



Additional Critical Area Report Requirements for Frequently Flooded Areas

PB-30

Community Development Department

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In addition to the general Critical Area Report Requirements of ECC 15.610.100 (PB-021), critical area reports for “Frequently Flooded Areas” must meet the requirements set forth below. Critical area reports for 2 or more types of critical areas must meet the report requirements for each relevant type of critical area. See complete text in ECC Article 6.

15.630.020 Critical area report requirements – Frequently flooded areas.

- A. Prepared by a qualified professional. A frequently flooded areas report shall be prepared for development within floodplains. Such report shall be required to be prepared by a qualified professional who is a hydrologist or engineer, and who is licensed in the state of Washington with experience in preparing flood hazard assessments.
- B. Areas addressed in critical area report. The following areas shall be addressed in a critical area report for frequently flooded areas:
 - 1. The location of the proposed activity;
 - 2. All areas of a special flood hazard area, as indicated on the flood insurance map(s) within 200 feet of the project area; and
 - 3. All other flood areas indicated on the flood insurance map(s) within 200 feet of the project area.
- C. Flood hazard assessment required. A critical area report for a proposed activity within a frequently flooded area shall contain a flood hazard assessment including the following site- and proposal-related information at a minimum:
 - 1. Site and construction plans. A copy of the site and construction plans for the development proposal showing:
 - a. Floodplain (100-year flood elevation); 10-year and 50-year flood elevations and floodway, if required by the director and, in addition, other critical areas, buffers, and shoreline areas;
 - b. Proposed development, including the location of existing and proposed structures, fill, storage of materials, and drainage facilities, with dimensions indicating distances to the floodplain;
 - c. Extent and location of proposed clearing and grading activity; and
 - d. Elevation of the lowest floor (including basement) of all structures, and the level to which any structure has been floodproofed;
 - 2. Floodproofing certificate. When floodproofing is proposed, a certification by a registered professional engineer or architect that the floodproofing methods meet the requirements of ECC 15.630.040(G), Floodproofing;
 - 2. Watercourse alteration. When watercourse alteration is proposed, the critical area report shall include:
 - a. Extent of watercourse alteration. A description of and plan showing the extent to which a watercourse will be altered or relocated as a result of the proposal; and
 - b. Maintenance program required for watercourse alterations. A maintenance program that provides maintenance practices for the altered or relocated portion of the watercourse to ensure that the flood-carrying capacity is not diminished;
 - 4. Information regarding other critical areas. Potential impacts to wetlands, fish and wildlife habitat and other critical areas shall be addressed in accordance with the applicable sections of this chapter.