

# 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"

## SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT EXEMPTION

<b>APPLICANT NAME</b>	<b>PHONE</b>	<b>MAILING ADDRESS</b>	<b>CITY/STATE/ZIPCODE</b>
Erik Broughton	425-246-0854	5308 NE 26 <sup>th</sup> St.	Renton, WA 98059

<b>DEVELOPMENT SITE LOCATION</b>	<b>FLOODPLAIN/ShORELINE</b>
410 Elk Meadows Rd. Cle Elum WA 98922	Shoreline: Yakima River FIRM # 5300950229B

**PROJECT DESCRIPTION**  
Construction of new Single Family Residence

**THIS DEVELOPMENT IS EXEMPT PURSUANT TO WAC 173-27-040(2)(g).  
A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT IS NOT REQUIRED FOR THIS PROJECT.**

### THE FOLLOWING CONDITIONS ARE REQUIRED PURSUANT TO WAC 173-27-040(1):

1. All work shall substantially conform to the specifications of the application submitted to Kittitas County Community Development Services by Ruth Huwe on May 4, 2017.
2. Issuance of this shoreline exemption permit does not authorize access onto private property, or waive other jurisdictional agency requirements. The permittee shall obtain consent from respective property owner(s) prior to entering onto private property, and shall obtain and comply with all applicable federal and state permit requirements in completing the proposed development.
3. Issuance of this shoreline exemption will not create liability on the part of Kittitas County or any officer or employee thereof, for any on or off site injury or damages that may result from this project.
4. This project is subject to KCC 17A Critical Areas and all other applicable city, county, state and/or federal regulations.
5. Any work must be performed in accordance with Kittitas County Code 14.08 Flood Damage Prevention. The applicant shall contact Kittitas County Public Works at 509-962-7610 prior to submitting building permits in order to determine any necessary floodplain permits.

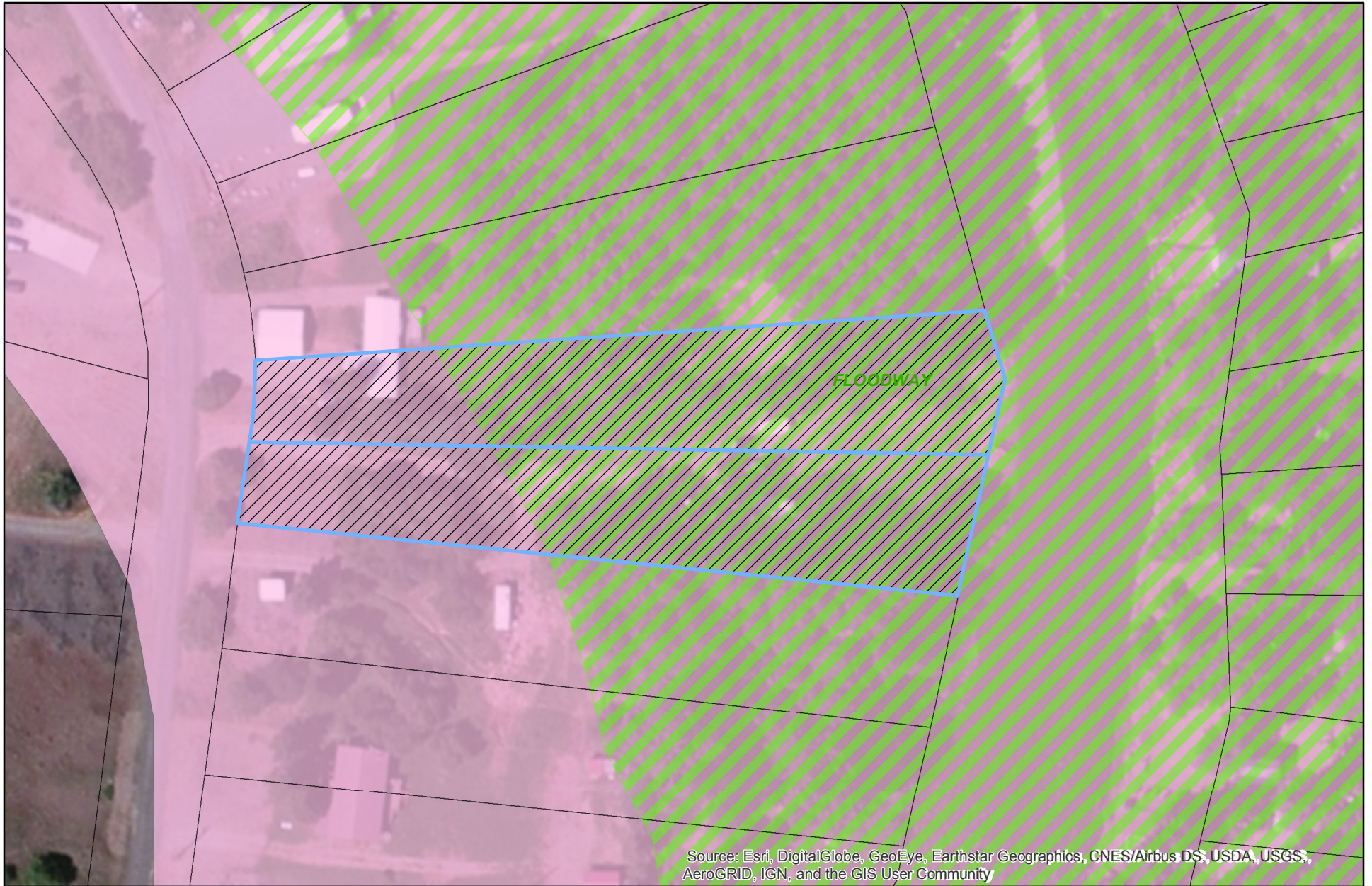
### CONSISTENCY ANALYSIS

A shoreline substantial development permit is not required for the project as described due to exemption WAC 173-27-040(2)(g). The project is exempt from Shorelines Substantial Development Permitting. Although exempted by statute/rule, such exempt developments must comply with all other regulatory requirements of the Shoreline Management Act and Kittitas County Shoreline Master Program.

- Buffer strips of permanent vegetation between shoreline development and associated water bodies are encouraged (See KCSMP 5.3A(5)).
- Single Family Residences are permitted in a Shoreline Residential Environment (See KCSMP 4.9).
- Nothing in these regulations shall obviate any requirement to obtain any permit, certificate, license, or approval from any state agency or local government.

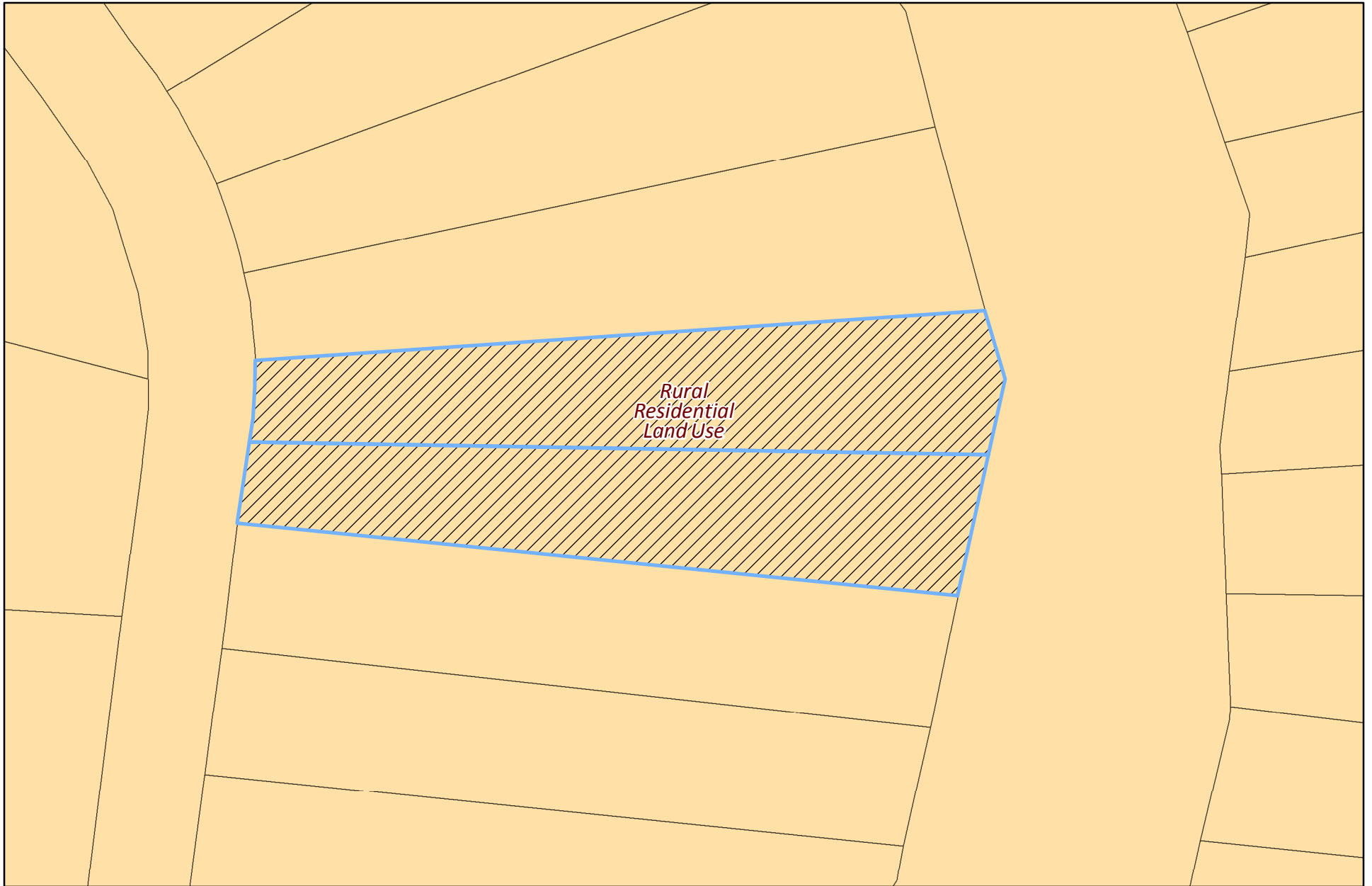
<b>Approved By</b>	<b>Date of Issuance</b>	<b>File No.</b>	<b>No. Pages</b>
Chelsea Benner 	August 29 <sup>th</sup> , 2017	SX-17-00015	Page 1 of 1





SX-17-00015  
Broughton

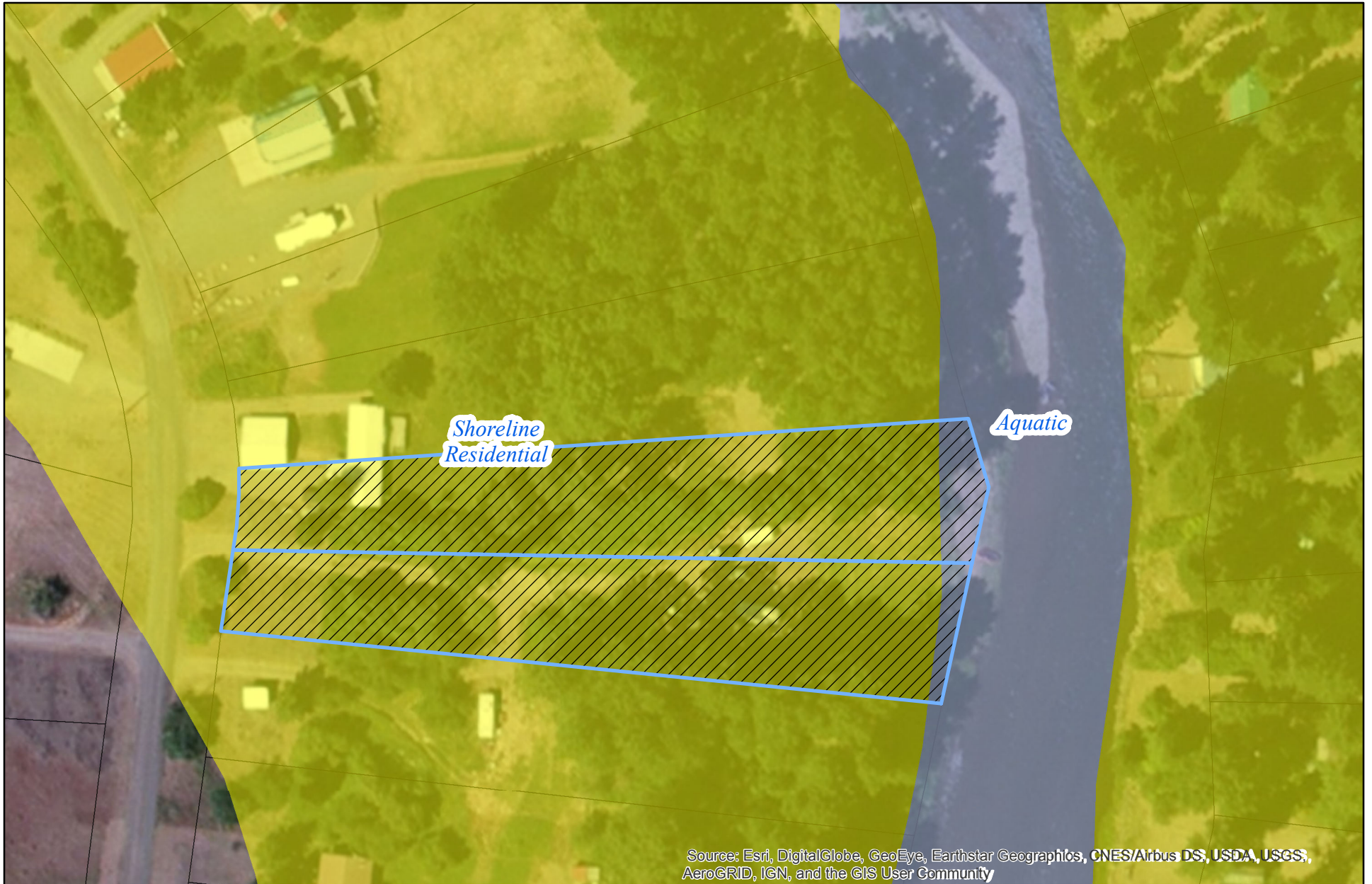
Floodplain and Floodway



SX-17-00015  
Broughton

Land Use





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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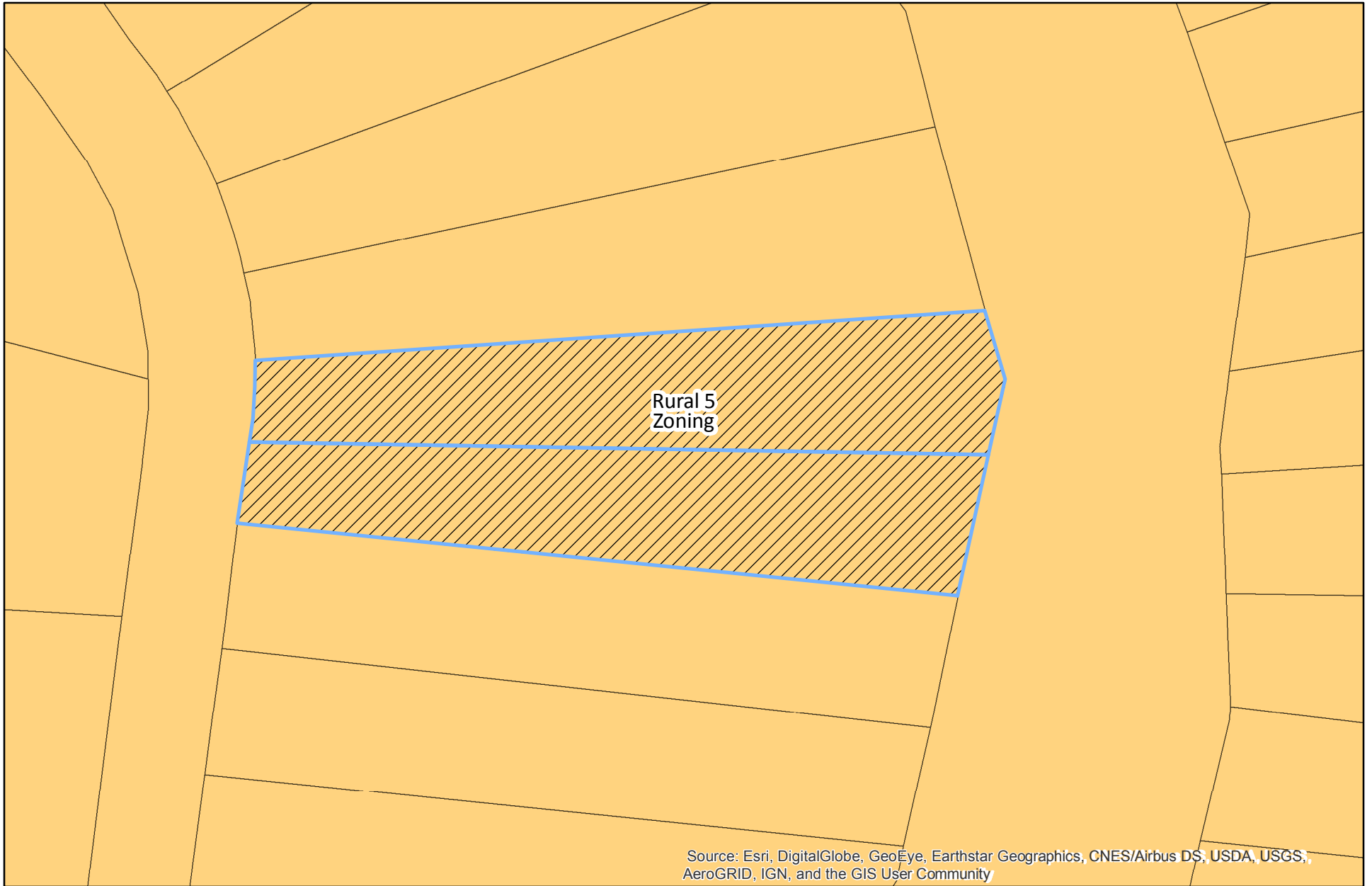
Shoreline





SX-17-00015  
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Wetlands



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Zoning





LOT 10

326'-6 3/4"

416.35'

S83°48'06"W

LOT 9

Water Meter location.  
Water is provide by  
Kittitas County Water  
District #5

Retention Wall to be built  
along flood plain line.  
Purposed 2-3' tall wall.

R=360.00'  
L=55.00'  
Δ=8°45'14"

FF=2047.16  
GARAGE

NEW SEPTIC FIELD

EXISTING SEPTIC FIELD

HOUSE

FF=2046.59

APPROXIMATE  
FLOODWAY  
FLOOD PLAN

418.29'

S88°44'47"W

R=360.00'  
L=10.22'  
Δ=1°37'34"

PROPANE TANK

EDGE OF GRAVEL

APPROXIMATE  
FLOODWAY  
FLOOD PLAN

LOT 8

S04°10'55"W  
39.78'

25'-0"

LP

15'-0"

15'-0"

N85°49'05"W

410.55'

C/L ELK MEADOWS ROAD

30'

LOT 7









**Shoreline Preliminary Submittal Requirements For:**

**SX-17-00015**

Date Received: August 18, 2017

Review Date: August 18, 2017

Map Number: 34T Parcel Number: 220634

Planner: 34T Zoning: 34T

**Located within Fire District**

**Located within Irrigation District**

**School District**

**In UGA**

**Critical Areas**

- |   |  |  |                      |  |
|---|--|--|----------------------|--|
| <input checked="" type="radio"/> <b>Yes</b> | <input type="radio"/> <b>No</b>            | <b>Within a Shoreline of the State</b>     | <b>Environment:</b>  | <input type="text" value="Rural Conservancy"/>     |
| <input checked="" type="radio"/> <b>Yes</b> | <input type="radio"/> <b>No</b>            | <b>Within a FIRM Floodplain</b>            | <b>Panel #:</b>      | <input type="text" value="5300950229B"/>           |
| <input checked="" type="radio"/> <b>Yes</b> | <input type="radio"/> <b>No</b>            | <b>Within a PHS Habitat</b>                | <b>Habitat Type:</b> | <input type="text" value="Upper Yakima Riparian"/> |
| <input checked="" type="radio"/> <b>Yes</b> | <input type="radio"/> <b>No</b>            | <b>Wetland in Parcel</b>                   | <b>Wetland Type:</b> | <input type="text" value="R3UBH"/>                 |
| <input checked="" type="radio"/> <b>Yes</b> | <input type="radio"/> <b>No</b>            | <b>Seismic Rating</b>                      | <b>Category:</b>     | <input type="text" value="D1"/>                    |
| <input type="radio"/> <b>Yes</b>            | <input checked="" type="radio"/> <b>No</b> | <b>Within Coal Mine Area</b>               |                      | <input type="text"/>                               |
| <input type="radio"/> <b>Yes</b>            | <input checked="" type="radio"/> <b>No</b> | <b>Hazardous Slope in Parcel</b>           | <b>Category:</b>     | <input type="text"/>                               |
| <input type="radio"/> <b>Yes</b>            | <input checked="" type="radio"/> <b>No</b> | <b>Airport Zones within Parcel</b>         | <b>Zone:</b>         | <input type="text"/>                               |
| <input type="radio"/> <b>Yes</b>            | <input checked="" type="radio"/> <b>No</b> | <b>Adjacent to Forest Service Road</b>     | <b>Road:</b>         | <input type="text"/>                               |
| <input type="radio"/> <b>Yes</b>            | <input checked="" type="radio"/> <b>No</b> | <b>Adjacent to BPA Lines or Easement</b>   |                      | <input type="text"/>                               |
| <input type="radio"/> <b>Yes</b>            | <input checked="" type="radio"/> <b>No</b> | <b>Within 1000' of Mineral Land of LTS</b> |                      | <input type="text"/>                               |
| <input type="radio"/> <b>Yes</b>            | <input type="radio"/> <b>No</b>            | <b>Landslide on Parcel</b>                 |                      | <input type="text" value="No"/>                    |
| <input type="radio"/> <b>Yes</b>            | <input type="radio"/> <b>No</b>            | <b>Gas Pipeline on Parcel</b>              |                      | <input type="text" value="No"/>                    |

## Chelsea Benner

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**From:** Chelsea Benner  
**Sent:** Monday, August 28, 2017 5:57 PM  
**To:** 'ebroughton08@comcast.net'  
**Subject:** SX-17-00015

Good Evening,

I am working on processing your shoreline exemption and I need to know the approximate square footage of the new residence.

Thank you!

*Chelsea Benner*

Planner I

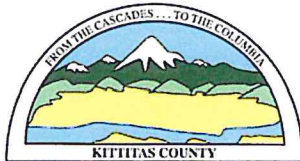
Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)





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SX-17-00015

## SHORELINE EXEMPTION 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)

### 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 req. per Dusty**
- SEPA Checklist, if not exempt per WAC 197-11-800. **Not req. per Dusty**

\*\*\*Please note a Shoreline Variance or Shoreline Conditional Use Permit may also be required. See Kittitas County Shoreline Master Program\*\*\*

RECEIVED

AUG 18 2017

Kittitas County CDS

### APPLICATION FEES:

\$590.00 Kittitas County Community Development Services

\$550.00 Kittitas County Public Works

\$1,140.00 Fees due for this application when SEPA is not required

\$2,270.00 Fees due for this application when SEPA is required (One check made payable to KCCDS)

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

*Handwritten signature*

DATE:

*8-18-17*

RECEIPT #

*00325*

*CD-17-00325*

DATE STAMP IN BOX

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

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: ERIK & TORI BROUGHTON  
Mailing Address: 5308 NE 26TH ST  
City/State/ZIP: RENTON, WA 98059  
Day Time Phone: 425-246-0854  
Email Address: EBROUGHTON08@COMCAST.NET

**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: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**4. Street address of property:**

Address: 410 ELK MEADOWS RD  
City/State/ZIP: CLE ELUM, WA 98922

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

\_\_\_\_\_  
LOT 8 AND LOT 9, BLOCK 1, PLAT OF ELK MEADOWS, SECTION 22, TOWNSHIP 20  
NORTH, RANGE 14 EAST, W.M., LOCATED IN THE COUNTY OF KITTITAS, STATE OF  
WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGES  
67-71, AUDITOR'S FILE NUMBER 306104, RECORDS OF SAID COUNTY  
\_\_\_\_\_

6. Tax parcel number(s): 220634 20-14-22052-0108

7. Property size: 1.37 (acres)



**Project Description**

1. **Briefly summarize the purpose of the project:**  
To build a single family home located on property for my family to use as recreational property throughout the year.  
\_\_\_\_\_  
\_\_\_\_\_
  
2. **What is the primary use of the project (e.g. Residential, Commercial, Public, Recreation)?**  
Residential
  
3. **What is the specific use of the project (e.g. single family home, subdivision, boat launch, restoration project)?**  
Single Family Home
  
4. **Fair Market Value of the project, including materials, labor, machine rentals, etc.** \$350,000
  
5. **Anticipated start and end dates of project construction: Start** 9/1/2017 **End** 11/1/2018

**Authorization**

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  \_\_\_\_\_

8/15/17

FOR STAFF USE ONLY

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

¼ Section \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ N. Range \_\_\_\_\_ E., W.M.

2. Latitude and longitude coordinates of project location (e.g. 47.03922 N lat. / -122.89142 W long.):

\_\_\_\_\_ [use decimal degrees – NAD 83]

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

Private       Federal       State       Local       Tribal

4. Land Use Information:

Zoning: Rural 5

Comp Plan Land Use Designation: Rural Res.

5. Shoreline Designation: (check all that apply)

Urban Conservancy       Shoreline Residential       Rural Conservancy  
 Natural       Aquatic

6. Requested Shoreline Exemption per WAC 173.27.040:

\_\_\_\_\_

Vegetation

7. Will the project result in clearing of tree or shrub canopy?

Yes       No

If 'Yes', how much clearing will occur? 2200 sqft at most (square feet and acres)

8. Will the project result in re-vegetation of tree or shrub canopy?

Yes       No

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

Wetlands

9. Will the project result in wetland impacts?

Yes       No

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

10. Will the project result in wetland restoration?

Yes       No

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



Impervious Surfaces

11. Will the project result in creation of over 500 square feet of impervious surfaces?

Yes  No

If 'Yes', how much impervious surface will be created? 2200 sq ft max (square feet and acres)

12. Will the project result in removal of impervious surfaces?

Yes  No

If 'Yes', how much impervious surface will be removed? 1000 sf (square feet and acres)

existing MFH to be removed

Shoreline Stabilization

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

Yes  No

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

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

Yes  No

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

Levees/Dikes

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

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? \_\_\_\_\_

2-3' retaining wall with 150' long approx to be built

Floodplain Development

16. 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? 2200 2 feet

\*Note: A floodplain development is required per KCC 14.08; please contact Kittitas County Public Works

17. 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? 1000 MFH





Dear Kittitas County CDS,

Included in this packet is my application for my shoreline exemption permitting. To give you a brief insight to my plan with my property in Cle Elum; I own two lots located in Cle Elum up until recently when I applied for a boundary line adjustment that combined the two lots into a single lot. The new lot address is 410 Elk Meadow Rd, Cle Elum. That BLA was approved and finalized recently with Dusty P. of KCCDS. In discussing with Dusty P. and Karen H. they both advised me my next step would be to apply for the shoreline exemption permit.

My hope, and goal with all of this is I would like to re-build my family a recreation home in Cle Elum, located adjacent to the Yakima River. The original home was unfortunately burnt this past winter due to an electrical malfunction in the home. I fully understand and have witnessed the water levels in the Yakima River and take responsibility for the risk building in this area. My plan is the home will be built meeting all requirements of the county and built in a fashion that will not ever be exposed to flooding.

Including also in this packet is a couple of drawings that I hope will clearly help the County understand my building plan, and site plan for the land usage. One drawing shows a site plan with the existing structures, septic field, water sources, and driveway plans. The other drawing shows where the new home location would be, new septic field, and set-backs from adjacent lots and floodway. In doing my research, I do believe the house falls within the set-backs and regulations required by the county.

Should the shoreline permit be accepted KCCDS, my next step is to start the process of obtaining a demolition permit, building permit, pending all the shoreline paperwork is approved. If you find the drawing confusing or complicated, I am available by phone or email at any time to help clarify questions you may have. I appreciate your help thru this process, and look forward to the next step!

Thank you,

A handwritten signature in black ink, appearing to read 'Erik Broughton', with a large, sweeping flourish extending to the right.

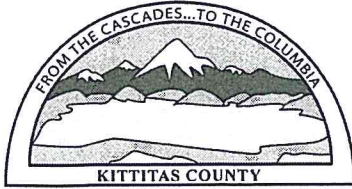
Erik Broughton

5308 NE 26<sup>th</sup> St

Renton WA 98059

425-246-0854

[erikbroughton@auburnmechanical.com](mailto:erikbroughton@auburnmechanical.com)



KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD17-00325

411 N. Ruby St., Suite 2  
Ellensburg, WA 98926  
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: BROUGHTON, ERIK & TORI  
5308 NE 26TH ST  
RENTON WA 98059-3777

Cashier: KATHY BOOTS  
Payment Type: CHECK (6121)

Date: 08/18/2017

SX-17-00015 Shorelines Exemption

410 ELK MEADOWS RD CLE ELUM

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Public Works Shoreline Exemption	\$550.00	\$550.00	\$0.00
Shoreline Exemption	\$590.00	\$590.00	\$0.00
<b>SX-17-00015 TOTALS:</b>	<b>\$1,140.00</b>	<b>\$1,140.00</b>	<b>\$0.00</b>
<b>TOTAL PAID:</b>		<b>\$1,140.00</b>	