

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships -- Building Communities"

EW-17-00001

SHORELINE PERMITTING

(For projects located within 200 feet of a body of water and/or associated floodway and wetlands under the jurisdiction of the Shoreline Master Program)

A preapplication conference is REQUIRED per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

REQUIRED INFORMATION / ATTACHMENTS

- A scaled site plan is required showing location of all structures, driveways, well, septic, fences, etc. and proposed uses and distances from property lines, river, and Horizontal distance from OHWM. To show the Horizontal distance a profile view from the OHWM to the edge of structure/activity shall also be shown.
- Include JARPA or HPA forms *if required* for your project by a state or federal agency.

Please check the box next to the **most restrictive type of shoreline permit you are requesting:**

- Shoreline Substantial Development Permit (Fee: CDS: \$2,165 + SEPA, if not exempt: \$670 (CDS: \$600, PW: \$70))
- Shoreline Conditional Use Permit (Fee: CDS: \$4,020 + SEPA, if not exempt: \$670 (CDS: \$600, PW: \$70))
- Shoreline Variance (Fee: \$4,020 + SEPA, if not exempt: \$670 (CDS: \$600, PW: \$70))

CDS

APPLICATION FEES:

(see above) Kittitas County Community Development Services (KCCDS)

(see above) Kittitas County Department of Public Works

(see above) **Total fees due for this application** (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

C&B

DATE:

2.9.17

RECEIPT #

32847

RECEIVED

FEB 09 2017

KITTITAS COUNTY

CDS

DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 03-07-16

Page 1 of 7

General Application Information

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: JAMES & KATHY RAYBON
Mailing Address: 17808 SE 266TH ST
City/State/ZIP: COUINGTON WA 98042
Day Time Phone: 206 718 3859
Email Address: JKRAYBON2@GMAIL.COM

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: TIM MILLER - ALPINE DESIGN
Mailing Address: 581 STRANGE RD
City/State/ZIP: ELLENBURG WA 98926
Day Time Phone: 509 929 1287
Email Address: jbt@AIRPOINT.NET

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: 411 BEAVER LANE
City/State/ZIP: CLALLAM WA 98922

5. Legal description of property: (attach additional sheets as necessary)

LOT 4 BLOCK A, SEC 22 TWP 20 RGE 14

6. Tax parcel number(s): 850534 20.14.22050.0139

7. Property size: 0.58 (acres)

8. Provide section, township, and range of project location:

1/4 Section _____ Section 22 Township 20 N. Range 14 E., W.M.

9. Latitude and longitude coordinates of project location (e.g. 47.03922 N lat. / -122.89142 W long.): _____ [use decimal degrees – NAD 83]

10. Type of Ownership: (check all that apply)

- Private Federal State Local Tribal

11. Land Use Information:

Zoning: Rural S Comp Plan Land Use Designation: _____

12. Shoreline Designation: (check all that apply)

- Urban Conservancy Shoreline Residential Rural Conservancy
 Natural Aquatic

13. Type of Shoreline Permit(s) requested (check all that apply):

a. Shoreline Substantial Development Permit will always be required unless proposal meets an exemption per WAC 173-27-040.

- Shoreline Substantial Development Permit; or
 Shoreline Exemption Permit (see Shoreline Exemption Permit application)

b. Only check one or both of the boxes below if they are applicable.

- Shoreline Conditional Use Permit
*must answer question 32. a.-h. below.
 Shoreline Variance
*must answer questions 33. a.-g. and 34. a.-b. (if applicable) below.

14. Fair Market Value of the project, including materials, labor, machine rentals, etc. \$ 325,000

15. Anticipated start and end dates of project construction: Start April '17 End Nov '17

Project Description

16. Briefly summarize the purpose of the project:

REPLACE EXISTING UNSATISFACTORY HOME + DECK WITH FLOODPLAIN COMPLIANT FRAME HOME AND GARAGE ON CONCRETE FOUNDATION

17. What is the primary use of the project (e.g. Residential, Commercial, Public, Recreation)?

RESIDENTIAL

18. What is the specific use of the project (e.g. single family home, subdivision, boat launch, restoration project)?

SINGLE FAMILY HOME

Vegetation

19. Will the project result in clearing of tree or shrub canopy? (check one)

- Yes No

If 'Yes', how much clearing will occur? _____ (square feet and acres)

20. Will the project result in re-vegetation of tree or shrub canopy? (check one)

Yes No

If 'Yes', how much re-vegetation will occur? _____ (square feet and acres)

We tlands

21. Will the project result in wetland impacts? (check one)

Yes No

If 'Yes', how much wetland will be permanently impacted? _____ (square feet and acres)

22. Will the project result in wetland restoration? (check one)

Yes No

If 'Yes', how much wetland will be restored? _____ (square feet and acres)

Impervious Surfaces

23. Will the project result in creation of over 500 square feet of impervious surfaces? (check one)

Yes No

If 'Yes', how much impervious surface will be created? 1080 SF (square feet and acres)

24. Will the project result in removal of impervious surfaces? (check one)

Yes No

If 'Yes', how much impervious surface will be removed? Approx. 828 SF (square feet and acres)

STRIP FOOTINGS

Shoreline Stabilization

25. Will the project result in creation of structural shoreline stabilization structures (revetment/bulkhead/riprap)?

(Check one) Yes No

If 'Yes', what is the net linear feet of stabilization structures that will be created? _____

26. Will the project result in removal of structural shoreline stabilization structures (revetment/bulkhead/riprap)?

(Check one) Yes No

If 'Yes', what is the net linear feet of stabilization structures that will be removed? _____

Levees/Dikes

27. Will the project result in creation, removal, or relocation (setting back) of levees/dikes?

(check one) Yes No

If 'Yes', what is the net linear feet of levees/dikes that will be created? _____

If 'Yes', what is the net linear feet of levees/dikes that will be permanently removed? _____

If 'Yes', what is the linear feet of levees/dikes that will be reconstructed at a location further from the OHWM? _____

Floodplain Development

28. Will the project result in development within the floodplain? (check one)

Yes No

If 'Yes', what is the net square feet of structures to be constructed in the floodplain? 2352 (FOOTPRINT)
**Note: A floodplain development is required per KCC 14.08; please contact Kittitas County Public Works*

29. Will the project result in removal of existing structures within the floodplain? (check one)

Yes No

If 'Yes', what is the net square footage of structures to be removed from the floodplain? 1240 (FOOTPRINT)

Overwater Structures

30. Will the project result in construction of an overwater dock, pier, or float? (check one)

Yes No

If 'Yes', how many overwater structures will be constructed? _____

What is the net square footage of water-sading surfaces that will be created? _____

31. Will the project result in removal of an overwater dock, pier, or float? (check one)

Yes No

If 'Yes', how many overwater structures will be removed? _____

What is the net square footage of water-sading surfaces that will be removed? _____

Shoreline Conditional Use Permit
(answer ONLY if requesting this permit)

**Must demonstrate your proposal meets all of the following per Kittitas County Shoreline Master Program (SMP):*

32. Answer the following questions on a separate sheet and attach to this application packet.
- a. That the proposed use is consistent with the policies of RCW 90.58.020 and the Master Program;
 - b. That the proposed use will not interfere with the normal public use of public shore lines;
 - c. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and SMP;
 - d. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located;
 - e. That the public interest suffers no substantial detrimental effect;
 - f. That if conditional use permits were granted for other developments in the area where similar circumstances exist, the cumulative impact of such uses would remain consistent with the policies of RCW 90.58.020 and not produce substantial adverse effects to the shoreline environment.
 - g. That the proposed use has been appropriately conditioned to prevent undesirable effects of the proposed use and to assure consistency of the project with the Act and the local Master Program.
 - h. When converting from one nonconforming use to a different nonconforming use, the applicant must demonstrate that no reasonable alternative conforming use is practical and that the proposed use will be at least as consistent with the policies and provisions of the Act and the Master Program and as compatible with the uses in the area as the pre-existing use.

Shoreline Variance

(answer ONLY if requesting this permit)

**Must demonstrate with your proposal that extraordinary circumstances exist and that the public interest shall suffer no substantial detrimental effect:*

33. Answer the following questions on a separate sheet and attach to this application packet. This section is for variances requested landward of the OHWM and/or landward of any wetland.
- That the strict application of the bulk, dimensional or performance standards set forth in the applicable Master Program precludes, or significantly interferes with, reasonable use of the property;
 - That the hardship is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the Master Program, and not, for example, form deed restrictions or the applicant's own actions;
 - That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and SMP and will not cause adverse impacts to the shoreline environment;
 - That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
 - That the variance requested is the minimum necessary to afford relief;
 - That the public interest will suffer no substantial detrimental effect; and
 - That the cumulative impact of additional request for variances in the area where similar circumstances exist would not produce substantial adverse effects to the shoreline environment.
34. Answer the following questions on a separate sheet and attach to this application packet. This section is, required to be answered in addition to question 33 above, for variances requested for uses and/or development that will be located waterward of the OHWM.
- That the strict application of the bulk, dimensional or performance standards set forth in the applicable Master Program precludes all reasonable use of the property; and
 - That the public rights of navigation and use of the shorelines will not be adversely affected.

Summary/Conclusion

35. Will the proposed use be consistent with the policies of RCW 90.58.020 and the Kittitas County Shoreline Master Program? (attach additional sheets if necessary)

Yes No

Please explain:

36. Provide any additional information needed to verify the project's impacts to shoreline ecological functions :
(attach additional sheets and relevant reports as necessary)

Lined area for providing additional information.

Authorization

37. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X _____

Signature of Land Owner of Record
(Required for application submittal):

Date:

X Jan B Raylon
X Kathy Raylon

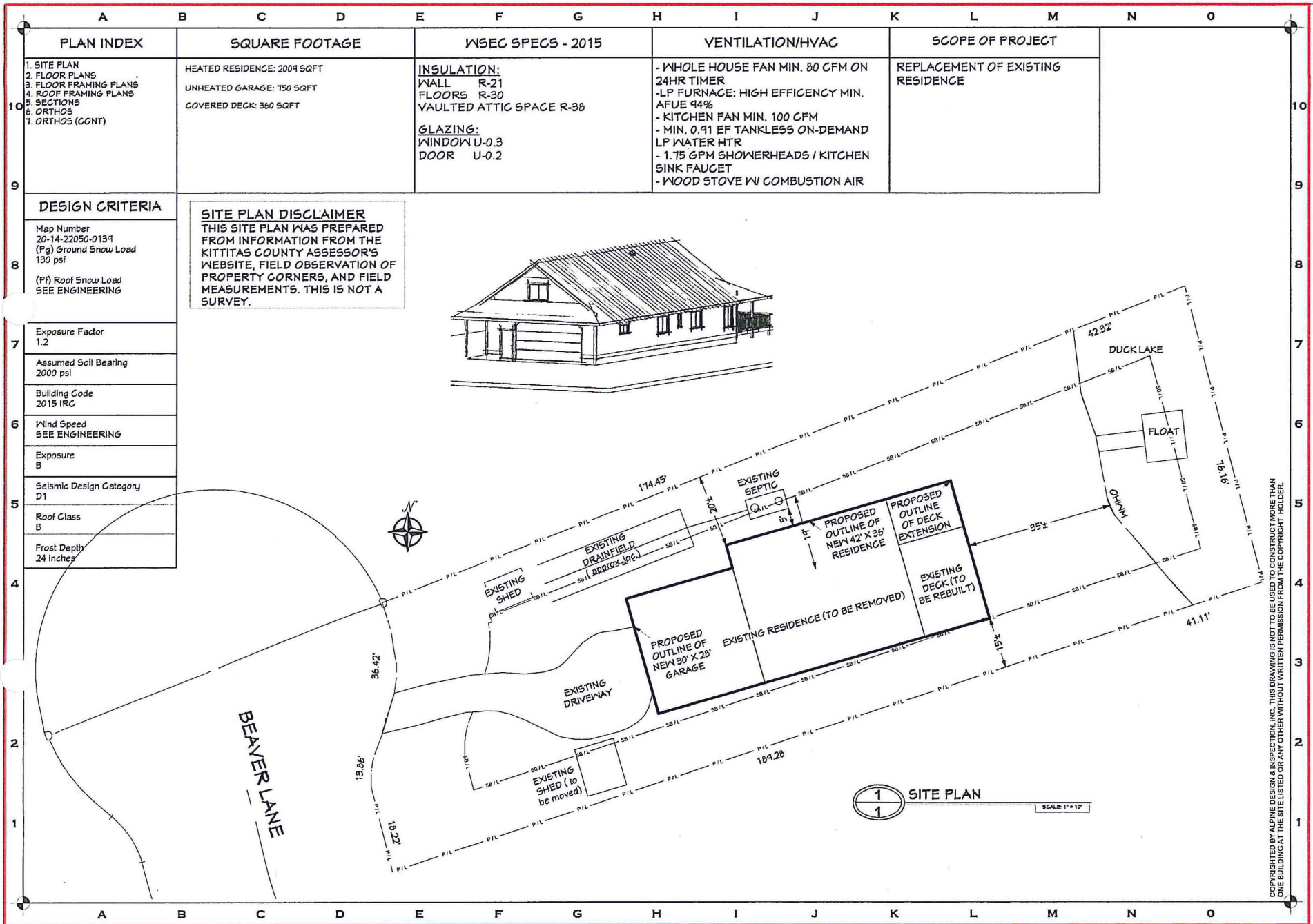
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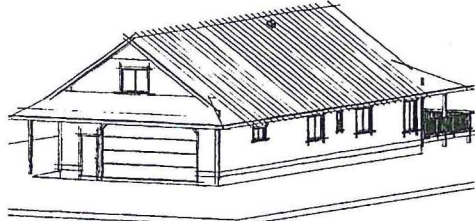
PROJECT: JIM AND KATHY RAYBON REPLACEMENT HOME
411 BEAVER LANE, CLE ELUM WA

SHORELINE VARIANCE APPLICATION supplemental information

33.

- a. The size of the lot is such that meeting the required shoreline setback would prevent reasonable use of the property.
- b. The lot shape and size prevent further setback than proposed to accommodate necessary off street parking, garage access and off street vehicle maneuvering at the street side of the parcel.
- c. The proposed structure is similar in character to the surrounding uses (residential) and with the deck located approx. 35 feet, and house 47 feet from the OHWM it does not encroach further than typical of the adjacent structures nor the structure to be replaced.
- d. The proposed structure is a single family residence, consistent with similar uses on the adjacent properties.
- e. The proposed setback distance is the minimum needed to situate the proposed house and garage with adequate driveway area while not impacting the existing septic tanks and drain field location.
- f. The public interest should suffer no further detrimental effect than that experienced as a result of the existing use. The proposed structure is intended to replace the existing structure with a flood plain compliant structure, thereby decreasing current flood related hazards.
- g. The cumulative effect of additional similar requests for variances in the area are likely to be minimal in that the adjacent lots are developed with similar residential structures with similar setbacks.



PLAN INDEX	SQUARE FOOTAGE	WSEC SPECS - 2015	VENTILATION/HVAC	SCOPE OF PROJECT
1. SITE PLAN 2. FLOOR PLANS 3. FLOOR FRAMING PLANS 4. ROOF FRAMING PLANS 5. SECTIONS 6. ORTHOS 7. ORTHOS (CONT)	HEATED RESIDENCE: 2009 SQFT UNHEATED GARAGE: 750 SQFT COVERED DECK: 360 SQFT	INSULATION: WALL R-21 FLOORS R-30 VAULTED ATTIC SPACE R-38 GLAZING: WINDOW U-0.3 DOOR U-0.2	- WHOLE HOUSE FAN MIN. 80 CFM ON 24HR TIMER - LP FURNACE: HIGH EFFICIENCY MIN. AFUE 94% - KITCHEN FAN MIN. 100 CFM - MIN. 0.91 EF TANKLESS ON-DEMAND LP WATER HTR - 1.75 GPM SHOWERHEADS / KITCHEN SINK FAUCET - WOOD STOVE W/ COMBUSTION AIR	REPLACEMENT OF EXISTING RESIDENCE
DESIGN CRITERIA	SITE PLAN DISCLAIMER THIS SITE PLAN WAS PREPARED FROM INFORMATION FROM THE KITTITAS COUNTY ASSESSOR'S WEBSITE, FIELD OBSERVATION OF PROPERTY CORNERS, AND FIELD MEASUREMENTS. THIS IS NOT A SURVEY.			
Map Number 20-14-22050-01394 (Pg) Ground Snow Load 130 psf (Pf) Roof Snow Load SEE ENGINEERING				
Exposure Factor 1.2				
Assumed Soil Bearing 2000 psi				
Building Code 2015 IRC				
Wind Speed SEE ENGINEERING				
Exposure B				
Sismic Design Category D1				
Roof Class B				
Frost Depth 24 inches				


 ALPINE DESIGN
 1000 N. 10TH ST.
 CLIFTON, WA 98942
 TEL: 509.929.1287
 FAX: 509.929.1287

177

SITE PLAN

SCALE: 1/4" = 1'-0"
 UNO

DECEMBER 2016

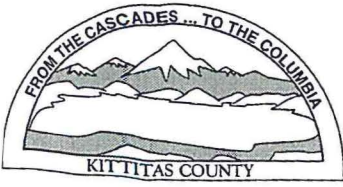
411 BEAVER LN, CLEELUM

PARCEL #:
 660534

RAYBON

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1
 SITE PLAN
 SCALE: 1" = 10'



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00032847

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 032279

Date: 2/9/2017

Applicant: JIM & KATHY RAYBON

Type: check # 8659

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SV-17-00001	SHORELINE PERMIT VARIANCE FEE	4,020.00
	Total:	4,020.00