



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: April 4, 2025
SUBJECT: LPF-25-00002 Sasse

ACCESS	<ol style="list-style-type: none">1. An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.2. Roads longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of Appendix D in the International Fire Code.3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.4. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.5. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with Kittitas County Road Standards, 2005 edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit.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. (JS)
ENGINEERING	<ol style="list-style-type: none">1. The applicant has expressed interest in bonding for improvements. At this time, Public Works has not received plans or estimates to support a development bond. Public Works will not sign Final Plat documentation until such time that a bond has been reviewed and approved.2. 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). (CC)
SURVEY	<ol style="list-style-type: none">1. Easements S, T and U shall be denoted as to if they are existing, herein created, or created via separate document. If they are existing, include reference to the document recording number. If they are herein dedicated, they need to be retraceable, either by including metes and bounds, or including language “centered about existing road” (or similar).2. The areas denoted as “Temporary 55’ Radius Cul De Sac” needs to address whether it is existing, herein dedicated, or to be created via separate document. If existing, include reference to the recording number, if herein dedicated, it needs sufficient data for mathematical retracement. Please address the temporary nature, via a note detailing what action would terminate the easement.3. Please label roads with R/W width, ownership and surfacing (EX: Anna Bell Drive-60’ Private R/W-Paved)
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	KCC 13.35.027 requirements have not been met. A recorded water mitigation certificate listing each lot being created must be provided for final plat approval. (SC)
AIRPORT	No comments. (JS)

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



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

To: All Staff
From: Environmental Health
Date: March 31, 2025
Subject: LPF-25-00002

Drinking Water	<ul style="list-style-type: none">• The group B workbook was approved 1/31/2025, but a final inspection of the water system has not been completed, and the water system ID has not been issued by DOH office of drinking water.<ul style="list-style-type: none">○ In lieu of completing the Group B water system, the applicants may choose to follow the bonding requirements in KCC 13.30.080.• A 4-hour draw down test consistent with KCC 13.03.070, passing water quality tests for bacteria (within 1 year) and nitrate (within 3 years) must be submitted to KCPHD for the individual well #APE751.
Wastewater	<ul style="list-style-type: none">• Soil logs were evaluated and found to be adequate on 10/13/2011.





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

April 3, 2025

Zach Torrance-Smith
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

RE: 202501237; LPF-25-00002, LP-11-00002

Dear Zach Torrance-Smith:

Thank you for the opportunity to comment on the Notice of Application for the Sasse Ridge Final Plat Review. We have reviewed the environmental checklist and have the following comments.

Water Resources Program

Your project is located within the boundaries of WAC 173-539A so it may be subject to the rule. If you plan on withdrawing groundwater for a new use within the boundaries of WAC 173-539A, your project must be water budget neutral. Before withdrawing or using any water please submit a *Request of Determination of Water Budget Neutrality* or an *Application for a New Water Right Permit*, depending on the size of your project either form may be required. If you have any questions or would like to respond to these Water Resources comments, please contact Nathan Longoria at (509) 907-1752 or email at nathan.longoria@ecy.wa.gov.

Sincerely,

Amber Johnson
SEPA Coordinator, Central Region Office
509-723-5677
crosepacoordinator@ecy.wa.gov