



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
Andrew Fiscus	206-949-9652	9376 NE Endicott St	Bainbridge Island, WA 98272
Axel Dolph (Yakima Co-Op)	509-949-3244	501 S. Front St.	Yakima, WA 98901

DEVELOPMENT SITE LOCATION	FLOODPLAIN/ShORELINE
531 Heron Drive Cle Elum, WA 98922 Parcel # 150634 (Elk Meadows Block 2, Lot 18) Map # 20-14-22052-0218	Shoreline Residential FIRM #: 53037C0654D WRIA 39

PROJECT DESCRIPTION

The applicant/authorized agent is placing a new propane tank on the property

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 on December 1, 2022
2. A floodplain development permit (FP-22-00011) has been issued by Kittitas County Public Works. All conditions of the floodplain development permit shall be met.
3. A permit from the Fire Marshal’s office for the propane tank shall be obtained and all conditions adhered to.
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.
5. 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.
6. 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 or more from the Ordinary High-Water Mark. Propane tanks must be at least 100 feet away from the Ordinary High-Water Mark and outside of Floodway boundaries.

Approved by: Jeremiah Cromie, Planner II

Date of Issuance: December 16, 2022

File No.: SX-22-00025