



# 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
Wendy & David Schwartz	250-328-5177	9817 38th Ave NE	Seattle, WA 98115
Built Prefab	250-328-5177	515 Beaver Lake Rd	Kelowna, BC V4V 1S5

### DEVELOPMENT SITE LOCATION

1151 Wapiti Drive  
Cle Elum, WA 98922  
Parcel # 600534  
Map # 20-14-22051-0003

### FLOODPLAIN/ShORELINE

Shoreline Residential  
FIRM #: 53037C0654D  
WRIA 39

### PROJECT DESCRIPTION

The applicant is proposing a single-family residence and appurtenance on the parcel.

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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 Built Prefab on August 8, 2025.
2. The applicant will be allowed to build within the shoreline buffer, at a maximum distance of 91.30 feet from the Ordinary High Water Mark of the Yakima River, pursuant to KCC 17B.06.200(B)(7) common line shoreline buffer averaging. The applicant has provided a management and mitigation plan prepared by GG Environmental LLC, which demonstrates no net loss of ecological functions if the proposed planting and monitoring methods are followed.
3. 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.
4. 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.
5. The applicant shall apply for a Flood Development permit for any construction activities within the floodplain for Kittitas County Public Works.
6. The applicant will ensure that the construction of the cabin will not result in the net loss of ecological functions per the following measures, outlined by GG Environmental, LCC in the Shoreline Buffer Compensatory Plan for parcel 600534 issued November 11, 2025, shall be undertaken to promote a vegetated Shoreline Buffer that will continue to maintain existing shoreline buffer habitat, protect water quality, and stabilize the streambank:
  - a. Avoid removing existing woody vegetation rooted within 100 feet of the OHWM.
  - b. Minimize disturbance to existing woody vegetation within the shoreline buffer, to the greatest extent.
  - c. Infiltrate all stormwater runoff arising from constructed impervious surfaces.

- d. Maintain the vegetative baseline by adding native woody vegetation (378ft<sup>2</sup>) to the parcel in an amount equal to the vegetation cover removed.
7. The applicant shall plant at a minimum of 17 native trees and shrubs within the suggested planting zone located illustrated by GG Environmental, LLC.
8. The applicant shall submit a Final Planting Plan describing the final discretion of species and planting location with the application for the Single-Family Residence Building Permit to Kittitas County Community Development Services (Planning) for joint approval between planning and the Washington State Department of Fish and Wildlife. The building permit will not be issued until the Final Plan has been approved. The report shall include a site sketch with notes documenting planting dates(s), planting locations(s), total planted area, the number of each plant species installed per planting location, the location (and cardinal view direction) of at least one static photo point per planted location, and any limitations/challenges encountered.
9. The applicant will not manage non-desirable weeds via mechanical, manual, barrier, and/or chemical methods.
10. The applicant shall monitor the plants for three (3) years after installation and adhere to the two (2) goals outlines by GG Environmental, LLC for installation of woody vegetation within the shoreline buffer and noxious weed control.
11. The applicant shall provide Kittitas County Community Development Services (Planning) with a monitoring report documenting progress toward meeting the annual performance measures outlines by GG Environmental, LCC. The monitoring report shall be submitted by January 1 of the year following the monitoring efforts for post-planting years 1-3. The monitoring report must contain metrics on planting survivorship and/or aerial canopy coverage within the planted location(s), photos of the planting locations(s) from the same static photo point locations (and cardinal view directions) indicated in the as-built planting report, and any adaptive management implemented.
12. Should plant survival and/or growth not perform on a trajectory to meet the performance measures for post-planting year 3, the applicant will adapt management that includes, but is not limited to, one or more of the following:
  - a. Installation of additional native plants.
  - b. Installation of alternative native plant species.
  - c. Modified weed control methods.
  - d. Lengthened monitoring period.
  - e. Alternative planting area(s).
13. 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)(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 Development will comply with all applicable provisions of Kittitas County Code.
- All development shall take place 91.30 feet from the Ordinary High-Water Mark, per KCC 17B.06.200(B)(7) common line shoreline buffer averaging.
- Please note this parcel will be completely within the special flood hazard area when the Easton Reach LOMR is approved. The building permit must be issued before the LOMR becomes effective, or KCC 14.08 standards will be required for this project.
- Final Planting Plan approval required for Single-Family building permit issuance.