



# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** November 17, 2025- UPDATE January 15, 2026  
**SUBJECT:** BL-25-00019 M&M Lowe Family LLC.

<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. 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.</li> <li>3. Per KCC 12.04.04.050 Road Certification is required for road serving 4 or more parcels prior to final approval.</li> <li>4. Per KCC 12.04.01.030 Roads serving five or more lots shall be named according to the Kittitas County Private Road Naming &amp; Signing Standards prior to final approval.</li> <li>5. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li> <li>6. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.</li> </ol> <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) UPDATED 1-15-2026</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). (CBP)</p>
<b>SURVEY</b>	<p>As the application does not contain a survey map, survey comments are reserved until final. (JT)</p> <p>UPDATE 01/15/2026</p> <ol style="list-style-type: none"> <li>1. There are some minor discrepancies between legal descriptions shown, and subdivision guarantee provided. Please ensure these are coincident with each other.</li> </ol>

	<p>2. Please label WPA Road as a county road.</p> <p>3. Per available aerial imagery, there are structures located South of the KRD Turbine Lateral near the East line of Parcel M1 and near the West line of Parcel M1. These should be shown on the map, or confirmation that these have been removed.</p> <p>4. Sheet 7 contains dimensions that may be unclear after scanning, due to touching property corner symbols. (3 occurrences).</p>
<b>TRANSPORTATION CONCURRENCY</b>	<p>Updated 11/20/2025</p> <p>Of Note:</p> <p>No transportation management application will be required of project as presented. Future development may be subject to concurrency requirements. (KAH)</p> <p>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.</p> <p>Developments generating 41 or fewer daily trips are exempt from the TIA and concurrency evaluation requirements. (KAH)</p>
<b>FLOOD</b>	No comments. (SC)
<b>WATER MITIGATION/ METERING</b>	No comments. (SC)
<b>AIRPORT</b>	No Comments. (RC)

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