

SHORELINE EXEMPTION PERMIT APPLICATION
PROJECT DESCRIPTION

Background on Shoreline Permit Exemption.

This Shoreline Permit Exemption Application is submitted by Georgann Williamson (“Williamson”) for property located at 11798 Manastash Road, Ellensburg, WA 98926. By way of background, this application is submitted based on earlier discussions regarding process and in particular, the “interrupted buffer” provision of KCC 17B.05.050(B)(3). The earlier submissions included a *Wetland and Stream Report* prepared by GG Environmental, Geoffrey T. Gray, MA, PWS #3162, dated July 8, 2021. *Attachment A*. The initial review also includes submission of aerial photographs and supporting real property documents related to the presence of an “interrupted buffer” on the subject property. *Attachment B*.

Kittitas County advised that “...it appears this project can become compliant with a Shoreline Exemption Application (attached)...” and that “...[t]his project does not require a SEPA, JARPA or BSP element...” *Attachment C*. This submission is made in accordance with those instructions.

“Interrupted Buffer” Option Under KCC 17B.05.050(B)(3).

This application is submitted utilizing the “Interrupted Buffer” option allowed under KCC 17B.05.050(B)(3) together with the exemption provided by KCC 17B.07.030(2)(g) which allows appurtenant structure to single-family residences within shoreline jurisdictions. The shoreline buffer contained a legally established private roadway easement that separated the accessory building from the delineated wetland. Williamson provided the factual background with respect to the legally described private road by letter dated July 9, 2021. *Attachment B*. The accessory structure involved in this matter is a lean-to addition attached to a pre-existing garage/agricultural building. The lean-to addition was built in 2018. A private road easement separated the garage/barn structure from any shoreline or wetland area. Kittitas County confirmed that the “buffer interruption” provisions would be applicable and would allow for structures landward of the established easements. *Attachment D*.

Williamson’s environmental consultant provided supplemental opinions with respect to the relocation of an existing awning and concluded that such action “...will not result in a measurable effect to the above aquatic resources. Otherwise stated, any effect would be negligible.” *Attachment C*. Kittitas County confirmed acceptance of the supplemental opinion and the absence of any adverse effect related to the awning upon aquatic resources. *Id.*

Site Plan and Relocated Awning.

In 2018, Williamson relocated an awning lean-to attached to an accessory garage building. See *Site Plan – Attachment E*. The awning is 9 ft x 48 ft and includes clear space under the structure. It provides cover for vehicles, equipment and miscellaneous personal property. A portion of the lean-to located within the wetland buffer but landward from the interrupted buffer area. The lean-to is supported by posts but does not obstruct any flow of water (which to our knowledge has never occurred near the garage). Building permit applications for the improvement will be submitted for the improvements.

GG Environmental (Geoffrey T. Gray) observed that the buffer zone along the creek had "...been managed for residential and agricultural use for a considerable period of time." The following opinion was then provided:

The action was implemented in an area encompassed by existing outbuildings. The action did not introduce additional pollution-generating impervious surface – so no additional stormwater is generated. All stormwater arising from the awning infiltrates into pervious soils without entering the wetland/stream. No vegetation was removed by the action. The nearest corner of the relocated awning is approximately ninety feet from the edge of the pond. The awning does no alter the shade regime along the creek. As such, and given the baseline condition of the buffer zone, there is no measurable effect of the action on the existing functions and values of the creek or wetland.

Attachment C. Kittitas County reviewed the submitted critical area and environmental information and concluded that "...it [is] sufficient to address the project."

This application is submitted based upon guidance provided by Kittitas County and supports the issuance of an exemption from shoreline regulation and requirements. The exemption is based upon the prior determination that the site and improvements were consistent with approval of landward use based upon the established "Interrupted Buffer".

Attachment A: Wetland and Stream Report – GG Environmental (July 8, 2021)

Attachment B: Williamson Letter to Jeremy Johnston, dated July 9, 2021

Attachment C: Email string between Geoffrey Gray and Jeremy Johnston, dated July 14-15, 2021

Attachment D: Jeremy Johnston email dated July 12, 2021

Attachment E: Site Plan