



KITITITAS 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
Eric & Kalley Anderson	(303) 815-7117	21509 38 th Ave W.	Mountain Lake Terrace, WA 98043
Pierre-Henri Hoppenot	(917) 765-9140	68 3 rd St.	Brooklyn, NY 11231

DEVELOPMENT SITE LOCATION

8 Timber Cove Dr
Ronald, WA 98940
Parcel # 954174

FLOODPLAIN/Shoreline

Rural Conservancy
FIRM #: 53037C0365D
WRIA 39

PROJECT DESCRIPTION

The applicant is proposing to construct a new single-family residence.

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 Eric & Kalley Anderson and Pierre-Henri Hoppenot on June 3, 2024.
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) and the Confederated Tribes of the Colville Reservation. 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. 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 proposed development will comply with all applicable provisions of the Kittitas County Code.
- All development shall occur outside of the 115-foot Ordinary High-Water Mark buffer.

Approved by: Chace Pedersen, Planner I

Date of Issuance: 7/9/2024

File No. SX-24-00011