



**KITITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

**MEMORANDUM**

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** July 3, 2025  
**SUBJECT:** CB-25-00002 Bulson

<b>ACCESS</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Maintenance of driveway approach shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li> <li>3. 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.</li> </ol> <p>OF NOTE:  Please ensure that the newly formed lot retains the address of 440 Teanaway Acres Road upon recording of the lot combination. (RC)</p>
<b>ENGINEERING</b>	<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>
<b>SURVEY</b>	<p>There are no survey comments regarding this application (JT).</p>
<b>TRANSPORTATION CONCURRENCY</b>	<p>No Comments. (RC)</p>
<b>FLOOD</b>	<p>Parcels 245235 and 255235 are mapped within a FEMA identified special flood hazard area (100-year floodplain and floodway). All development within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08. Please be advised that the Floodway is highly restricted and any development within the floodway must demonstrate no rise of 100-year flood elevations before being permitted. No new or substantially improved residences are allowed within the Floodway. (SC)</p>
<b>WATER MITIGATION/ METERING</b>	<p>No comments. (SC)</p>
<b>AIRPORT</b>	<p>No Comment. (RC)</p>

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