

KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Public Works Plan Review Team
DATE: November 23, 2021
SUBJECT: SE-21-00027 Fish Food Bank Warehouse Expansion



Public Works Pre-Application Comments

- An access permit will be required for the changes in access. All accesses shall meet Kittitas County Code spacing requirements.

Please note: Only one access will be allowed per street as discussed in the pre-app meeting and further review. The recent plan set shows 2 accesses on Elmview Rd. The eastern entrance on Elmview would create issues with number of accesses and access spacing to the intersection.
- Any commercial access will require a paved apron constructed to Kittitas County Private Road Standards. Please contact Public Works for design requirements and questions.
- Grading over 100 cubic yards of material requires a grading permit. Any grading over 500 cubic yards of material will require an engineered grading permit. See Kittitas County Code Chapter 14.05.
- A traffic impact analysis (TIA) is required for projects generating more than 9 vehicle trips per peak hour. The applicant will begin our concurrency review process by providing a trip generation estimate to determine if they meet the TIA threshold. Contact Public Works for additional details at 509-962-7523.
- Engineered stormwater plans are required for this project. The stormwater system must comply with the Stormwater Management Manual for Eastern Washington (SWMMEW).
- The SEPA checklist is correct that the effective FEMA Flood Insurance Rate Map (FIRM) shows the project site as outside the 100-year floodplain. However, this information is based on an approximate study conducted by FEMA. A more recent detailed flood study of Mercer and Whiskey Creeks indicates that the site is at risk of shallow flooding. Please see the attached map that shows the draft 100-year floodplain extents determined by the study. This map will become a regulatory map once it is reviewed and approved by FEMA. The applicants are encouraged to contact staff from the Flood Control Zone District for Technical Assistance at 509-962-7523.



Legend

-  Tax Parcels (Parcel No. 955301 is highlighted)
-  Whiskey-Mercer Flood Study
Draft 100 year floodplain

