



Preliminary Site Analysis Report

PSA #:	CA-14-00070	Map #:	17-19-31000-0001
Issue Date:	9/5/2014	Expiration Date:	9/5/2015
Parcel #:	060333	Site address:	None
Owner:	STATE OF WASH (PARKS & REC) - 7150 CLEANWATER LN OLYMPIA, WA, 98504		Kirk Holmes 411 N Ruby St Ste 2 Ellensburg, 98926 kirk.holmes@co.kittitas.wa.us, 509-962-7523

Proposed use: interpretive Center

Land & Zoning

Lot size: 11.00

Land use: Commercial Agriculture, Allowed Use

Zoning: Commercial Agriculture, Agriculture 20

- *Since there is no written proposal for this project additional land use permitting may be needed. Prior to building permit submittal a written project description and site plan will need to be reviewed by CDS planning.*

Setback: Front: 25

Setback: Side: 5

Setback: Rear: 25

- *Site plan must show setbacks from all property lines to the proposed development or the setbacks from all property lines. Please see above for setbacks for your parcel.*

In a platted development?: No

Urban Growth Area?: No

Airport overlay: No

BPA: No

Forest Practices Act: No

Mineral lands: No

Districts

Irrigation district: No
Fire district: Yes
Fire district name: Fire District 2 (Rural Ellensburg)
School district: Yes
School district name: Ellensburg School District

Critical Areas

Shoreline: Yes
Shoreline environment: Conservancy

- *The subject parcel is within the conservancy shoreline designation. Since there is no written proposal for this project shoreline permitting may be needed. Prior to building permit submittal a written project description and site plan will need to be reviewed by CDS planning.*

Shoreline regulations are subject to change.

DNR water: No
Wetlands: Yes
Wetlands type: Freshwater Pond

- *The subject parcel contains a wetland. There is a 20ft buffer from the edge of the wetland to all development. The site plan that is submitted with the building permit application must show either the 20ft buffer all the way around the wetland or show the distance from the wetland to the closest point of all development.*

Hazardous slope: None
Landslide area: No
Priority habitat species: No
Coal mine shaft: No

Design Criteria

Ground snow load: 30
Wind speed: 85
Seismic zone: C
Frost depth: 24"
WUIC: IR 1
- USE EXPOSURE FACTOR 1.0 FOR OPEN AREA
USE EXPOSURE "C" FOR OPEN AREA

Access

Existing permit number: -
Access from: State Road

- WSDOT access permit required.

Permit Address/access Permit Required requirements:

Access must be constructed Building Permit Issuance prior to :

Road Certification: Not required

Flood

Floodway: No

Floodplain: Yes, 100-Year Floodplain

- BFE 1425' NGVD.
Flood permit required.

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: No

Adequate Water Supply No Determination (AWSN) completed:

- Please contact Kittitas County Public Health Department to discuss water and septic options.

Code Enforcement

Existing Code Enforcement: No

*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***