



KITTITAS 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
Sam Kayser	509-899-2517	12260 Fairview Road	Ellensburg, WA 98926

DEVELOPMENT SITE LOCATION

12381 Naneum Road
Ellensburg, WA 98926
Parcel #: 358434
Map #: 19-19-28000-0002

FLOODPLAIN/ShORELINE

Rural Conservancy
FIRM #: 53037C1080D

PROJECT DESCRIPTION

The applicant is proposing to construct a normal protective bulkhead to the irrigation headgate as protection from loss or damage by erosion. The applicant will utilize bioengineered techniques approved by the Washington State Department of Fish and Wildlife, which is consistent with soft armoring measures that rely on less rigid materials compared to solid, hard surfaces. This will consist of scraping the gravel bars on the east and west banks of the stream channel and relocating them with mixed woody debris on the opposite side of the channel.

THIS DEVELOPMENT IS EXEMPT PURSUANT TO WAC 173-27-040(2)(c), and KCC 17B.07.030(2)(c): 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 Sam Kayser on August 4, 2026.
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. 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 findings are 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.
4. Except as exempt in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).
5. A portion of parcels #358434 is mapped within the FEMA identified special flood hazard area (100-year floodplain and floodway). A flood development period is required for the proposed bank stabilization project within floodplain boundary.
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 damage 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)(c), KCC 17B.07.030(2)(c). 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.
- This exemption only permits shoreline stabilization through soft armoring measures.
- An updated Shoreline Exemption and Shoreline Conditional Use permit will be required if plans are revised and hard armoring techniques are used.

Approved by: Jamey Ayling, Planning Manager

Date of Issuance: 8-24-2026

File No. SX-26-000019