



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: November, 6, 2025- UPDATE December 4, 2025
SUBJECT: SPF-25-00007 Sageview

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. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 3. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. 4. 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. 5. Please show "Easement M" with a minimum of 30' width for purpose of access to Lot C. <p>Of Note: Please ensure that Lot A retains the address of 11461 Thrall Rd upon final recording of short plat. (RC)</p> <p>UPDATE 12/2/2025 Access for lot C and 9B will be limited to a joint-use access "Easement M" with no additional access allowed.</p> <p>Description of Easement M does not match location of easement on survey that is shown affecting lot B.</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	Clarify whether the bearing tie at the center of section is from calc position to found marker, or from found marker to calc position. (EX: Held Calc Position S72°E, 1.0' from Fnd 1" Iron Rod) or similar. OF NOTE Lot Closures were not provided as part of the review documents. Given the simplistic nature of the proposed boundaries, closure review not required. (JT) 12/4/2025 Update addressed survey concerns.
TRANSPORTATION CONCURRENCY	No transportation concurrency management requirements for this project. (KAH)
FLOOD	No comments. (SC)
WATER MITIGATION/ METERING	Water mitigation and metering requirements are satisfied for final plat approval. No additional comments. (SC)
AIRPORT	No Comments.(RC)

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