SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT EXEMPTION

APPLICANT NAME	PHONE	MAILING ADDRESS	CITY/STATE/ZIPCODE
Elisa Anderson	206-992-8070	19060 11th Ave. NW	Shoreline, WA 98177

DEVELOPMENT SITE LOCATION
780 Wapiti Drive
Cle Elum, WA 98922
Parcel #710534
Map # 20-14-22050-0122

FLOODPLAIN/SHORELINE
Shoreline Residential
FIRM #: 53037C0654D
WRIA 39

PROJECT DESCRIPTION
The applicant is proposing the removal of an existing residence, and its replacement with a new, elevated primary 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 TO 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 Elisa Anderson on September 18, 2025.
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. Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).
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). Work shall remain suspended until the find is 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. 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.
6. This property is located within the FEMA identified special flood hazard area (1 percent annual chance flood zone) and will be within the floodway when the Easton Reach LOMR is approved. All activities within the floodplain require a floodplain development permit. All construction, including structures that are exempt from a building permit, must follow the guidelines within KCC 14.08. Structures may be subject to mandatory flood insurance purchase requirements.

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 outside the 115-foot buffer or more from the Ordinary High Water Mark.

Approved by: Zach Torrance-Smith, Planner I   **Date of Issuance: 10/29/2025**   **File No. SX-25-00014**