



To Protect and Promote the Health and the Environment of the People of Kittitas County

To: All Staff
From: Environmental Health
Date: November 10, 2025
Subject: BL-25-00019 M&M Lowe Family LLC

Drinking Water	<ul style="list-style-type: none">• None
Wastewater	<ul style="list-style-type: none">• Public Health suggests that site evaluations be completed for the new locations of the existing lots but are not necessary for approval.



From: sara@krdistrict.org
To: [Zach Torrance-Smith](mailto:Zach.Torrance-Smith)
Subject: RE: BL-25-00019 M&M Lowe Family LLC - Notice of Application
Date: Monday, November 17, 2025 1:11:19 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hi Zach,

BL-25-0019 M&M Lowe Family LLC lies within the Kittitas Reclamation District (KRD) and will be required to meet the KRD's guidelines regarding divisions of land. Please have the landowner contact KRD for additional information.

Thanks,

Sara Vickers
Lands Clerk/RRA Specialist
509-925-6158
www.kittitasreclamationdistrict.org

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Thursday, October 30, 2025 2:26 PM
To: Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Justin Turnbull <justin.turnbull@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; sara@krdistrict.org
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: BL-25-00019 M&M Lowe Family LLC - Notice of Application

Good afternoon,

Please review the following Boundary Line Adjustment Application: BL-25-00019 M&M Lowe Family LLC. Any comments need to be received by **5 PM on November 17, 2025**.

Please let me know if there are any questions or issues accessing the materials.

Internal Link: [BL-25-00019 M&M Lowe Family LLC](#)

External Link: [BL-25-00019 M&M Lowe Family LLC](#)

Thank you.

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: November 17, 2025
SUBJECT: BL-25-00019 M&M Lowe Family LLC.

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. KCC 12.04.07.050 Direct access from an individual lot to the County Road shall not be permitted unless no other alternative exists. Newly created lots shall access onto an internal road system and not directly onto a County Road. 3. KCC Table 12.04.04-1 requires a minimum 50' easement for Private Road. Easements must be described and recorded prior to approval. 4. Per KCC 12.04.04.050 Road Certification is required for road serving 4 or more parcels prior to final approval. 5. 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 prior to final approval. 6. KCC Title 12.04.07.060 requires a minimum 30' easement for a shared residential driveway. 7. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 8. 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). (CBP)</p>
SURVEY	<p>As the application does not contain a survey map, survey comments are reserved until final. (JT)</p>

TRANSPORTATION CONCURRENCY	A concurrency evaluation and determination shall be required for all development applications in which the proposed development is projected to have an impact upon the transportation corridor or intersection. Developments generating 41 or fewer daily trips are exempt from the TIA and concurrency evaluation requirements. (KAH)
FLOOD	No comments. (SC)
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No Comments. (RC)

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