



## Preliminary Site Analysis Report

<b>PSA #:</b>	CA-15-00270	<b>Map #:</b>	21-13-17050-0004
<b>Issue Date:</b>	7/22/2015	<b>Expiration Date:</b>	7/22/2016
<b>Parcel #:</b>	326635	<b>Site address:</b>	3220 VIA KACHESS RD EASTON
<b>Owner:</b>	HERIC, DAVID J & CINDY J 809 9TH AVE S EDMONDS, WA, 98020-3907 daveheric@outlook.com, 425-766-2973	<b>Authorized Agent</b>	ALPINE DESIGN 581 STRANGE RD. ELLENSBURG, 98926 jbt@fairpoint.net, 509-929-1287
<b>Proposed use:</b>	ATTACHED GARAGE		

## Land & Zoning

**Lot size:** 0.32 a  
**Land use:** Rural Working  
**Zoning:** Forest and Range  
**Setback: Front:** 25'  
**Setback: Side:** 10'  
**Setback: Rear:** 10'

- As discussed in an email with Jim Miller (Alpine Design) on July 1, 2015, a zoning setback variance will be required to be applied for and approved prior to issuance of a building permit because the side setback is not met according to the site plan provided. Zoning variances shall be in conformance and meet all criteria as outlined in KCC 17.84.

**In a platted development?:** Yes

**Platted development name:** Kachess Village 1 LP-73-00009

**Urban Growth Area?:** No

**Airport overlay:** No

**BPA:** -

**Forest Practices Act:** No

**Mineral lands:** No

## Districts

**Irrigation district:** No

**Fire district:** Yes  
**Fire district name:** Fire District 8 (Kachess)  
**School district:** Yes  
**School district name:** Easton School District

## Critical Areas

**Shoreline:** Yes  
**Shoreline environment:** Conservancy

- *As discussed in an email with Jim Miller (Alpine Design) on July 1, 2015, a shoreline exemption will be required to be applied for and approved prior to issuance of a building permit.*

*Construction from 0-100' of ordinary high water mark (OHWM) requires additional permitting from CDS Planning. Please contact us prior to building permit submittal. Construction from 100'-200' of OHWM requires a shoreline exemption. All shoreline exemptions can be found via this link: <http://app.leg.wa.gov/WAC/default.aspx?cite=173>*

**DNR water:** No  
**Wetlands:** No  
**Hazardous slope:** -  
**Landslide area:** Yes  
**Landslide area type:** DNR Landslide #11710

- *According to our GIS data, this landslide traveled through the middle of the property. From the site plan provided it appears the landslide would have traveled through the location of the existing house. A Geotechnical report is not required, but CDS Planning advises the applicant to obtain a geotechnical review of the site and the soil stability due to the fact that there has been a recorded landslide on the subject property.*

**Priority habitat species:** No  
**Coal mine shaft:** No

## Design Criteria

**Ground snow load:** 173, Engineering is required  
**Wind speed:** 85  
**Seismic zone:** D1  
**Frost depth:** 24"  
**WUIC:** IR 1

- *USE EXPOSURE FACTOR 1.2 FOR SHELTERED AREA  
USE EXPOSURE "B" FOR SHELTERED AREA*

## Access

**Existing permit number:** -

**Access from:** County Road

- *Existing access/address onto a County Road. Existing driveway being used.*

**Permit -  
requirements:**

**Access must be constructed N/A  
prior to :**

**Road Certification:** Not required

**Existing Access:** -

## Flood

**Floodway:** No

**Floodplain:** Yes, 100-Year Floodplain

- *The activity proposed on 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. Structures may be subject to mandatory flood insurance purchase requirements.*

## Environmental Health

**Existing septic:** Yes

**Number of bedrooms:** 2

**Septic type:** -

**Permit year:** 1986

**Adequate Water Supply No  
Determination (AWSD)  
completed:**

- *If there is no plumbing in the proposed project, then no septic or water permits are required through the Kittitas County Public Health Department at this time.*

## Code Enforcement

**Existing Code Enforcement:** No

## Stormwater & Grading

**Stormwater Plans required:** No

**Grading Permit comments:** A grading permit is required for any filling or excavating prior to beginning work unless certain exemptions are met. Grading within a critical area or a shoreline is not exempt and requires a grading permit, unless that activity meets the definition of agricultural activity as defined in KCC 14.05.060 or is a residential activity on previously disturbed land, such as garden maintenance and grading of existing roads. For more information visit: <http://www.co.kittitas.wa.us/public-works/development/grading-permit.aspx>

*NOTE: Kittitas County CDS cannot guarantee eligibility for development until a complete and accurate application is submitted. Codes and regulations are subject to change; project applications shall adhere to current codes and regulations at time of permit submittal. \*\*PSA applications expire after 365 days from the application date\*\**