



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT EXEMPTION

APPLICANT NAME	PHONE	MAILING ADDRESS	CITY/STATE/ZIPCODE
Leif Mannes	206-250-9260	22450 Dogwood Lane	Woodway, WA 98020-6122
Erik Hohmann	425-736-6760	PO Box 590	North Bend, WA 98045

DEVELOPMENT SITE LOCATION

6730 Kachess River Rd.
Easton, WA 98925
Parcel # 612136
Map # 20-13-03050-0022

FLOODPLAIN/ShORELINE

Shoreline Residential
FIRM #: 53037C0339D
WRIA 39

PROJECT DESCRIPTION

The applicant is constructing a detached garage and adding a new deck to the westerly side of the existing home.

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 Leif Mannes and Erik Hohmann on January 17, 2023.
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. All phases of development which include ground disturbing activities shall be monitored by a professional archaeologist. A written plan drafted by a professional archaeologist for on-site project monitoring shall be approved by the project proponent, Kittitas County, the Department of Archaeology & Historic Preservation (DAHP), and any affected Native American tribes prior to commencement of development.
4. Should ground disturbing or other activities related to the proposed project 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.
5. 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.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: Chace Pedersen, Planner I

Date of Issuance: 3/09/2023

File No. SX-23-00002