



MEMORANDUM

KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

TO: All Staff
FROM: Public Works Plan Review Team
DATE: November 17, 2025
SUBJECT: LPF-25-00006 Wildcat Plat

ACCESS	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. <i>Agreed. The applicant shall apply for any required access permit(s) after approval of this plat and before access creation.</i> 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. <i>The applicant shall adhere to the IFC, including Appendix D, during access creation.</i> 3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access. <i>Agreed.</i> 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. <i>Agreed.</i> 5. KCC Title 12.04.01.030 requires road naming when a road serves 5 or more lots. <i>Understood</i> 6. 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. 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. <i>Understood</i> 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) <i>Understood</i>
ENGINEERING	1. 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) <i>Agreed. The applicant shall apply for any required grading permit(s) after approval of this plat and before construction.</i>

SURVEY	1. Relating the linework between Sheet 1 and Sheet 3 is difficult. This could be made easier by labelling the center of section OR labelling the SW1/4 of NE1/4 on Sheet 1 (APN 958408). 2. The N-S midline of section is shown as S00°43'17"E on sheet 3 and S00°43'15"E on sheet 1. (JT) <i>See attached survey. Pending final departmental comments and approval, the applicant will submit the final plat on mylar.</i>
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) <i>See attached email in Exhibit A. As this plat is vested under the regulations and conditions in effect at the time of original submission, a concurrency evaluation is not required for approval.</i>
FLOOD	No comments. (SC)
WATER MITIGATION/ METERING	Water Mitigation and Metering requirements in KCC 13.35.027 have been met. No further comments. (SC)
AIRPORT	No Comments. (RC)

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: December 05, 2025
Subject: LPF-25-00006 Wildcat Plat

Drinking Water	We have not received adequate water supply determinations for proposed group B or individual wells for the proposed plats. See attached letter in Exhibit B for proof of adequate water supply.
Wastewater	Soil logs were completed prior to preliminary approval of this plat.

