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"

SHORELINE 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)

> *A **preapplication conference** is **REQUIRED** per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.*

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.

Please check the box next to the _most_ restrictive type of shoreline permit you are requesting:

☒ Shoreline Substantial Development Permit - **Fee:** (CDS: $2,210 + PW: $550 = **$2,760**) + SEPA, if not exempt

☐ Shoreline Conditional Use Permit - **Fee:** (CDS: $4,00 + PW: $550 = **$4,550**) + SEPA, if not exempt

☐ Shoreline Variance - **Fee:** (CDS: $4,000 + PW: $550 = **$4,550**) + SEPA, if not exempt

APPLICATION FEES:

(see above)	Kittitas County Community Development Services (KCCDS)	
(see above)	Kittitas County Department of Public Works	
$1,810.00	SEPA Checklist, if not exempt - **Fee:** CDS: $600 + PW: $950 + PH: $260)	
(see above)	**Total fees due for this application** (One check made payable to KCCDS)	
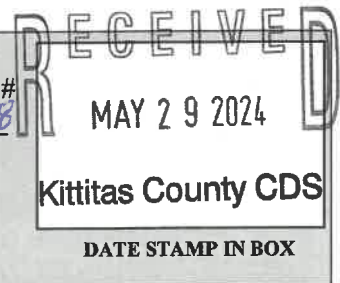
COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

1. **Name, mailing address and day phone of land owner(s) of record:**
    Landowner(s) signature(s) required on application form.

Name:	Red's Fly Shop, LLC @ Canyon River Ranch (Steve Joyce)
Mailing Address:	PO Box 159
City/State/ZIP:	Ellensburg, WA 98926
Day Time Phone:	509-929-1803
Email Address:	Steve@redsflyshop.com

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:	Jordan Lowe / Inversion Design Build
Mailing Address:	210 S 11th Ave Suite 42
City/State/ZIP:	Yakima, WA 98902
Day Time Phone:	206-902-6556
Email Address:	Jordan@inversiondesignbuild.com

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:	14706 State Route 821
City/State/ZIP:	Ellensburg, WA 98926

5. **Legal description of property: (attach additional sheets as necessary)**
    CANYON RIVER RANCH, A CONDOMINIUM, FLY SHOP; SEC 28; TWP 16; RGE 19

6. **Tax parcel number(s):** 952924

7. **Property size:** 141,570 SF/ 3.25 Acres _____ **(acres)**

8. **Provide section, township, and range of project location:**
    ¼ Section _SEC_   Section _28_   Township _16_ **N.**   Range _19_ **E., W.M.**

9. Latitude and longitude coordinates of project location (e.g. 47.03922 N lat. / -122.89142 W long.):
   46.842021, -120.460502   [use decimal degrees – NAD 83]

10. **Type of Ownership:** (check all that apply)

    ☒ Private   ☐ Federal   ☐ State   ☐ Local   ☐ Tribal

11. **Land Use Information:**

    Zoning: _Forest & Range_   Comp Plan Land Use Designation: _Rural Working_

12. **Shoreline Designation:** (check all that apply)

    ☐ Urban Conservancy   ☐ Shoreline Residential   ☒ Rural Conservancy

                    ☐ Natural   ☐ Aquatic

13. **Type of Shoreline Permit(s) requested (check all that apply):**

    a. **Shoreline Substantial Development Permit will always be required unless proposal meets an exemption per WAC 173-27-040.**

       ☒ Shoreline Substantial Development Permit; <u>or</u>
       ☐ Shoreline Exemption Permit (see Shoreline Exemption Permit application)

    b. **Only check one or both of the boxes below if they are applicable.**

       ☐ Shoreline Conditional Use Permit
            must answer question 32. a.-h. below.
       ☐ Shoreline Variance
            must answer questions 33. a.-g. and 34. a.-b. (if applicable) below.

14. **Fair Market Value of the project, including materials, labor, machine rentals, etc.** _$450,000_

15. **Anticipated start and end dates of project construction: Start** _OCT 2024_   **End** _APRIL 2024_

Project Description

16. **Briefly summarize the purpose of the project:**
    The project proposes and addition to the Red's Fly Shop building within an increased footprint of 1,400 square feet. The proposal is as follows: Approximately 1,338 square feet of storage will be added to the basement. It will be used to store similar materials as the adjacent existing storage. Approximately 1,335 square feet of retail space will be added to the first floor. It will be an extension of the existing fly shop.

17. **What is the primary use of the project (e.g. Residential, Commercial, Public, Recreation)?**
    Commercial

18. **What is the specific use of the project (e.g. single family home, subdivision, boat launch, restoration project)?**
    Mercantile

Vegetation

19. **Will the project result in clearing of tree or shrub canopy?** (check one)

                    ☐ Yes   ☒ No

    If 'Yes', how much clearing will occur? _____ **(square feet and acres)**

20. Will the project result in re-vegetation of tree or shrub canopy? (check one)

        □ Yes   ☒ No

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

Wetlands

21. Will the project result in wetland impacts? (check one)

        □ Yes   ☒ No

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

22. Will the project result in wetland restoration? (check one)

        □ Yes   ☒ No

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

Impervious Surfaces

23. Will the project result in creation of over 500 square feet of impervious surfaces? (check one)

        □ Yes   □ No

If 'Yes', how much impervious surface will be created? _____1,685 SF_____(square feet and acres)

24. Will the project result in removal of impervious surfaces? (check one)

        □ Yes   ☒ No

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

Shoreline Stabilization

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

(Check one)   □ Yes   ☒ No

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

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

(Check one)   □ Yes   ☒ No

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

Levees/Dikes

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

(check one)   □ 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? _____

Floodplain Development

28. 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? _____
Note: A floodplain development is required per KCC 14.08; please contact Kittitas County Public Works

29. 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? _____

Overwater Structures

30. Will the project result in construction of an overwater dock, pier, or float? (check one)

      ❑ Yes   ☒ No

If 'Yes', how many overwater structures will be constructed? _____

What is the net square footage of water-shading surfaces that will be created? _____

31. Will the project result in removal of an overwater dock, pier, or float? (check one)

      ❑ Yes   ☒ No

If 'Yes', how many overwater structures will be removed? _____

What is the net square footage of water-shading surfaces that will be removed? _____

Shoreline Conditional Use Permit
(answer ONLY if requesting this permit)
Must demonstrate your proposal meets all of the following per Kittitas County Shoreline Master Program (SMP):

32. Answer the following questions on a separate sheet and attach to this application packet.
    a. That the proposed use is consistent with the policies of RCW 90.58.020 and the Master Program;
    b. That the proposed use will not interfere with the normal public use of public shorelines;
    c. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and SMP;
    d. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located;
    e. That the public interest suffers no substantial detrimental effect;
    f. That if conditional use permits were granted for other developments in the area where similar circumstances exist, the cumulative impact of such uses would remain consistent with the policies of RCW 90.58.020 and not produce substantial adverse effects to the shoreline environment.
    g. That the proposed use has been appropriately conditioned to prevent undesirable effects of the proposed use and to assure consistency of the project with the Act and the local Master Program.
    h. When converting from one nonconforming use to a different nonconforming use, the applicant must demonstrate that no reasonable alternative conforming use is practical and that the proposed use will be at least as consistent with the policies and provisions of the Act and the Master Program and as compatible with the uses in the area as the pre-existing use.

Shoreline Variance
(answer ONLY if requesting this permit)
*Must demonstrate with your proposal that extraordinary circumstances exist and that the public interest shall suffer no substantial detrimental effect:

33. Answer the following questions on a separate sheet and attach to this application packet. This section is for variances requested landward of the OHWM and/or landward of any wetland.
    a. That the strict application of the bulk, dimensional or performance standards set forth in the applicable Master Program precludes, or significantly interferes with, reasonable use of the property;
    b. That the hardship is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the Master Program, and not, for example, form deed restrictions or the applicant's own actions;
    c. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and SMP and will not cause adverse impacts to the shoreline environment;
    d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
    e. That the variance requested is the minimum necessary to afford relief;
    f. That the public interest will suffer no substantial detrimental effect; and
    g. That the cumulative impact of additional request for variances in the area where similar circumstances exist would not produce substantial adverse effects to the shoreline environment.

34. Answer the following questions on a separate sheet and attach to this application packet. This section is, required to be answered in addition to question 33 above, for variances requested for uses and/or development that will be located waterward of the OHWM.
    a. That the strict application of the bulk, dimensional or performance standards set forth in the applicable Master Program precludes all reasonable use of the property; and
    b. That the public rights of navigation and use of the shorelines will not be adversely affected.

Summary/Conclusion

35. Will the proposed use be consistent with the policies of RCW 90.58.020 and the Kittitas County Shoreline Master Program? (attach additional sheets if necessary)

    ☒ Yes   ☐ No

    Please explain:
    Yes, the project is consistent with these policies since it will be 115' away from the high water mark of the Yakima River. The proposed structure is appropriate for the site and will not have a negative impact on public health, natural vegetation, or wildlife.

36. Provide any additional information needed to verify the project's impacts to shoreline ecological functions: (attach additional sheets and relevant reports as necessary)

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

Authorization

37. 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: **Date:**
(REQUIRED if indicated on application)

X _~~Jordan Lowe~~_   Digitally signed by Jordan Lowe   5/29/2024
           Date: 2024.05.29 11:30:08 -07'00'

Signature of Land Owner of Record   **Date:**
(Required for application submittal):

X _~~Steve C Jaynes~~_   5/29/24