



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

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"Building Partnerships – Building Communities"

August 8, 2014

Richard H. Landen  
22820 148<sup>th</sup> Ave SE  
Kent WA 98042

RE: *SV-14-00001 Via Kachess – Request for additional information*

Dear *Mr. Landen*,

Kittitas County Community Development Services (CDS) was notified on August 5, 2014 via letter dated August 4, 2014 from Catherine Reed of the WA Department of Ecology that additional information is required prior to a decision being made on your shoreline variance request. Your shoreline variance request (SV-14-00001) was granted approval by the Kittitas County Board of Commissioners on June 17, 2014. Once the 21 day Land Use Petition Act (LUPA) period was over, Community Development Services transmitted the complete file to the Department of Ecology (DOE) for their review and decision, as this is the last step in the approval process.

DOE has determined that there is incomplete information and the project request is not considered a complete application per WAC 173-27-130. In order for your request to be considered a complete submittal by DOE, the additional requested information must be received by CDS no later than **Friday, August 29, 2014 at 5:00 pm.** Below is a summary of the information requested (for specific requirements please see the attached letter from DOE):

1. A clear drawing of the additional deck area. The drawing should include dimensions of the deck expansion.
2. A narrative that discusses the proposed deck expansion dimensions and how they are the minimum necessary to allow for ADA wheelchair compliance. Additional information about the turning radius of wheelchairs would be beneficial. The deck should be designed with the smallest footprint possible to still meet the needs of the applicant.

Once this additional information is received, CDS will then transmit this additional information to DOE by their deadline of September 4, 2014. It is important that you read and understand the attached letter from Catherine Reed of the WA Department of Ecology. Construction activity may not begin until DOE approves your shoreline variance request.

If you have any questions regarding this matter, please feel free to contact me at (509)962- 7637 or by email at [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us).

Sincerely,

Lindsey Ozbolt  
Planner II

*Enclosure*



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

August 4, 2014

Lindsay Osbolt  
Kittitas County Community Development Services  
411 North Ruby Street, Suite 2  
Ellensburg, WA 98926-2890

RE: Kittitas County Permit SV-14-00001  
Richard Landen - Applicant  
Incomplete Shoreline Variance Permit Ecology #VAR-282

Dear Ms. Osbolt:

On July 17, 2014 the Department of Ecology (Ecology) received the Kittitas County decision on the subject Shoreline Variance Permit to expand an existing residence to within 58 feet of the Ordinary High Water Mark (OHMW) of Lake Kachess. Expansion will include construction of a garage with bridge deck span for entry from Via Kachess Road, handicapped living space, storage shed, and widening of the existing deck waterward at least 12 feet or more (not clear from submitted plans so far).

By law, Ecology must review all Variance Permits for compliance with:

- The Shoreline Management Act (Chapter 90.58 RCW)
- Ecology's Variance Permit approval criteria (Chapter 173-27-170 WAC)
- The Kittitas County Shoreline Master Program

After reviewing Variance Permits for compliance, Ecology must decide whether to approve, approve with conditions, or disapprove them.

**Our Decision:**

We have determined that the permit filing was incomplete and therefore cannot be evaluated by our department as a "complete submittal", as defined in Chapter 173-27-130 WAC. The following items are needed to complete it:

- A clear drawing of the additional deck area. The drawing should include dimensions of the deck expansion.



Lindsay Osbolt  
Kittitas County Community Development Services  
August 4, 2014  
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- A narrative which discusses the proposed deck expansion dimensions, and how those dimensions are the minimum necessary to afford relief for handicapped access. (The Shoreline Management Act (SMA) provides clear language that variances or intrusions into setback areas are granted for only that amount that is absolutely necessary to make the project (deck) functional. The turning radius of the wheelchair and any ADA standards for width would be important information to evaluate the need. If the deck can be designed to be smaller in width and still meet the needs of the applicant, then a new drawing of the deck footprint should be submitted in response to this letter.

The development described in this permit **MAY NOT LEGALLY BEGIN** until this permit has been completed and properly evaluated by Ecology.

### **What Happens Next?**

According to WAC 173-27-130(5), this permit is void until the information identified above is received by Ecology. The list of items required for a complete permit filing is set forth in WAC 173-27-130(3). The minimum information required on permit site plans and vicinity maps is set forth in WAC 173-27-180.

Please send us the requested materials on or before September 4, 2014. If we do not receive the needed materials by this date we must return this incomplete permit to you. Please send the requested materials to: Catherine Reed, 15 W Yakima Avenue, Suite 200, Yakima, WA 98902.

If you have any questions, please do not hesitate to call me at (509) 575-2616.

Sincerely,

A handwritten signature in cursive script that reads "Catherine Reed".

Catherine Reed, Shoreline and Wetland Specialist  
Shorelands and Environmental Assistance Program

cc: Richard Landen