



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

"Building Partnerships – Building Communities"

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT EXEMPTION

APPLICANT NAME	PHONE	MAILING ADDRESS	CITY/STATE/ZIPCODE
Laura & Dean Daniels	509-929-2623	1657 Bar 14 Rd	Ellensburg, WA 98926

DEVELOPMENT SITE LOCATION

1657 Bar 14 Road
Ellensburg, WA 98926
Parcel # 20937
Map # 18-19-04000-0027

FLOODPLAIN/ShORELINE

Rural Conservancy, Naneum Creek
FIRM #: 5300950435B
WRIA 39

PROJECT DESCRIPTION

Construction of a shop.

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. Issuance of this exemption permit shall be conditioned that the new shop be located in compliance with Kittitas County Code (KCC) 17B.05.020G Wetlands – Buffers for a Category III wetland, as identified in the wetland biologist report dated December 16, 2019 by Sewall Wetland Consulting, Inc. The wetland buffer shall be 75 feet.
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. 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.

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.078.030(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.

- The Development will comply with Washington State water, forest and practices laws.
- 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. No development shall take place within the associated floodway including the pond location.

Approved By


Kelly Bacon

Date of Issuance

December 20, 2019

File No.

SX-19-00018