



COMMUNITY DEVELOPMENT DEPARTMENT

501 North Anderson Street, Ellensburg WA 98926

Land Use Permitting (509) 962-7231

Construction Permitting (509) 962-7239

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CRITICAL AREA DETERMINATION CRITICAL AREA PRESENT - Approved

Date of review request: 11/13/25

Date of Final Decision: 2/10/26

Final Decision: **Critical Areas Present - Approved**

Project Description: P25-0128 – A proposal to develop an automatic car wash and associated improvements. A flood hazard zone (AE zone) currently exists on the subject property.

Project Location: S. Opportunity St, Parcel ID #956115, Ellensburg, WA

Project Applicant: Helix Design Group, authorized agent

STAFF REVIEW:

1. ECC 15.610.060, "Critical Area Review Requirements" sets forth requirements for proposed activity in the vicinity of a critical area.
2. The 100-year floodplain is present on the southeast boundary of the subject property, as seen on the National Flood Hazard Map.
3. The development is located within an AE zone, specifically FIRM panel 53037C1281D, as seen on the FEMA National Flood Hazard Mapping Layer.
4. Per ECC 15.630.010, construction within special flood hazard areas is permitted, but all development is subject to terms of this chapter and other applicable regulations.

CONDITIONS OF APPROVAL:

It has been determined that the proposed Glacier Car Wash and associated development on Parcel #956115 meets the criteria for approval. The applicant has fulfilled the critical area review requirements, and the proposal may proceed subject to the following conditions:

1. The applicant shall obtain an approved building permit from the City of Ellensburg Community Development Department prior to commencement of construction.
2. All development occurring within the FEMA mapped flood zones of the subject property shall comply with the applicable standards found in ECC 15.630.

3. Any future development beyond the proposed scope of work detailed in this review application shall require an additional critical area review, in accordance with ECC chapters 15.600, 15.610, and 15.650.
4. All work shall be conducted using the best management practices for tree and vegetation protection, construction management, erosion and sedimentation control, water quality protection, and regulation of chemical applications. Any incidental damage to, or alteration of, a critical area shall be restored, rehabilitated, or replaced at the responsible party's expense.
 - It will be necessary to ensure that any disruption or alteration to the creek buffer and or floodplain portions of the parcel adjacent to this development site does not occur and if it does you will need to restore it to its prior condition.
 - Use of heavy machinery should be minimized within that buffer area and any disruption or alteration of that buffer area must be restored to its prior condition.
 - Disruption of soils, if anticipated, must be screened from entering into the creek in rain events and any disrupted areas must be restored through replanting.
5. Current federal and city regulations apply to all critical area and floodplain determinations. The code references and conditions listed are current as of the issuance date of this permit. Please contact the Community Development department prior to project initiation to ensure the listed requirements are still current, as they can occasionally be updated.


Chace Pedersen, Associate Planner

2/10/26
Date