



# KITTITAS COUNTY FLOOD CONTROL ZONE DISTRICT

## FLOOD DEVELOPMENT PERMIT

**Project:** FD-25-00005 Wallace Ranch

**Date:** July 31, 2025

**Description:** Private road construction for new subdivision.

**Landowner:** Wallace Ranch II, LLC

**Location:** The project is located off of Hwy 10 in Cle Elum, WA 98922, in a portion of Sections 11 & 14, T19N, R16E, WM, in Kittitas County, Washington.  
Map numbers: 19-16-11000-0035, 0036, 0037 & 19-16-14-000-0004, 0007, 0008, 0009  
Parcel numbers: 19598, 19599, 19600, 886734, 18582, 18583, 18584

**Watercourse:** Yakima River

**FIRM Panel:** 53037C 0720D

**Zone:** A

**Base Flood Elevation:** N/A\*

Permission is granted under the provisions of RCW 86.16 and KCC 14.08, to complete the proposed project. This permit is subject to the flood hazard reduction provisions in Kittitas County Code 14.08. All construction materials shall be resistant to flood damage, and the project shall be constructed using methods and practices that minimize flood damage.

A Final Inspection with the Flood Control Zone District is required prior to final approval. Please call Kittitas County Public Works at (509) 962-7523 to schedule the final inspection with the Floodplain Manager.

*This permit will expire if no work is commenced within 6 months of the date of issue. If a building permit is also required, an active building permit must be maintained for this permit to remain valid.*

*An engineered grading permit (GP-25-00001) has been submitted for the project. The road construction requires 2,461 cubic yards of fill and 2,633 cubic yards will be removed for compliance with KCC 14.08.315. Any grading, excavation, or filling outside these parameters must be approved in advance in writing by the floodplain manager.*

*\*KCC 14.08.220 is applicable because the site is greater than 5 acres and located in zone A where base flood elevation data has not been provided by FEMA and is not available from another authoritative source. Prior to final approval, the applicant must provide base flood elevation data for the properties within the project area to Kittitas County Public Works.*

Relevant codes that must be followed are shown below:

**14.08.220 Subdivision proposals and Development.**

All subdivisions as well as new development shall:

1. Be consistent with the need to minimize flood damage.
2. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
3. Have adequate drainage provided to reduce exposure to flood damage.
4. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments containing greater than 50 lots or 5 acres (whichever is lesser) and shall be included as part of the application and shall be noted on the final mylar.
5. All subdivisions shall show on the face of both the preliminary and final plat, for either short or long plats, the boundary of the 100year floodplain and floodway.

**14.08.305 Wetlands management.**

See KCC Title 17A. (Ord. 2001-03; Ord. 93-18 § 5.4, 1993. Formerly 14.08.310).

**14.08.315 Standards for filling, grading in floodplain.**

Filling, grading or other activity that would reduce the effective storage volume shall be mitigated by creating compensatory storage on-site, or off-site if legal arrangements can be made, to assure that the effective compensatory storage volume will be preserved over time; provided, however, that no increased upstream or downstream flood hazard shall be created by any fill authorized in the floodplain by this chapter or other applicable chapters. (Ord. 2011-013, 2011)

Signed: \_\_\_\_\_

  
Samantha Cox, Certified Floodplain Manager  
Kittitas County Flood Control Zone District

Date: \_\_\_\_\_

07/31/2025