

THIS DEVELOPMENT IS EXEMPT PURSUANT TO WAC 173-27-040(2) (b) and KCC 17B.07.030(2)(b): 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 Gregory Lauckhart, Christa Korol, & Daron Rarden on September 19, 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. The applicant shall obtain a floodplain development permit from Kittitas County Public Works and adhere to all requirements.

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)(b), KCC 17B.07.030(2)(b). 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.

Approved By
Chace Pedersen, Planner I

Date of Issuance
November 9, 2022

File No.
SX-22-00018