

Addendum to the Shoreline Exemption Permitting

Kittitas County Community Development

Murphy at Loch Kachess LLC, parcel 146835

Narrative

This application requests the following:

- Approval of an access drive of approximately 450 feet in length, the driveway will start approximately 230 feet from the Lake Kachess OHWM, and end no closer than 160 feet from the Lake Kachess OHWM
- The driveway will meet Kittitas County driveway standards, 16 feet in width
- The driveway will be cut and fill type, engineered by a Beyler Consulting LLC, a licensed civil engineer
- Geological inspection of the site was made by Jack Powell of DNR, his determination was the site is low hazard area, see maps
- Site Plan, including the residential structure and associated out buildings, well location, septic drain field
- All activities including building, driveway, septic drain fields and well will be no closer than 115 feet from the OHWM
- Approximately .6 acre will be converted from commercial forest to residential use
- SEPA review included, triggered by the 500-yard threshold for the grading permit

Additional Narrative:

The parcel is one of three contiguous parcels that are part of a Landowner Option Plan (LOP) signed with the State of Washington that protects The Northern Spotted Owl and restricts the location of any development on the parcel. This building site location, below FS 4818, was selected within the LOP since it would maximize the Owl habitat for 170 acres over the next 50 years. The LOP was designed to not only protect the Spotted Owl Habitat but ensure shoreline protection from adverse development of nearly 2/3 mile of waterfront along Lake Kachess. At the time of the LOP agreement, the

setbacks from the OHWM were less restrictive with variances granted to 50 feet from the OHWM.

We request 115-foot setback.

The building site location grade is near the 20% threshold slope which makes it desirable.

Timber will be harvested sparingly for the building site and driveway. Limited timber removal between the residence and the OFWM in an effort to conform with the Urban Wildland Interface Code for defensible space. All in all, timber removal is estimated at 55 to 65 trees.

The Conditional Use Permit

Shoreline Bulk and Dimensional standard will be met for Rural Conservancy Standards; this includes a Shoreline Buffer of 100 feet and a Building Setback of 15 feet for a total setback of 115 feet. All precautions will be made to remain outside the total 115-foot setback for the driveway construction.

The residential building site location features modest slope terrain

Grading Permit

Simultaneously, a Grading Permit for the driveway has been submitted to Department of Public Works

Date 9/12/2019