

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.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

- A scaled site plan is required showing **location of all** structures (including decks), driveways/impervious surfaces, well, septic, propane tanks, fences, etc. and proposed uses and distances from property lines, river, and Horizontal distance from OHWM. To show the Horizontal distance a profile view from the OHWM to the edge of structure/activity shall also be shown.
- Include JARPA or HPA forms *if required* for your project by a state or federal agency.
- SEPA Checklist, if not exempt per WAC 197-11-800.
- VSP sponsored fish hatchery enhancement project: please provide documentation signed by the current VSP coordinator for verification. (CDS & PW fees are waived for these projects**)

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

APPLICATION FEES:

\$600.00 Kittitas County Community Development Services**

\$550.00 Kittitas County Public Works**

\$1,150.00 Fees due for this application when SEPA is not required**

\$2,960.00 Fees due for this application when SEPA (\$1,810.00) is required** (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

Jessie Rosenow

DATE:

8/7/2025

RECEIPT #

CD25-01645

KITTTITAS CO CDS
RECEIVED
08/07/2025

DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 01-03-2023

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: Tina McDonough
Mailing Address: PO Box 474
City/State/ZIP: Ravensdale WA 98051
Day Time Phone: 206-793-3175
Email Address: tinam1@remax.net

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: same as above
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

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

If different than land owner or authorized agent.

Name: Cony McDonough
Mailing Address: " "
City/State/ZIP: " "
Day Time Phone: 206-793-3440
Email Address: cony@1point7.com

4. Street address of property:

Address: 222 Mt. View Lane
City/State/ZIP: Easton WA 98925

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

see attached

6. Tax parcel number(s): 366835

7. Property size: .30 (acres)

When recorded return to:
Cory McDonough and Tina McDonough
PO Box 474
Ravensdale, WA 98051

Real Estate Excise Tax
Exempt
Kittitas County Treasurer
By Heather Seibert
Affidavit No. 2019-2045
Date 10/03/2019

TICOR TITLE

70122253

QUIT CLAIM DEED

THE GRANTOR(S)

TriTaCo I, LLC, A Washington Limited Liability Company

for and in consideration of Mere Change of Identity-from LLC to Individuals in hand paid, conveys and quit claims to

Cory McDonough and Tina McDonough, a married couple

the following described real estate, situated in the County of Kittitas, State of Washington, together with all after acquired title of the grantor(s) herein:

Lot 10, KACHESS II, a replat of portions of the plat of Kachess, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 7 of Plats, pages 10 through 13, records of said County.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 366835

Dated: September 26, 2019

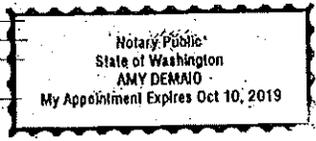
Cory McDonough
Cory McDonough
Tina McDonough
Tina MC Donough

State of WASHINGTON
County of ~~KITTITAS~~ King

I certify that I know or have satisfactory evidence that Cory McDonough and Tina McDonough are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-3-19

Name: *AMY DEMAYO*
Notary Public in and for the State of *WA*
Residing at: *Bonney Lake*
My appointment expires: *10-10-19*



Project Description

1. Briefly summarize the purpose of the project:

We are wanting to remodel home + add on to front of home at main road + take existing 12' of back on back side + turn into part of existing home.

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)?

remodel, add-on to existing home

4. Fair Market Value of the project, including materials, labor, machine rentals, etc. 1,000,000.

5. Anticipated start and end dates of project construction: Start 4/01/2020 End 8/31/2020

OR when snow melts

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)

x Jina Merg

Date:

7/21/2025

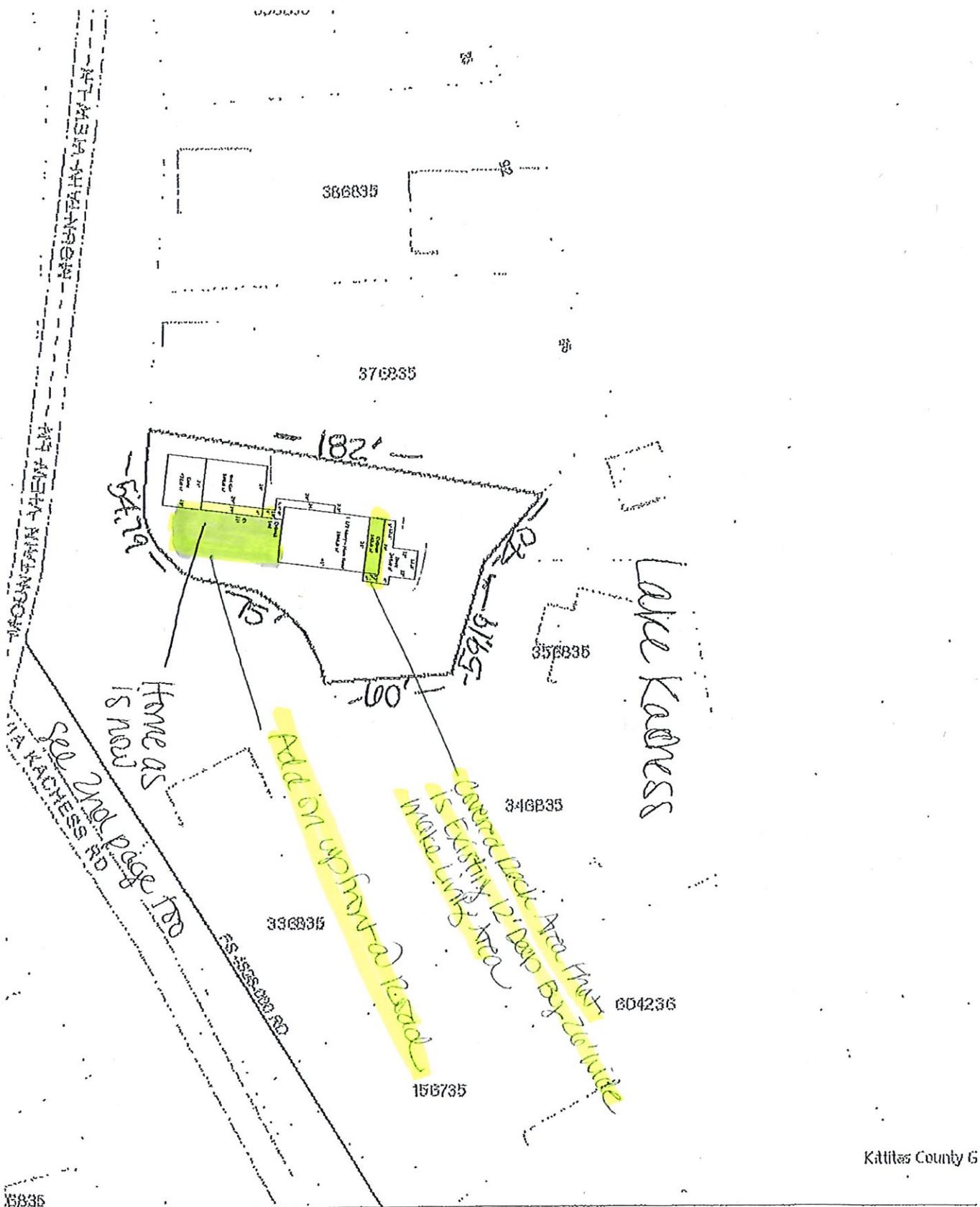
Signature of Land Owner of Record

(Required for application submittal):

x Jina Merg

Date:

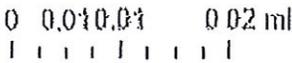
7/21/2025



Kittitas County G

'2025

1 inch equals 94 feet



KEECHELUS
RIDGE
KACF

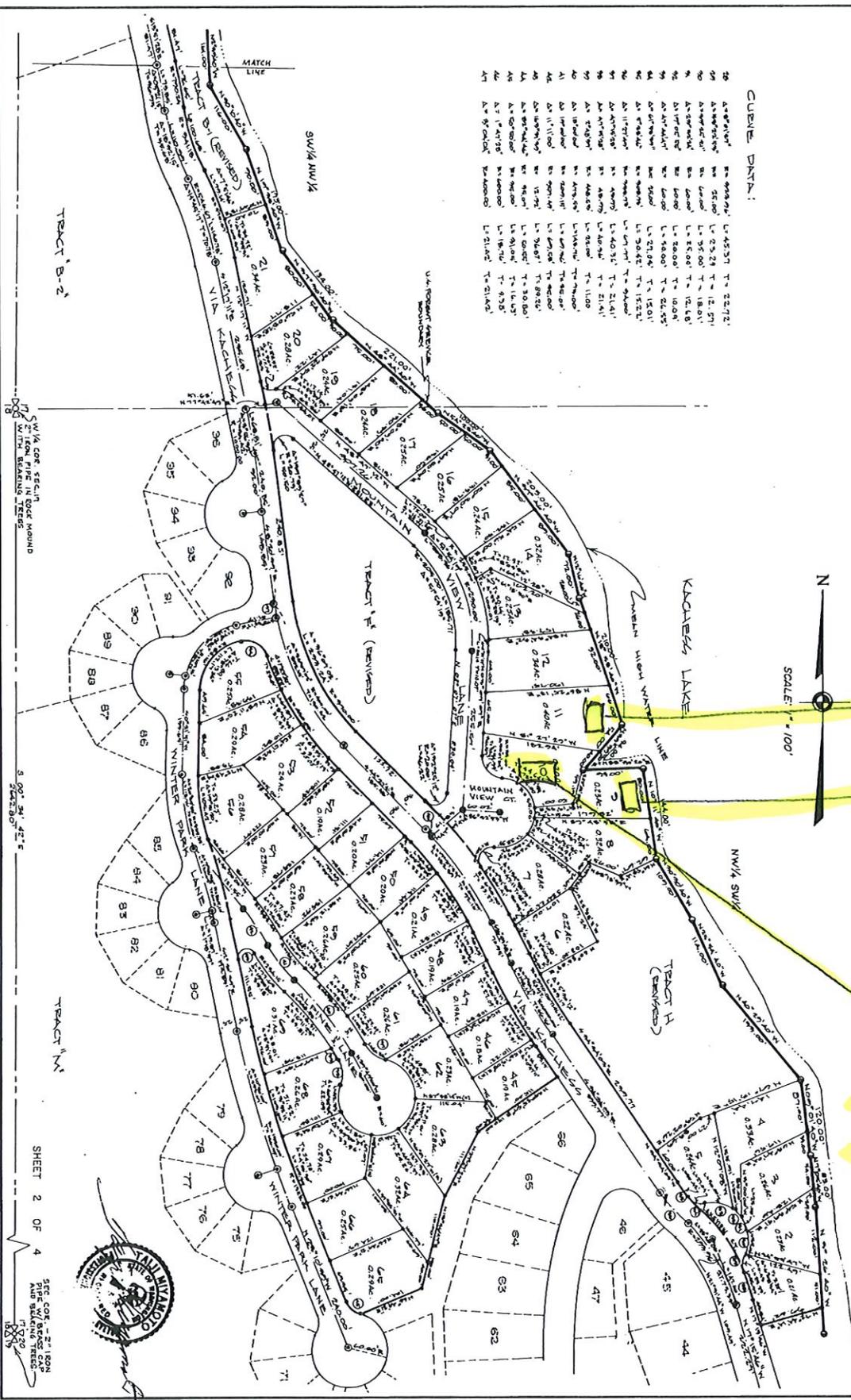
A REPLAT OF PORTIONS OF THE PLAT OF KACHESS
 SECTION 17, TWP 21N, RGE 13E, W.M.
 KITTITAS COUNTY, WASHINGTON

KACHESS

II

CURVE DATA:

20	As shown	By 99.97%	L 45.31	T = 22.72
21	As shown	By 99.97%	L 23.24	T = 12.51
22	As shown	By 99.97%	L 35.00	T = 18.01
23	As shown	By 99.97%	L 25.00	T = 12.51
24	As shown	By 99.97%	L 25.00	T = 12.51
25	As shown	By 99.97%	L 25.00	T = 12.51
26	As shown	By 99.97%	L 25.00	T = 12.51
27	As shown	By 99.97%	L 25.00	T = 12.51
28	As shown	By 99.97%	L 25.00	T = 12.51
29	As shown	By 99.97%	L 25.00	T = 12.51
30	As shown	By 99.97%	L 25.00	T = 12.51
31	As shown	By 99.97%	L 25.00	T = 12.51
32	As shown	By 99.97%	L 25.00	T = 12.51
33	As shown	By 99.97%	L 25.00	T = 12.51
34	As shown	By 99.97%	L 25.00	T = 12.51
35	As shown	By 99.97%	L 25.00	T = 12.51
36	As shown	By 99.97%	L 25.00	T = 12.51
37	As shown	By 99.97%	L 25.00	T = 12.51
38	As shown	By 99.97%	L 25.00	T = 12.51
39	As shown	By 99.97%	L 25.00	T = 12.51
40	As shown	By 99.97%	L 25.00	T = 12.51
41	As shown	By 99.97%	L 25.00	T = 12.51
42	As shown	By 99.97%	L 25.00	T = 12.51
43	As shown	By 99.97%	L 25.00	T = 12.51
44	As shown	By 99.97%	L 25.00	T = 12.51
45	As shown	By 99.97%	L 25.00	T = 12.51
46	As shown	By 99.97%	L 25.00	T = 12.51
47	As shown	By 99.97%	L 25.00	T = 12.51



Other houses on
 from side of us are
 11 ft in feet
 of lane Kachess
 Our house sits
 way back by road
 just want to make
 take
 exist
 12 of deck
 to make
 part of
 house



FOR STAFF USE ONLY

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

¼ Section _____ Section _____ Township _____ N. Range _____ E., W.M.

2. Latitude and longitude coordinates of project location (e.g. 47.03922 N lat. / -122.89142 W long.):
_____ [use decimal degrees – NAD 83]

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

Private Federal State Local Tribal

4. Land Use Information:

Zoning: _____ 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? _____

