



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

August 4, 2014

Lindsay Osbolt
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA 98926-2890

RE: Kittitas County Permit SV-14-00001
Richard Landen - Applicant
Incomplete Shoreline Variance Permit Ecology #VAR-282

Dear Ms. Osbolt:

On July 17, 2014 the Department of Ecology (Ecology) received the Kittitas County decision on the subject Shoreline Variance Permit to expand an existing residence to within 58 feet of the Ordinary High Water Mark (OHMW) of Lake Kachess. Expansion will include construction of a garage with bridge deck span for entry from Via Kachess Road, handicapped living space, storage shed, and widening of the existing deck waterward at least 12 feet or more (not clear from submitted plans so far).

By law, Ecology must review all Variance Permits for compliance with:

- The Shoreline Management Act (Chapter 90.58 RCW)
- Ecology's Variance Permit approval criteria (Chapter 173-27-170 WAC)
- The Kittitas County Shoreline Master Program

After reviewing Variance Permits for compliance, Ecology must decide whether to approve, approve with conditions, or disapprove them.

Our Decision:

We have determined that the permit filing was incomplete and therefore cannot be evaluated by our department as a "complete submittal", as defined in Chapter 173-27-130 WAC. The following items are needed to complete it:

- A clear drawing of the additional deck area. The drawing should include dimensions of the deck expansion.



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- A narrative which discusses the proposed deck expansion dimensions, and how those dimensions are the minimum necessary to afford relief for handicapped access. (The Shoreline Management Act (SMA) provides clear language that variances or intrusions into setback areas are granted for only that amount that is absolutely necessary to make the project (deck) functional. The turning radius of the wheelchair and any ADA standards for width would be important information to evaluate the need. If the deck can be designed to be smaller in width and still meet the needs of the applicant, then a new drawing of the deck footprint should be submitted in response to this letter.

The development described in this permit **MAY NOT LEGALLY BEGIN** until this permit has been completed and properly evaluated by Ecology.

What Happens Next?

According to WAC 173-27-130(5), this permit is **void** until the information identified above is received by Ecology. The list of items required for a complete permit filing is set forth in WAC 173-27-130(3). The minimum information required on permit site plans and vicinity maps is set forth in WAC 173-27-180.

Please send us the requested materials on or before September 4, 2014. If we do not receive the needed materials by this date we must return this incomplete permit to you. Please send the requested materials to: Catherine Reed, 15 W Yakima Avenue, Suite 200, Yakima, WA 98902.

If you have any questions, please do not hesitate to call me at (509) 575-2616.

Sincerely,

A handwritten signature in cursive script that reads "Catherine Reed".

Catherine Reed, Shoreline and Wetland Specialist
Shorelands and Environmental Assistance Program

cc: Richard Landen



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