



# KITTTITAS 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  |
|----------------|----------------|----------------------------------|---------------------|
| Steven Roe     | (425) 754-2231 | 1000 NE 198 <sup>th</sup> Street | Shoreline, WA 98155 |

### DEVELOPMENT SITE LOCATION

110 & 112 Homestead Ln.  
Easton, WA 98925  
Parcel #351834 & #361834  
Map #20-13-13050-0325 &  
#20-13-13050-0324

### FLOODPLAIN/ShORELINE

Shoreline Residential  
FIRM #:53037C0631D  
WRIA 39

### PROJECT DESCRIPTION

The applicant is proposing permitting a 595 square foot garage, as well as bank armoring with rubble and rock to repair the bank after recent storm damage. The gazebo represented on the site plan is not included in this Shoreline Exemption as it is not eligible for a Shoreline Exemption.

**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 Steven Roe on May 26, 2026. The application was initially submitted on May 11, 2026 and was later revised on May 26, 2026.
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. Parcel #351834 is within the FEMA mapped special flood hazard area (100-year floodplain and floodway). A floodplain development permit is required for the project in addition to the no-rise certification.

### 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.

**Approved by: Zach Torrance-Smith, Planner I**

**Date of Issuance: 6/16/2026**

**File No. SX-26-00008**