



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

**To:** Mitch & Julie Williams

**Date:** August 8, 2018

**From:** Chelsea Benner, Planner I

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**Subject:** (PM-18-00016) Mitch & Julie Williams Shoreline Permit, Pre Application Meeting, CDS Planning Memo

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**Proposal:** The applicant would like to construct a new bridge over Manastash Creek for reliable access to an existing single family residence.

**1) SEPA**

The project as proposed is not SEPA exempt and will require a SEPA checklist be submitted with the application. Depending on analysis of this checklist further SEPA requirements may be necessary.

**2) Zoning and Land Use Designations**

The subject property is currently zoned Agriculture 20. This project has no Zoning or Land Use issues.

**3) Critical Areas**

GIS information indicates that there are multiple critical areas located on the subject property. As the proposed project is in the Rural Conservancy Shoreline designation, and does not qualify for an exemption permit, the completion of a Shoreline Substantial Development Permit is required. Application needs to contain a scaled detailed site plan and JARPA or HPA if required by a state or federal agency.



#### **4) Project Review**

The project will be processed in accordance with KCC 17B Shorelines, which includes a 30 day comment period. The Decision for this project will be issued by staff as this is an administrative determination and can be appealed to the Shorelines Board.

Shoreline Substantial Development permit application and SEPA Checklist were submitted on July 30, 2018.

#### **Disclaimer:**

Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application. Codes are subject to change.