

From: [Shane Johnson](#)
To: [Zach Torrance-Smith](#)
Subject: RE: SPF-25-00007 Sageview - Request for Final Short Plat Review
Date: Monday, November 10, 2025 2:07:56 PM

Hello Zach,

A soil logs or site evaluations for new plats have not been completed for final plat approval. Once those are completed we can approve the final plat.

Thank you,

Shane Johnson

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Monday, November 3, 2025 3:32 PM
To: Josh Fredrickson <josh.fredrickson@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>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; sara@krdistrict.org; Dan Suggs <dan.suggs@co.kittitas.wa.us>
Cc: Ellie Myers <ellie.myers@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: SPF-25-00007 Sageview - Request for Final Short Plat Review

Good afternoon,

CDS received an application for final short plat for SPF-25-00007 Sageview (SP-25-00002 Sageview). Please review the submitted documents at the links below and verify compliance with the conditions and your department's submitted comments. Please find the preliminary approval document attached.

Pursuant to RCW 58.17.140, CDS has 30 days to review a complete final short plat application. Please respond by November 10, 2025, stating whether your department requirements have been met.

Please have all comments submitted by Monday, November 10, 2025, at 5pm.

Internal Link: [SPF-25-00007 Sageview](#)

External Link: [SPF-25-00007 Sageview](#)

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, 6, 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>
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>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.</p> <p>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)</p>
TRANSPORTATION CONCURRENCY	<p>No transportation concurrency management requirements for this project. (KAH)</p>

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.

From: sara@krdistrict.org
To: [Zach Torrance-Smith](#)
Subject: RE: SPF-25-00007 Sageview - Request for Final Short Plat Review
Date: Monday, November 10, 2025 4:13:10 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,

The applicant has met the KRD's requirements for subdivision.

Thanks,

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

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Sent: Monday, November 3, 2025 3:32 PM
To: Josh Fredrickson <josh.fredrickson@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>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; sara@krdistrict.org; Dan Suggs <dan.suggs@co.kittitas.wa.us>
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been met.

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