



June 19, 2025

To: Kittitas County Community Development Services  
411 N Ruby St, Suite 2  
Ellensburg, WA 98926



Re: 1151 Wapiti Dr, Cle Elum, WA 98922, USA

**Re: Shoreline Exemption Permit**

On behalf of Built Prefab Corporation, I am submitting this letter in support of our application for a Shoreline Exemption Permit for the property located at 1151 Wapiti Drive, Cle Elum, WA 98922. The proposed project involves the construction of a single-family residence, including a carport and deck, on a lot zoned R-5 Rural Residential. This type of development is explicitly exempt from the substantial development permit requirement under WAC 173-27-040(2)(g), which allows exemptions for construction of a single-family residence for owner occupancy, including normal appurtenances. The property is subject to a 115-foot shoreline buffer from the Ordinary High Water Mark (OHWM), significantly restricting the developable area of the lot. Despite this constraint, the proposed home will be constructed entirely outside the required shoreline buffer, with the exception of minor grading and utility work. These minor activities may occur within the outer edge of the buffer zone and are consistent with WAC 173-27-040(2)(h), provided they do not materially interfere with the public use of the shoreline – which this project does not.

We also note that numerous neighboring properties along Wapiti Drive appear to have existing structures located closer to the OHWM than what is currently proposed for this parcel. This development pattern suggests an established precedent in the area for residential construction closer to the shoreline, and our project has been carefully designed to align with this character while remaining respectful of the shoreline environment. This request complies with the intent of KCC 17B.05.020 and KCC 17B.05.050, which allow for shoreline exemptions where single-family residential use does not conflict with the goals of the Shoreline Management Act and does not result in significant cumulative environmental impacts. Our design avoids critical areas, and all construction will comply with zoning setbacks, stormwater management practices, and applicable codes.

We respectfully request that Kittitas County issue a formal Letter of Shoreline Exemption for this project. Should you require any further materials or clarification, we are happy to provide them. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Pozzobon", followed by a long horizontal line extending to the right.

Josh Pozzobon, Lead Architectural Designer

**Built Prefab Corporation**  
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