



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506

"Building Partnerships - Building Communities"

SHORELINE EXEMPTION PERMITTING

(For projects located within 200 feet of a body of water and/or associated floodway and wetlands under the jurisdiction of the Shoreline Master Program)

REQUIRED INFORMATION / ATTACHMENTS

EM

- A scaled site plan is required showing location of all structures... Include JARPA or HPA forms if required... SEPA Checklist... VSP sponsored fish hatchery enhancement project...

\*\*\*Please note a Shoreline Variance or Shoreline Conditional Use Permit may also be required. See Kittitas County Shoreline Master Program\*\*\*

APPLICATION FEES:

Table with 2 columns: Fee Amount and Description. Rows include Kittitas County Community Development Services, Kittitas County Public Works, and SEPA-related fees.

FOR STAFF USE ONLY

Form fields for Application Received By (Jessie Rosenow), DATE (2/26/26), RECEIPT # (CD26-00366), and a date stamp box (KITTITAS CO CDS RECEIVED 02/26/2026).

**General Application Information**

**1. Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form.*

Name: Luke Selby  
Mailing Address: 3961 Tjossem Rd  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: \_\_\_\_\_  
Email Address: accentconcrete12@gmail.com

**2. Name, mailing address and day phone of authorized agent, if different from landowner of record:**

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Regan Morris-Ellensburg Solar  
Mailing Address: PO Box 1681  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 509-962-2066  
Email Address: regan@ellensburgsolar.com

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**4. Street address of property:**

Address: 7247 No. 6 Rd  
City/State/ZIP: Ellensburg WA 98926

**5. Legal description of property: (attach additional sheets as necessary)**

ACRES 10.17; MARKUS-REPP SHORT PLAT 09-00009, LOT A; SEC 30, TWP 17, RGE 19

**6. Tax parcel number(s):** 956949

**7. Property size:** 10.17 (acres)

**Project Description**

- 1. Briefly summarize the purpose of the project:  
40 x 60 Pole Building  
\_\_\_\_\_  
\_\_\_\_\_
  
- 2. What is the primary use of the project (e.g. Residential, Commercial, Public, Recreation)?  
Residential  
\_\_\_\_\_
  
- 3. What is the specific use of the project (e.g. single family home, subdivision, boat launch, restoration project)?  
Storage  
\_\_\_\_\_
  
- 4. Fair Market Value of the project, including materials, labor, machine rentals, etc. \$53,000  
\_\_\_\_\_
  
- 5. Anticipated start and end dates of project construction: Start 3/1/2026 End 5/31/2026  
\_\_\_\_\_

**Authorization**

Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

**All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.**

**Signature of Authorized Agent:**  
*(REQUIRED if indicated on application)*

**Date:**

X Regan Morris

2/23/2026

**Signature of Land Owner of Record**  
*(Required for application submittal):*

**Date:**

X \_\_\_\_\_

\_\_\_\_\_

**FOR STAFF USE ONLY**

1. Provide section, township, and range of project location:

¼ Section \_\_\_\_\_ Section 30 Township 17 N. Range \_\_\_\_\_ E., W.M.

2. Latitude and longitude coordinates of project location (e.g. 47.03922 N lat. / -122.89142 W long.):

46.940602, -120.501947 [use decimal degrees – NAD 83]

3. Type of Ownership: (check all that apply)

Private       Federal       State       Local       Tribal

4. Land Use Information:

Zoning: Commercial Agriculture

Comp Plan Land Use Designation: \_\_\_\_\_

5. Shoreline Designation: (check all that apply)

Urban Conservancy       Shoreline Residential       Rural Conservancy  
 Natural       Aquatic

6. Requested Shoreline Exemption per WAC 173.27.040:

\_\_\_\_\_

**Vegetation**

7. Will the project result in clearing of tree or shrub canopy?

Yes       No

If 'Yes', how much clearing will occur? \_\_\_\_\_ (square feet and acres)

8. Will the project result in re-vegetation of tree or shrub canopy?

Yes       No

If 'Yes', how much re-vegetation will occur? \_\_\_\_\_ (square feet and acres)

**Wetlands**

9. Will the project result in wetland impacts?

Yes       No

If 'Yes', how much wetland will be permanently impacted? \_\_\_\_\_ (square feet and acres)

10. Will the project result in wetland restoration?

Yes       No

If 'Yes', how much wetland will be restored? \_\_\_\_\_ (square feet and acres)

**Impervious Surfaces**

**11. Will the project result in creation of over 500 square feet of impervious surfaces?**

- Yes  No

If 'Yes', how much impervious surface will be created? \_\_\_\_\_ (square feet and acres)

**12. Will the project result in removal of impervious surfaces?**

- Yes  No

If 'Yes', how much impervious surface will be removed? \_\_\_\_\_ (square feet and acres)

**Shoreline Stabilization**

**13. Will the project result in creation of structural shoreline stabilization structures (revetment/bulkhead/riprap)?**

- Yes  No

If 'Yes', what is the net linear feet of stabilization structures that will be created? \_\_\_\_\_

**14. Will the project result in removal of structural shoreline stabilization structures (revetment/bulkhead/riprap)?**

- Yes  No

If 'Yes', what is the net linear feet of stabilization structures that will be removed? \_\_\_\_\_

**Levees/Dikes**

**15. Will the project result in creation, removal, or relocation (setting back) of levees/dikes?**

- Yes  No

If 'Yes', what is the net linear feet of levees/dikes that will be created? \_\_\_\_\_

If 'Yes', what is the net linear feet of levees/dikes that will be permanently removed? \_\_\_\_\_

If 'Yes', what is the linear feet of levees/dikes that will be reconstructed at a location further from the OHWM? \_\_\_\_\_

**Floodplain Development**

**16. Will the project result in development within the floodplain? (check one)**

- Yes  No

If 'Yes', what is the net square feet of structures to be constructed in the floodplain? \_\_\_\_\_

*\*Note: A floodplain development is required per KCC 14.08; please contact Kittitas County Public Works*

**17. Will the project result in removal of existing structures within the floodplain? (check one)**

- Yes  No

If 'Yes', what is the net square footage of structures to be removed from the floodplain? \_\_\_\_\_

