



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: July 8, 2025
SUBJECT: BL-25-00009 Wales

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 an existing access. 2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 3. 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 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)</p>
SURVEY	<ol style="list-style-type: none"> 1. Please revise survey note #1 to reflect application no. BL-25-00009. 2. Please include width, surfacing and ownership for road right of way (EX: Var. Width County R/W – Paved) <p>OF NOTE (suggestions, not requirements for approval)</p> <ol style="list-style-type: none"> 3. Labelling APN 271536 and 145135 as “Not A Part” may clarify limits of this BLA. 4. Lot Closures not provided by applicant, and no lot closures were reviewed. (JT)
TRANSPORTATION CONCURRENCY	No Comments. (RC)

FLOOD	<p>A portion of parcels 305135, 285135, and 125135 are mapped within the FEMA identified special flood hazard area (100-year floodplain) zone AO. If possible, any future development should remain outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08.</p> <p>While not required by KCC 14.08.220, it is advised that the floodplain boundaries are outlined on the face of the recorded survey. (SC)</p>
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	<p>KCC 17.75.030 indicates the following notice to be included: "The subject property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person."</p> <p>Please note KCC 17.58.040B identifies Airport overlay zoning districts affecting this project area.</p>

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