



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"

March 19, 2020

Mihai Albulet
9709 173rd Ct NE
Redmond, WA 98052-8603

RE: Albulet Shoreline Exemption Permit (SX-20-00004) – Transmittal of Comments Received and Request for Additional Information

Dear Applicant,

Kittitas County Community Development Services (CDS) received your Shoreline Exemption Permit application (SX-20-00004) on February 12, 2020 and your updated site plan on February 28, 2020. Staff has reviewed your application and determined additional information is necessary before processing can continue. Please see below for various Kittitas County Department comments and/or additional required information.

CDS – Planning Division:

CDS staff has reviewed all submitted information and upon detailed review of your site plan, it was discovered that the required 25' front yard setback is not met. Your site plan indicates there is only 15' from property line to closest edge of proposed garage structure. There are two options to correct this issue moving forward:

1. The preferred path forward is for you to reposition your proposed garage structure so that it meets all setback requirements (both zoning setback requirements and the shoreline buffer/structural setback requirements). Please submit an updated site plan that reflects the zoning setback requirements pursuant to KCC 17.56.060 (Front Yard: 25', Side Yard: 10', and Rear Yard: 10' to main building) and the Shoreline buffer and setback requirements (115') pursuant to KCC 17B.05.020C and KCC 17B.05.050.

If option 1 above cannot be met, please proceed with option two. It is recommended that we conduct a conference call to discuss option two prior to you submitting a zoning variance request.

2. If you are unable to adjust the placement of the new garage to meet zoning and shoreline setback requirements, you can apply for a zoning variance pursuant to KCC 17.84. there are four criteria that must be met in order to receive a setback variance and there is an additional 3-4 month processing timeframe with new application and fees for this variance request.

Public Works:

Please see the attached email from Arden Thomas, Water Resource Program Manager regarding FEMA floodplain mapping and your parcel.

Please contact me directly with any questions via email rachael.stevie.cd@co.kittitas.wa.us or by phone at (509) 962-7637. I am happy to set-up a conference call to discuss this further if that is helpful for you.

Best Regards,



Rachael Stevie
Planner I

Enclosed: Kittitas County Public Works Comments

<i>cc: Devin Casto, Agent</i>	<i>via email</i>
<i>Lindsey Ozbolt, CDS Planning Official</i>	<i>via email</i>
<i>Arden Thomas, Public Works Water Resource Program Manager</i>	<i>via email</i>