



Kittitas County Community Development Services

411 North Ruby Street Suite #2 | Ellensburg, WA 98926

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Kittitas County CDS

Preliminary Site Analysis Report

PSA #: PSA-23-00333

Issue Date: 9/7/2023

Parcel #: 820734

Owner: ALLEN, JASON & KATHLEEN H
320 MORNING DOVE LN
CLE ELUM, WA, 98922
JASONCALLEN1@GMAIL.COM

Map #: 20-14-22052-0440

Expiration Date: 9/7/2024

Site address: 320 MORNING DOVE LN CLE
ELUM

Proposed use: ADD 576 SQ FT APARTMENT (NO RANGE) ABOVE EXISTING GARAGE

Land & Zoning

Lot size: 0.00000000

Land use: Rural Residential

Zoning: Rural 5

- Due to zoning density requirements, only one structure on property can have an installed cooking source (i.e., oven, range, built-in microwave).

Setback: Front: 25

Setback: Side: 15

Setback: Rear: 15

- Site plan must show setbacks from all property lines as well as any identified critical areas to the proposed development or the setbacks from all property lines. Please see above for setbacks for your parcel. These setbacks are the minimum requirement for structure placement in relation to property lines. Please make sure these are marked on the site plan used for building permit submittal. Please note that the definition for Lot Line, Front changed within Kittitas County Code to the following: 17.08.370 "Lot line, front" means a lot line with frontage on any public street, private street, right-of-way or other means of vehicular access, other than an alley. (Ord. 2022-017, Ord. 2019-013, 2019; Res. 83-10, 1983). A parcel may have more than one front lot line.

In a platted development?:

Yes

Platted development name:

Elk Meadows

-

Please see attached recorded survey. Pay close attention to any and all easements, encumbrances, plat notes, etc. that may affect your parcel.

Urban Growth Area?:

No

Airport overlay:

No

BPA:

No

Forest Practices Act:

No

Mineral lands:

No

Traffic Impact Fee?:

No

Park Impact Fee?:

No

Districts

Irrigation district:

No

School district:

Yes

School district name:

Cle Elum-Roslyn School District

Critical Areas

Shoreline:

Yes

Shoreline environment:

Shoreline Residential, Aquatic

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Construction from 0-115' of ordinary high water mark (OHWM) requires additional permitting from CDS Planning. Please contact us prior to building permit submittal. Construction from 115'-200' of OHWM requires a shoreline exemption (also required beyond 200' if associated with wetlands or floodway -see attached handout for shoreline jurisdiction). All shoreline exemptions can be found via this link: <https://app.leg.wa.gov/WAC/default.aspx?cite=173-27-040> If you do not qualify for a shoreline exemption, please contact CDS for additional shoreline permitting requirements. Your shoreline exemption application submittal will also need to include a scaled site plan showing location of all structures, driveways, impervious surfaces, propane tanks, well, septic, fences, etc. and proposed uses and distances from property lines, river, and Horizontal distance from OHWM. (Please see the attached Washington State Department of Ecology handout on how to determine the OHWM). ***Please be aware your project is located in an area of high significance for potential cultural resources. 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) and the Confederated Tribes of the Colville Reservation. Work shall remain suspended until the findings are 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.***

DNR water:	No
Wetlands:	No
Hazardous slope:	No
Landslide area:	No
Priority habitat species:	Yes
Species type:	UPPER YAKIMA RIPARIAN AREA
Coal mine shaft:	No
Channel Migration Zone:	Yes
Channel Migration Zone Comments:	Your proposed project may be in a channel migration zone which can pose significant risk to structures. CDS is not requiring a hydrogeological study but does recommend consultation with a qualified engineer prior to construction to clarify and minimize risk to your property.

Design Criteria

Ground snow load:	127, Engineering is required
-	ENGINEERING TO USE EXPOSURE FACTOR 1.2 FOR SHELTERED AREA USE EXPOSURE "B" FOR SHELTERED AREA.
Wind speed:	110 Vult
Seismic zone:	D1
Frost depth:	24"

Access

Existing permit number:	-
Access from:	Private Road
-	The existing access will be used to serve this structure
Permit requirements:	-
Access must be constructed prior to :	N/A

Road Certification:

Not required

Existing Access:

Review of site plan shows existing access is being used and there is no change in use. No further access requirements at this time.

Flood

Floodway:

Yes

-

A portion of this property is located within the floodway. The floodway is highly restricted, and any development must demonstrate no rise in the level of the 100-year flood before being permitted. No new or substantially improved residences are allowed within the floodway. The proposed development either needs to be located outside the floodway and a certified survey of the parcel showing the location of the floodway is necessary to establish that the building will not encroach upon the floodway, or the development will require a no-rise certification from a professional engineer.

Floodplain:

Yes, 100-Year Floodplain

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The activity proposed on this property is within the 100-year floodplain. All activities within the floodplain require a floodplain development permit. All construction, including structures that are exempt from a building permit, must follow the guidelines within KCC 14.08. Structures may be subject to mandatory flood insurance purchase requirements. For all walled and roofed structures in the 100-year floodplain, elevation certificates are required as part of the floodplain development permitting process. It is the responsibility of the owner or owner's authorized agent to obtain elevation certificates. For residential structures located within the 100-year floodplain, a pre-application meeting is required prior to submitting a residential building permit.

Flood zone:

100 YEAR, FLOODWAY

Flood panel:

53037C0654D

Environmental Health

Comments: Please contact Environmental Health for water and septic requirements.
Phone: (509) 962-7515
Online: Environmental Health Website

Code Enforcement

Existing Code Enforcement: No
- No open code enforcement cases found for this parcel.

Stormwater & Grading

Stormwater Plans required: No
- Kittitas County had adopted the Stormwater Management Manual for Eastern Washington. All new development and redevelopment, unless certain exemptions are met, are required to meet the requirements for: Core Element 1 – Preparation of Stormwater Site Plan Core Element 2 – Construction Stormwater Pollution Prevention Core Element 3 – Source Control of Pollution Core Element 4 – Preservation of Natural Drainage Systems Projects that will create greater than 5,000 square feet of impervious surface need to provide an engineered stormwater plan to Public Works that demonstrates how the project meets the requirements for all the applicable Core Elements, including also: Core Element 5 – Runoff Treatment (if Pollution Generating Impervious Surfaces > 5,000 sq. ft.) Core Element 6 – Flow Control (if Impervious Surfaces > 10,000 sq. ft.) Core Element 7 – Operations and Maintenance (If thresholds for core elements 5 or 6 are met)

Grading Permit comments:

A grading permit is required for any filling or excavating prior to beginning work unless certain exemptions are met. For more information visit:
<http://www.co.kittitas.wa.us/public-works/development/grading-permit.aspx>

Fire

Wildland Urban Interface Code:

Moderate Hazard- Comply with IR3 Construction Materials Form, build a 30' defensible space or to property line, no mitigations, final inspection required.

Fire district:

Yes

Fire district name:

Fire District 7 (Cle Elum)

Inspection Required:

Yes

Required Defensible Space:

30'

Site Plan

Well/Septic:

No

Setbacks? :

No

Scale?:

Yes

All Structures? :

Yes

Critical Areas?:

No

Access? :

Yes

WUI Defensible Space? :

No

Easements?:

No

Comments:

Please ensure all required elements including any critical areas are expressed on your site plan when applying to build.

Water

Water Mitigation Required:

No

OTC Area:	Yes
Zone:	Green
Water Meter Required:	No
Comments:	This parcel is connecting to a Group A water system. For questions about the Adequate Water Supply Determination application requirements please call KCPHD at 509-962-7515.

*NOTE: Kittitas County CDS cannot guarantee eligibility for development until a complete and accurate application is submitted. Codes and regulations are subject to change; project applications shall adhere to current codes and regulations at time of permit submittal. **PSA applications expire after 365 days from the application date***