

KITTITAS COUNTY

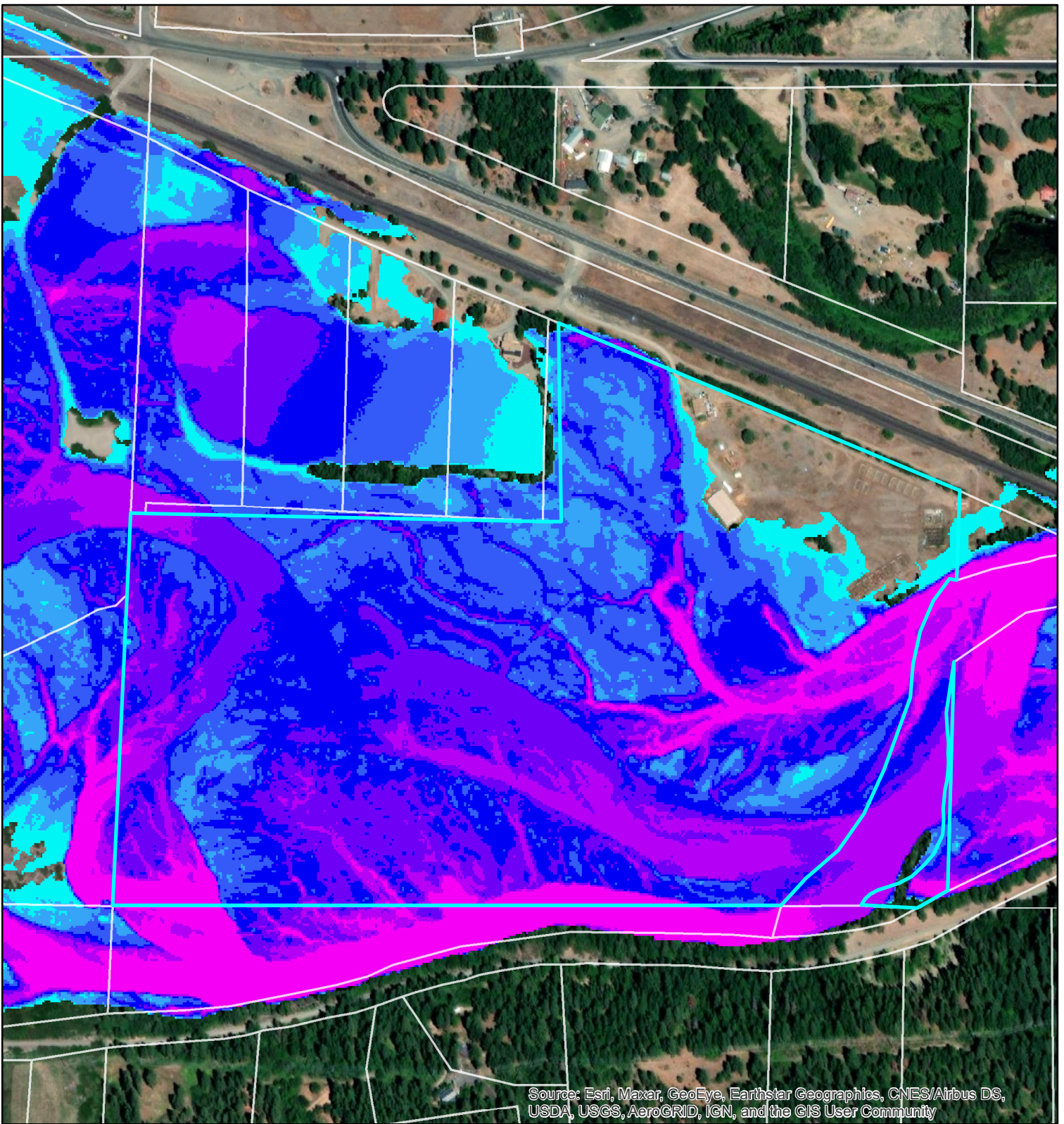
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

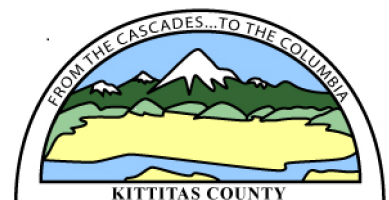
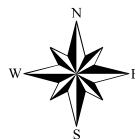
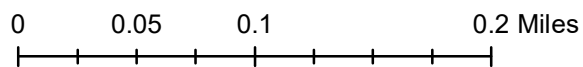
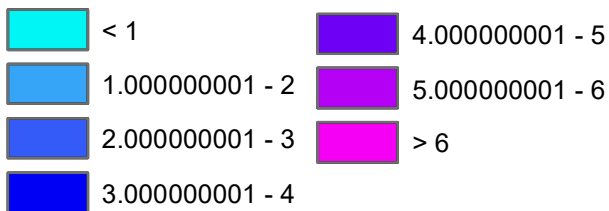
TO: All Staff
FROM: Public Works Plan Review Team
DATE: September 12th, 2022
SUBJECT: RZ-22-00004 AND CP-22-00004 TEANAWAY RIDGE

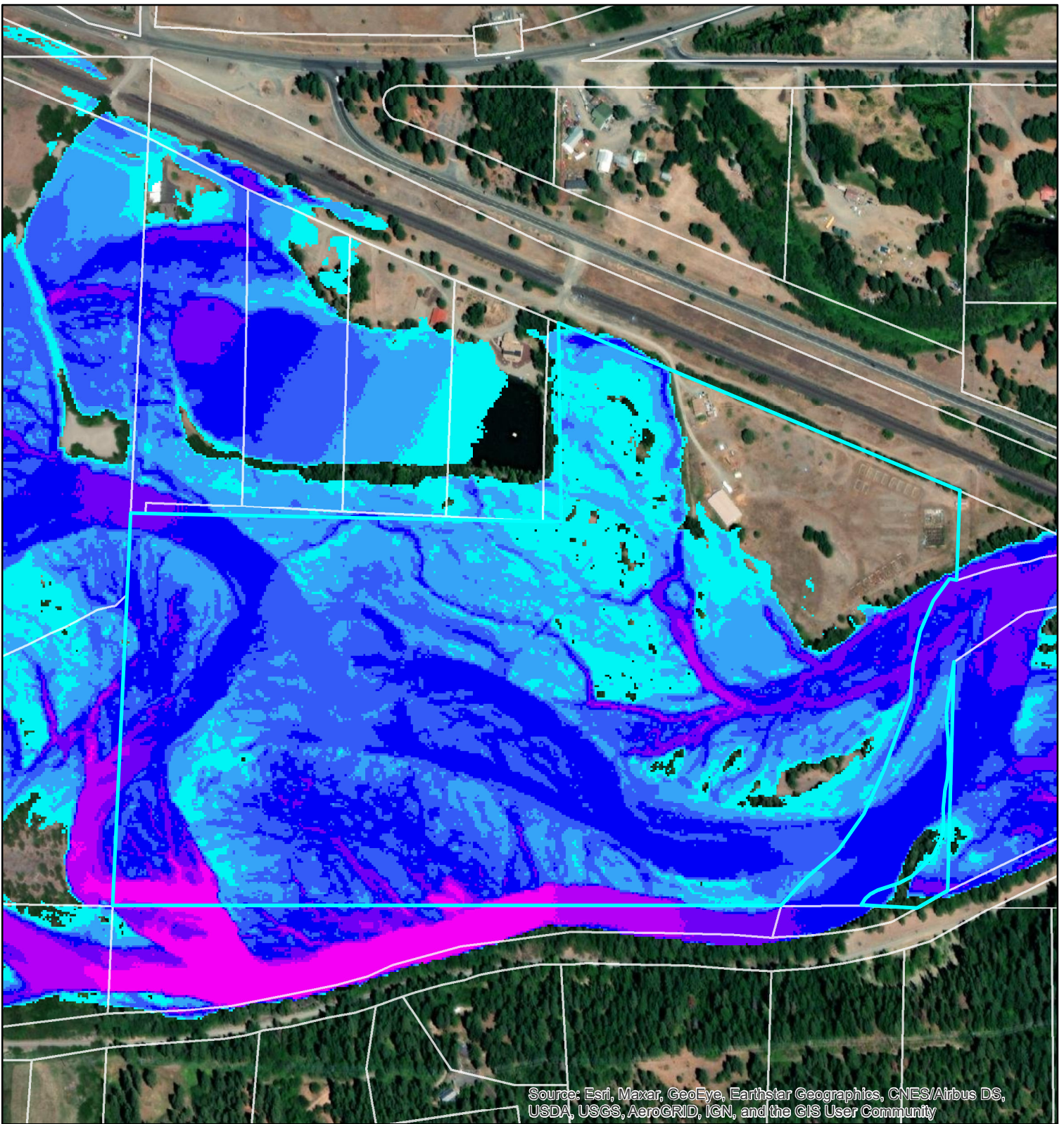
ACCESS	There are no access comments. (TM)
ENGINEERING	There are no engineering comments for this project. (CC)
SURVEY	There are no survey comments regarding this application (JT).
FLOOD	<p>The proposed rezone may eventually increase the number of homes at significant flood risk. Most of the 2 parcels are not suitable for development and has been designated by FEMA as being within the floodway. The floodway is a high hazard area that must be reserved to convey the 100-year flood. Residential development is prohibited outright within the floodway.</p> <p>There is approximately 27.6 acres outside of the floodway. Much of this land, however, is also at risk of flooding, not only during a 100-year flood event, but also during flooding expected more frequently. We have information from FEMA about the expected flood depths during the 100- and 10-year events for this location and have attached these maps.</p> <p>This area has been identified as within the Channel Migration Zone. Additional information is required to understand the risk associated with potential channel changes.</p>

	<p>Future platting must be consistent with KCC 14.08.220. We note that KCC 14.08.220(1) requires that subdivisions “be consistent with the need to minimize flood damage.” This criteria is best met if parcels created by the subdivision process reserve building sites that are not and flood risk or where flood risk can be readily mitigated through standard building practices required for floodplain development, and if safe access and egress is available during flood conditions, Additionally, KCC 14.08.220(2) will require that public utilities and facilities such as sewer, gas, electrical, and water systems be located and constructed to minimize flood damage.</p> <p>Most of this property is within the 100-year floodplain. All activities within the floodplain must be permitted through the floodplain development permit process. All construction, including structures that are exempt from a building permit, must follow the guidelines within KCC 14.08.</p> <p>A portion of this property is also 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.</p>
WATER MITIGATION/ METERING	No comments



Legend - Estimated Flood Depth (FT) 100-Year Flood (1% Annual Chance)





Legend - Estimated Flood Depth (FT) 10-Year Flood (10% Annual Chance)

