



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: June 1, 2026
SUBJECT: AU-26-00007 Hill

ACCESS	<ol style="list-style-type: none"> 1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering existing access. 2. Private Road Certification required for Joint-Use driveway off Flying M Drive prior to certificate of occupancy. 3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 4. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. <p>In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application. (RC)</p>
ENGINEERING	<p>Except as exempted in KCC 14.05.060, no grading or dilling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). (CBP)</p>
SURVEY	<p>CDS considers the nearest lot line to the proposed ADU as a rear yard. Due to the proposed building being on this setback line, the building envelope should be staked out by a surveyor licensed in the State of Washington to prevent the possibility of encroaching into the setback area. (JT)</p>
TRANSPORTATION CONCURRENCY	<p>Not applicable to this project as proposed. (RC)</p>
FLOOD	<p>Parcel #17778 is not mapped within a FEMA identified special flood hazard area (1% annual chance flood zone). A floodplain development permit is not required for the proposed ADU. (SC)</p>
WATER MITIGATION/ METERING	<p>The proposed ADU requires water mitigation and metering per KCC 13.35.027 since it is a new use of groundwater. Public Works has issued a water mitigation certificate for the project, WM-26-00027. The water meter must be installed and inspected prior to building final. (SC)</p>

AIRPORT	No Comment. (RC)
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Please contact Kittitas County Public Works (509) 962-7523 with any questions.