



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: January 5, 2026
SUBJECT: SE-25-00019 Schmaus

ACCESS	<ol style="list-style-type: none"> 1. Issued Access Permit AC-25-00028 2. Per KCC 12.04.04.050 Road Certification is required. 3. Per KCC 12.04.01.030 Roads serving five or more lots shall be named according to the Kittitas County Private Road Naming & Signing Standards. 4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 5. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. 6. 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)
ENGINEERING	Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the 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). (CP)
SURVEY	The proposed development includes installation of a gravel driveway over an existing property corner. If this corner is disturbed or destroyed by these activities, it shall be replaced by a land surveyor licensed to practice in Washington State. (JT)
TRANSPORTATION CONCURRENCY	No transportation concurrency management application required for this project as described. (KAH)

FLOOD	The proposed development requires a floodplain development permit and must meet KCC 14.08 requirements. Public Works has received a floodplain development application for the project (FD-25-00021) that is under review. The parcel contains FEMA designated floodway. Per the submitted site plan, the proposed development is located outside the floodway. Please be advised that the floodway is highly restricted and any development within the floodway boundary must be permitted through a floodplain development permit and must demonstrate no rise of 100-year flood elevations before being permitted. No new or substantially improved residences are allowed within the Floodway. (SC)
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No Comments. (RC)

Please contact Kittitas County Public Works (509) 962-7523 with any questions.