



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

SD-24-00002

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.
(NOT REQUIRED)

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

- ☒ Shoreline Substantial Development Permit - **Fee:** (CDS: \$2,210 + PW: \$550 = **\$2,760**) + SEPA, if not exempt
- ☐ Shoreline Conditional Use Permit - **Fee:** (CDS: \$4,00 + PW: \$550 = **\$4,550**) + SEPA, if not exempt
- ☐ Shoreline Variance - **Fee:** (CDS: \$4,000 + PW: \$550 = **\$4,550**) + SEPA, if not exempt

APPLICATION FEES:

(see above) Kittitas County Community Development Services (KCCDS)
(see above) Kittitas County Department of Public Works
\$1,810.00 SEPA Checklist, if not exempt - **Fee:** CDS: \$600 + PW: \$950 +
PH: \$260)

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

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

Gail Weyand Digitally signed by Gail Weyand

DATE:
8/19/2024

RECEIPT #

**KITTITAS CO CDS
RECEIVED
08/19/2024**

DATE STAMP IN BOX

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

FORM LAST REVISED: 01-03-2023

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: Sean Johnson

Mailing Address: 11810 Manastash Road

City/State/ZIP: Ellensburg, WA 98926

Day Time Phone: 425-221-1343

Email Address: merehap@proton.me

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: DAVID CARSON

Mailing Address: 1320 N. 16TH AVE, SUITE 'C'

City/State/ZIP: YAKIMA, WA 98902

Day Time Phone: 509-454-3299

Email Address: DCARSON@BORARCH.COM

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: 11810 MANASTASH ROAD

City/State/ZIP: ELLENSBURG, WA 98926

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

EXISTING RESIDENTIAL PROPERTY, PROPERTY LINE ON NORTH IS CENTERLINE OF
MANASTASH CREEK

6. Tax parcel number(s): 145133

7. Property size: 1 ACRE (acres)

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

SW4 of NE4 ¼ Section 16 Township 17 N. Range 17 E., W.M.

9. Latitude and longitude coordinates of project location (e.g. 47.03922 N lat. / -122.89142 W long.):
46°57'53.9"N Latitude; 120°43'10.2"W Longitude. [use decimal degrees – NAD 83]

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

☒ Private ☐ Federal ☐ State ☐ Local ☐ Tribal

11. Land Use Information:

Zoning: F-R (Forest and Range), Rural Working, Non-LAMIRD Comp Plan Land Use Designation: 83 - Resource - Agriculture

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. \$1.5 Million

15. Anticipated start and end dates of project construction: Start 10/1/24 (ASAP) End 10/1/25

Project Description

16. Briefly summarize the purpose of the project:

New agricultural utility building. No new dwelling units. Construction is of Insulated Concrete Forms (ICFs) with wood roof structure and metal roofing. Partially buried into the hillside.

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)?

Out-building for existing 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? Roughly 41,382 sf (.95 acre) (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)

Wetlands

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? 6,316 sf (.145 acre) (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? _____ (square feet and acres)

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? _____

**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? _____

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-shading 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-shading 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. (SEE ATTACHMENT)

- 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 shorelines;
- 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.**
- a. 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;**
 - b. 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;**
 - c. 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;**
 - d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;**
 - e. That the variance requested is the minimum necessary to afford relief;**
 - f. That the public interest will suffer no substantial detrimental effect; and**
 - g. 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.**
- a. 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**
 - b. 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:

The proposed use is consistent with RCW 90.58.020 and the Master Program. The project is on a private parcel, roughly 330' from the edge of Manastash Creek, but is within 200' of the flood plain, but not built in the flood way or flood plain. There are no public access, recreation, circulation, historical/cultural (per Cultural Survey Report), or flood hazard prevention (per CMZ report) elements impacted, and no work over or near Manastash Creek. No work within 300' (minimum) of any known or suspected wetland areas (per table 5.2-1 and CMZ Report). Buildings are a permitted use in the Rural Conservancy designation. All stormwater will remain on-site. A Forest Practices Application will be submitted and approved before timber harvesting / excavation activities.

[illegible]

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.

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

Date:

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

Date:

Aug 16, 2024