



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
Brian Garvey	206-713-0797	730 Pebble Beach Dr.	Cle Elum, WA 98922
Ponderosa Construction LLC	206-434-5143	2514 N. Benjamin Lane	Ellensburg, WA 98926

DEVELOPMENT SITE LOCATION

730 Pebble Beach Drive
Cle Elum, WA 98922
Parcel # 135934
Map # 20-14-35050-0127

FLOODPLAIN/ShORELINE

Shoreline Residential
FIRM #: 53037C0666D
WRIA 39

PROJECT DESCRIPTION

The applicant is proposing the construction of a carport to provide additional space to park vehicles, with the intent of improving accessibility for current and future homeowners.

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 Brian Garvey on June 26, 2024.
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. Should ground disturbing or other activities related to the proposed project result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
4. 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.
5. The proposed development requires a floodplain development permit and must meet KCC 14.08 requirements. Public Works has received a floodplain development application for the project that is under review.

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.07.030(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: Zach Torrance-Smith, Planner I

Date of Issuance: 8/2/2024

File No. SX-24-00013