



# 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

- 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\*\*

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**\$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)

**SX-25-00013**

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:  
**8/8/25**

RECEIPT #  
**CD25-01664**

**KITTITAS CO CDS  
RECEIVED  
08/08/2025**

DATE STAMP IN BOX

**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: Wendy and David Schwartz

Mailing Address: 9817 - 38th Ave NE, Seattle, WA 98115-2508

City/State/ZIP: \_\_\_\_\_

Day Time Phone: 250-328-5177

Email Address: ian@builtprefab.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: Built Prefab

Mailing Address: 515 Beaver Lake Rd, Kelowna, BC V4V 1S5

City/State/ZIP: BC

Day Time Phone: (250) 328-5177

Email Address: ian@builtprefab.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: 1151 Wapiti Dr, Cle Elum, WA 98922, USA

City/State/ZIP: CLE ELUM WA 98922

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

LOT 3, ELK MEADOWS PARK DIVISION NO.2, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS AT PAGE(S) 27-28, RECORDS OF KITTITAS COUNTY, WASHINGTON

**6. Tax parcel number(s):** 600534

**7. Property size:** 0.48 (acres)

**Project Description**

- 1. **Briefly summarize the purpose of the project:**  
1456sf Single Family Dwelling w/ 280sf Attached Carport, Code Compliant on screw pile or block foundation to minimize ground disturbance within a designated floodplain and shoreline jurisdiction. The home will be elevated to meet floodplain development standards, local and state regulations. A small shoreline exemption is requested to allow reasonable placement of the structure on the property due to shoreline buffer constraints. No substantial shoreline alteration or vegetation removal is proposed.
- 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)?**  
Single Family Dwelling
- 4. **Fair Market Value of the project, including materials, labor, machine rentals, etc.** 436,800
- 5. **Anticipated start and end dates of project construction:** Start 4/1/2026 End 8/1/2026

**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:**  
6/18/2025

X DocuSigned by:  
Ian Garrity

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

**Date:**  
6/18/2025  
6/18/2025

X DocuSigned by:  
Wendy Schwartz DocuSigned by:  
[Signature]  
A0E8F4A77D9B47F... 357D4303EC484D1...

**FOR STAFF USE ONLY**

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

1/4 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? \_\_\_\_\_

