



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

## SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT EXEMPTION

APPLICANT NAME	PHONE	MAILING ADDRESS	CITY/STATE/ZIPCODE
Richard Klaus	425-268-1211	17581 Stanton St. SE	Monroe, WA 98272

### DEVELOPMENT SITE LOCATION

300 Heron Drive  
Cle Elum, WA 98922  
Parcel # 210734  
Map # 20-14-22052-0454

### FLOODPLAIN/ShORELINE

Shoreline Residential  
FIRM #: 53037C0654D  
WRIA 39

### PROJECT DESCRIPTION

The applicant is placing a gazebo from another property onto this parcel

**THIS DEVELOPMENT IS EXEMPT PURSUANT TO WAC 173-27-040(2)(g), and KCC 17B.07.030(2)(g): A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT IS NOT REQUIRED FOR THIS PROJECT.**

### THE FOLLOWING CONDITIONS ARE REQUIRED PURSUANT WAC 173-27:

1. All work shall substantially conform to the specifications of the site plan and application materials submitted to Kittitas County Community Development Services by Richard Klaus on July 21, 2022 and survey submitted August 30, 2022 regarding floodway boundaries.
2. The floodway boundary must be marked by a licensed surveyor and gazebo can't be in any portion of the floodway.
3. A floodplain development permit shall be obtained from Kittitas County Public Works for the gazebo.
4. 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.
5. 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.

### CONSISTENCY ANALYSIS

A shoreline substantial development permit is not required for the project as described due to an exemption allowed pursuant to WAC 173-27-040(2)(g), KCC 17B.078.030(2)(g). 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.

- Nothing in these regulations shall obviate any requirement to obtain any permit, certificate, license, or approval from any state agency or local government (See Revised Code of Washington 90.58.360).
- The Development will comply with all applicable provisions of Kittitas County Code.
- All development shall take place outside the 115-foot buffer or more from the Ordinary High Water Mark.

**Approved by:** Jeremiah Cromie, Planner II

**Date of Issuance**

**File No.**

September 22, 2022

SX-22-00017