

KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

May 2, 2014

Richard H. Landen
22820 148th Ave SE
Kent WA 98042

RE: Transmittal of Comments – 3160 VIA Kachess Shoreline Variance application (SV-14-00001)

Dear Mr. Landen:

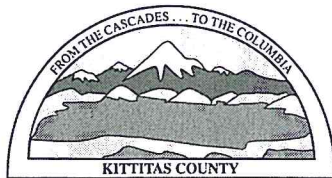
Enclosed are the comments received regarding the 3160 VIA Kachess Shoreline Variance application (SV-14-00001):

April 16, 2014	Public Comment – Doug Campbell
April 21, 2014	Public Comment – Andy Dulin
April 24, 2014	Email communication between applicant and county staff
May 2, 2014	Kittitas County Department of Public Works – Christina Wollman

Please review all comments and notify me of any questions. I will be completing my staff report for the Hearing Examiner hearing based in part on the comments received.

Sincerely,

Lindsey Ozbolt
Staff Planner



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Lindsey Ozbolt
FROM: Christina Wollman, Planner III *CW*
DATE: May 2, 2014
SUBJECT: 3160 Via Kachess Shoreline Variance SV-14-00001

The Department of Public Works has reviewed the permit for the shoreline variance at 3160 Via Kachess Road and has the following comments:

- A. Floodplain: This property received a LOMA from FEMA and is no longer considered to be within the regulatory floodplain. Case No. 14-10-0523A.


- B. Access: This project proposes a new access from the county road. An access permit must be applied for and issued prior to beginning any work within the county right of way. Access must be completed prior to issuance of a building permit.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	KITTITAS COUNTY, WASHINGTON (Unincorporated Areas)	Lot 1, Kachess, as shown on the Plat Map, recorded as Receiving No. 393674, in Volume 6, Pages 64 through 68, in the Office of the Auditor, Kittitas County, Washington 
	COMMUNITY NO.: 530095	
AFFECTED MAP PANEL	NUMBER: 5300950125B DATE: 5/5/1981	
FLOODING SOURCE: KACHESS LAKE		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 47.308, -121.248 SOURCE OF LAT & LONG: ARCGIS 10.1 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (Assumed)	LOWEST ADJACENT GRADE ELEVATION (Assumed)	LOWEST LOT ELEVATION (Assumed)
1	-	Kachess	3160 Via Kachess Road	Property	C	-	-	2272.1 feet


Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

ZONE A
STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.


 Luis Rodriguez, P.E., Chief
 Engineering Management Branch
 Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

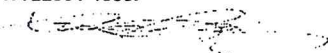
ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.


Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Thursday, April 24, 2014 9:36 AM
To: Christina Wollman; Rose Shriner; Dicklanden@aol.com
Cc: Steph Mifflin; Emily Miltko
Subject: RE: re: CDS inquiry

Mr. Landen,

In addition to the information and requirements Christina Wollman described below, the building permit will not be allowed to be issued prior to approval of the Shoreline Variance from both Kittitas County Board of County Commissioners and the Department of Ecology.

Lindsey Ozbolt
Planner II

Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
Phone: 509-962-7637
Email: lindsey.ozbolt@co.kittitas.wa.us

From: Christina Wollman
Sent: Thursday, April 24, 2014 9:13 AM
To: Rose Shriner; Dicklanden@aol.com
Cc: Steph Mifflin; Emily Miltko; Lindsey Ozbolt
Subject: RE: re: CDS inquiry

A flood permit is not required because the property received a LOMA.

However, as I mentioned in the previous emails an access permit will be required. Due to the complexity of the proposal, review and approval by the county engineer will be required and this process is suggested to be started as soon as possible. You will not be able to be issued the building permit until the access design is approved and the access is either completed or bonded for.

Christina Wollman, AICP CFM

Planner III | Floodplain Manager
[p] 509.962.7051 | [f] 509.962.7663

From: Rose Shriner
Sent: Thursday, April 24, 2014 8:49 AM
To: Dicklanden@aol.com
Cc: Steph Mifflin; Emily Miltko; Lindsey Ozbolt; Christina Wollman
Subject: FW: re: CDS inquiry

Dick,

A building permit may be applied for and submitted before the shoreline variance is approved, however, it is at your own risk, and if by chance the variance is not approved, then the building permit deposit will be forfeited since the deposit is non-refundable, you will be responsible for any plan review fees, and we will not be able to issue the permit.

Before submitting for the building permit you must have these two items approved and issued:

1)Water Availability Approval from public health(this must be approved before we can allow plans to be submitted) IF any plumbing is added) 509-962-7515

2) flood development permit issued by public works 509-962-7523

To have a complete building permit submittal you must have:

- Water Availability Approval from public health
- flood development permit issued
- 2 sets of construction drawings stamped by an wa state engineer or architect
- 2 sets of engineering calculations stamped by an wa state engineer or architect
- WA state Energy Code Worksheet completed
- individual truss sheets if applicable
- site plan
- \$200 deposit cash or check

Let me know if you have any questions,

Thanks

Rose Shriner | Permit Technician
Kittitas County Community Development Services
411 N Ruby St Ste.2 | Ellensburg, WA 98926
(p) 509.962.7506 | (f) 509.962.7682
rose.shriner@co.kittitas.wa.us

I have an ongoing Shoreline Variance application # SV-14-00001 3160 Via Kachess.

The question is: When we have our remodel plans completed, can we submit for a building permit as a parallel process to our variance review before that process is completed?

Our goal being to keep the whole process moving to get as much of the paperwork done, while making the assumption that the variance will be approved-taking the risk that some changes may be requested.

The building season is so short in Upper county that we want to take advantage of every day possible.

thank you, Dick landen

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Lindsey Ozbolt

From: Christina Wollman
Sent: Thursday, April 24, 2014 9:44 AM
To: Rose Shriner; Dicklanden@aol.com
Cc: Steph Mifflin; Emily Miltko; Lindsey Ozbolt
Subject: RE: re: CDS inquiry

And one more thing I should mention is the use of the county right of way during construction. Space is very limited at your site and you may need to block a lane of traffic at times or use the shoulder as a materials staging site. If this is the case, you or your contractor will need to apply for a work in the right of way permit from Public Works and provide a traffic control plan.

Thank you,

Christina Wollman, AICP CFM

Planner III | Floodplain Manager
[p] 509.962.7051 | [f] 509.962.7663

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Sent: Thursday, April 24, 2014 8:49 AM
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Dulin Insurance Agency, Inc.

Andy Dulin CLU®, Agent

16911 Highway 99, Suite 101

Lynnwood, WA 98037-3104

Bus 425-742-9304 Fax 425-745-3726

www.andydulin.com

andy@andydulin.com

4-17-14

RE. # SV-14-00061

Ms. Lindsey Ozbolt.

I am totally supportive of Richard Landen's variance request. Lake Kachess, is a man made lake, should water rise, it will simply spill over the dam, located at the SE corner of the lake.

Thank,

Andy Dulin
40 Crestview Ct.

Easton WA 98929

RECEIVED

APR 21 2014

KITTITAS COUNTY
CDS

Lindsey Ozbolt

From: campb@fairpoint.net
Sent: Wednesday, April 16, 2014 12:01 PM
To: Lindsey Ozbolt
Subject: Kachess Shoreline setback (SV-14-00001)

Follow Up Flag: Follow up
Flag Status: Completed

Reviewed your file at your office and discussed it with another planner. Have a couple of comments on omissions noticed.

1. Appears you did not realize that the US Government owns land, managed by the United States Forest Service (USFS), between the ordinary high water level (OHWM) and the original take line. The Bu of Reclamation manages all lands up to the OHWM. The data on Lake Cle Elum shows this type of ownership. but it is not shown on your Lake Kachess map data.

The request could affect the US Government owned lands, managed by the USFS, or be in violation of required setbacks from property lines. Property corners were all in place about 20 years ago- not sure now- but it needs to be addressed for allowable setbacks from other property ownership. An educated guess would be that the applicant property line is the Government land boundary, which puts the proposal very close to the property line.

2. The USFS and Bu of Reclamation are not on your public agency notification list. They need to be notified. The Bu of Reclamation may have some important input due to proposed raising of lake levels for future water storage.

Appreciate the opportunity to review and comment

Doug Campbell
925-2153