



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

**TO:** Doc Hansen, CDS Planning Official

**FROM:** Christina Wollman, Planner III *Christina Wollman*

**DATE:** May 16, 2014

**SUBJECT:** Mynar BL-14-00007

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Kittitas County Public Works reviews land use actions for both compliance with Road Standards (KCC 12) and the County's Flood Damage Prevention ordinance (KCC 14.08). The purpose of KCC 14.08 is, among other items:

- To ensure that potential buyers are notified that property is in an area of special flood hazard; and
- To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions (KCC 14.08.010(7,8)).

The Mynar boundary line adjustment proposes a parcel that is entirely within the floodway. Development within the floodway is highly restricted. New residences are not allowed within the floodway and non-residential development is not allowed unless certification by an engineer is provided which demonstrates through hydraulic and hydrologic analyses that no increase to the base flood elevation will occur due to the project (KCC 14.08.300).

The definition of boundary line adjustment includes a provision which prevents the alteration from creating a parcel containing insufficient area to meet minimum requirements for a building site (KCC 16.08.055).

It my professional opinion as a certified planner and floodplain manager that a parcel entirely within the floodway does not contain sufficient area to build due to the restrictions placed upon the property. I do realize that not all parcels are proposed for development, and may remain in agricultural use or placed into conservation. Additionally, this parcel may be proven to be suitable for non-residential development through the engineering certification process. For these reasons, I requested a notice to title be recorded on the parcel within the floodway, which will assist in notification of special flood hazard areas in the future and ensure the landowner takes responsibility for the action of creating a parcel with limited development potential.