

From: [Arden Thomas](#)
To: [Melissa Munford](#)
Cc: [Kelly Bacon \(CD\)](#)
Subject: RE: ANDERSON_635033_currentheffectiveFIRM; ANDERSON_635033_PreliminaryFIRM_FutureReqCond
Date: Tuesday, February 18, 2020 11:17:31 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[53037C1256D.pdf](#)

Hi Melissa,

As we discussed on the phone, Kelly Bacon (cc'd) is the appropriate person to reach out to about high water mark and setback questions.

The site plan uses the [effective floodplain map](#), and the floodplain boundaries from this map should continue to be represented. A floodplain development permit is not required, because the building site is out of the 100-year floodplain, as shown on the effective maps.

That said, we also know that FEMA is very close to adopting new maps (these new maps are the preliminary maps provide by FEMA on 3/26/18). I recommend that the landowner takes these preliminary maps into account, in order to reduce flood risk to the structure and also make sure that the home will continue to be compliant with the floodplain development regulations when the new maps become effective (which can have implications both for flood insurance and also future permitting considerations). I've attached the preliminary map for that location.

Given these new maps, I've requested (via an email that was sent to Kelly Bacon last week), an in-person meeting with the applicant to discuss the site plan and flooding risks. If we need to set up remote conferencing to facilitate participation by the design team, we can do that. The bottom line is that I recommend that a surveyor establish the lowest adjacent grade for the current building site, and if this elevation is below 1968 feet NAVD 88, the site either be elevated through fill to obtain this grade, or that the house be elevated through other methods.

Arden Thomas | Water Resource Program Manager
Kittitas County Public Works | 411 North Ruby, Suite 1 | Ellensburg, WA 98926
Direct: 509.962.7690

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: Melissa Munford <mmunford@simplicity-homes.com>

Sent: Monday, February 17, 2020 8:39 AM

To: Arden Thomas <arden.thomas@co.kittitas.wa.us>

Subject: ANDERSON_635033_currenteffectiveFIRM;
ANDERSON_635033_PreliminaryFIRM_FutureReqCond

Good Morning Arden!

Please see attached correction letter and property photos we received 2/6/2020 to update our clients Site Plan for the High Water Mark.

Our design team is requesting more information. They are not sure where they are needing to put the High Water Mark? Where they need to setback 115ft? Are they supposed to show the flood plain you haven't adopted yet?

Is this information you could show on one of the drawings attached and get back to me with information? That way I can get this over to our design team and get the information correct that you are requesting?

Edward Anderson
7043 Manastash Road
Ellensburg, WA 98926

Appreciate your help. Talk with you soon.

Melissa Munford | Permitting Specialist

P: 541-255-3385



From: Melissa Munford

Sent: February 06, 2020 8:04 AM

To: Nathan Martin <nmartin@simplicity-homes.com>

Subject: ANDERSON RESIDENCE - SITE PLAN UPDATE

Hi Nathan!

I wanted to check-in and see if there was anything that you can do for Mr. Anderson's Site Plan. The Shoreline Exemption request from the County?

Thanks for all the hard work you do.

Melissa Munford | Permitting Specialist

P: 541-255-3385

