



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

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: \$2,210 + 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):

Jessie Rosenow

DATE: 2/6/25

RECEIPT #

CD25-00242

RECEIVED
FEB 06 2025

Kittitas County CDS

DATE STAMP IN BOX

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: JASON ALLEN

Mailing Address: 822 NW 107TH STREET

City/State/ZIP: SEATTLE, WA 98177

Day Time Phone: 206-355-7490

Email Address: jason.c.allen@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: _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

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

If different than land owner or authorized agent.

Name: ENCOMPASS ENGINEERING & SURVEYING: ATTN: MONICA TAPPEL

Mailing Address: 110 SOUTH OAKES AVE. #250

City/State/ZIP: CLE ELUM, WA 98922

Day Time Phone: 509-674-7433

Email Address: mtappel@encompasses.net

4. Street address of property:

Address: 320 MORNING DOVE LANE

City/State/ZIP: CLE ELUM, WA 98922

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

LOT 40 AND THE SOUTH 3.95 FEET OF LOT 41, BLOCK 4, ELK MEADOWS, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGES 67 THROUGH 71, RECORDS OF SAID COUNTY.

6. Tax parcel number(s): 820734 (20-14-22052-0440)

7. Property size: ±0.40 ACRES (acres)

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

¼ Section SE 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.):
N47°12'21.99" / W121°04'13.67" [use decimal degrees – NAD 83]

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

☒ Private ☐ Federal ☐ State ☐ Local ☐ Tribal

11. Land Use Information:

Zoning: RURAL 5 Comp Plan Land Use Designation: RURAL RESIDENTIAL

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. ~\$21,000.00

15. Anticipated start and end dates of project construction: Start SEPT. 2025 End JAN/FEB 2026
EXTERIOR WORK TO BE COMPLETED FIRST, FOLLOWED BY INTERIOR REMODEL

Project Description

16. Briefly summarize the purpose of the project:

WE ARE PROPOSING A MINOR DECK ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE.
THE NET ADDITION TO THE DECK WOULD BE 179 SQFT. A SMALLER 63 SQFT DECK WILL BE
REMOVED. WE ARE ALSO LOOKING TO REMODEL THE INTERIOR OF THE HOME, WITH NO
INCREASE TO THE EXISTING FOOTPRINT.

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 REMODEL WITH DECK ADDITION

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

TREES AND/OR SHRUBS WILL BE PLANTED FOR MITIGATION

If 'Yes', how much re-vegetation will occur? ± 88 ft (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? _____ (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? 63 SQFT (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? 179 SQFT

**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? 63 SQFT

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.

- 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 deck addition adheres to, and is consistent with, the policies of RCW 90.58.020, as well as, the Kittitas County Shoreline Master Program. The deck addition fosters reasonable use appropriate for a single-family residence. There will be no impact to the river or floodway. Instead, we are proposing mitigation along the edge of the river in order to increase the net ecological function and add native vegetation to the site. The proposed mitigation would enhance the shoreline leading to long term protection and ultimately benefit the invertebrates and salmonids that utilize the river. Since this is a private residence, with no public access to the river, the deck addition will not impact the public's access to the shoreline, nor its recreational opportunities.

This image shows a full page of white paper with horizontal blue or grey ruling lines. A single, thicker yellow line runs horizontally across the middle of the page, creating two equal-sized rectangular sections above and below it. The lines are evenly spaced and extend from the left edge to the right edge of the page. There is no handwriting or other markings on the paper.

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 

1.28.25

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

Date:

X 

1.28.25

33 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.

The existing single-family home was built in 1989 so it is expected that in this amount of time the home would need repairs or remodels in order to keep current with the typical single family living experience. The deck is an accessory use and the addition to it is natural maintenance and repair of that use that is expected over time. The deck addition is a minor reconfiguration ingress/egress from the single-family home which allows for a safer covered entrance to the home. The net addition of deck coverage is 179 sqft. There will be no increase in the footprint of the existing home.

33 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, from deed restrictions or the applicant's own actions.

The parcel is zoned Rural 5 with a Rural Residential land use within a Shoreline environment. Per 17B.05.050-1 and 17B.06.200-1 the shoreline buffer is 100' from OHWM and building setbacks are an additional 15' from the edge of the shoreline buffer. Based off the topographic survey the existing home is fully located within the shoreline buffer so nothing can be done to the existing home, or in the immediate vicinity, that isn't in the buffer zone.

33 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.

There are existing homes throughout the development, with homes located to the North and South of the parcel. Single family residences are a permitted use in this zone.

The adjacent homes both have decks as part of their home construction, and I would assume most developed properties in the area have some sort of outdoor accessory deck or patio to their homes. Decks are a typical accessory use to a single-family residence. The applicant is proposing a minimal deck addition to the home which is scaled to match this smaller single-family structure.

The proposed deck addition is at the second story level with the overall impact to the ground being minimal. The footings that will be required for the necessary structural support is a temporary impact to the shoreline buffer. In order to reduce the impact, we are proposing the attached mitigation plan provided by Ed Sewall with Sewall Wetland Consulting, Inc. The proposed mitigation plan would enhance the edge of the river and add native vegetation to the site, therefore increasing the net ecological function of the property waterward of the single-family home.

33 d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area.

This neighborhood was established in the 1960's with the plat being recorded in 1963, prior to the establishment of the Shoreline Master Program. There are existing homes located to the North and South of the parcel, and it is likely that the lots were developed without the consideration for the preservation of the natural landscape and ecology.

The proposed deck addition is not out of character for properties located along the river and the scale of the addition is minor improvement that does not exceed a reasonable use of the property. In addition, special care was taken to design the deck so it did not impact the floodway area.

33 e. That the variance requested is the minimum necessary to afford relief.

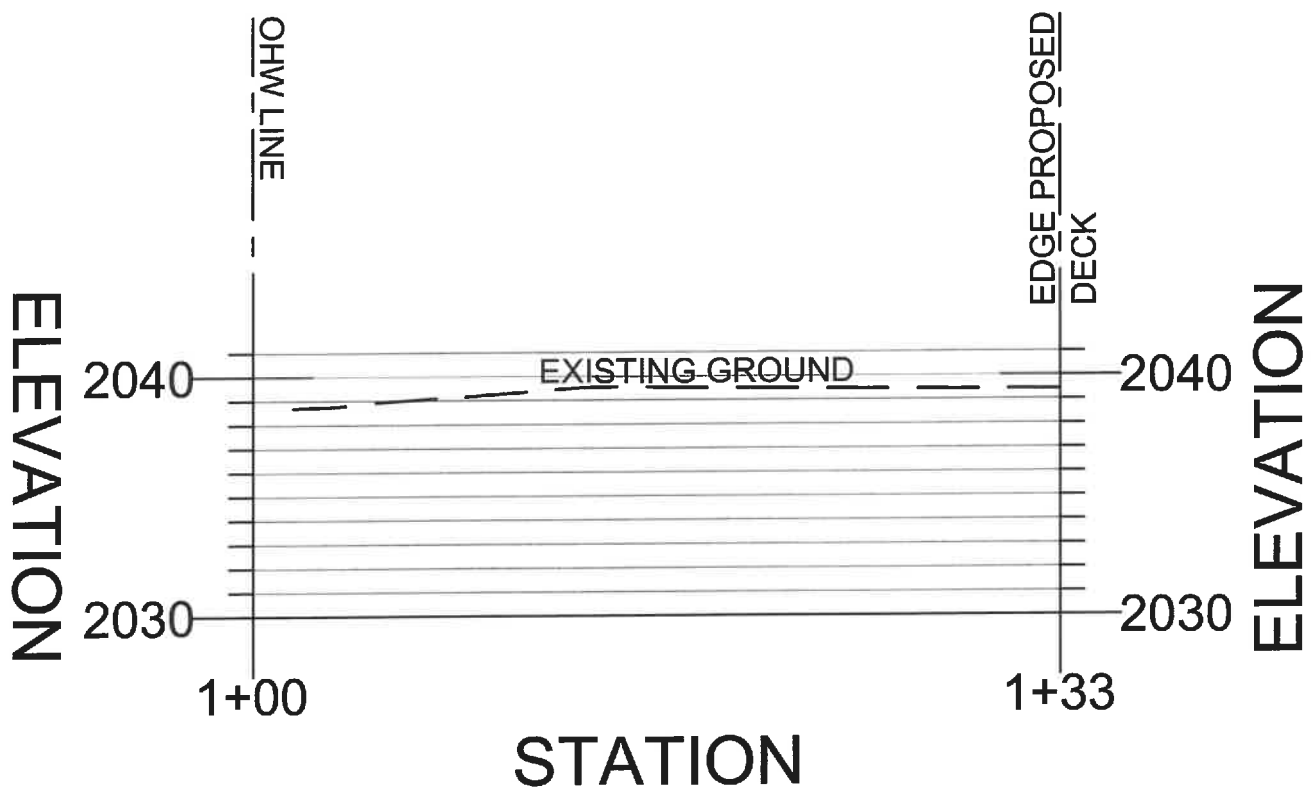
The entrances to the home have been condensed to 1 access point, instead of 2. This allows for some modification to the interior home without increasing the dwelling footprint. The roof added over the deck will provide better snow protection during the winter months and a safer access point into the home. We are proposing additional deck area to make the space more useable for the homeowners as recreation space and potentially some outdoor storage area. This is a reasonable use alteration on a single-family home. The 2nd story deck creates very minimal disturbance and impact to the ground. Special attention was given to minimize the overall impact to the shoreline environment, and the impact that was made is being mitigated with buffer enhancement that would not happen without this project development.

33 f. That the public interest will suffer no substantial detrimental effect.

There is no life or public safety concerns with this project. The remodel of the existing home will not increase the footprint of the livable space of the single-family home. The mitigation to enhance the shoreline buffer will actually be a benefit to the public as it enhances the habitat near the river.

33 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.

Minor improvements to homes along the river should not have an adverse effect on the river as long as they are kept at an appropriate scale and mitigation is required to enhance the shoreline and river habitat. We believe the proposed deck addition adheres to this criteria.



PROFILE OF OHW TO DECK