

Hauglum Short Plat
File Number SP-23-00003
FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL

I. General Information

Requested Action: Paul Hauglum, landowner, submitted a preliminary short plat application to subdivide 6.10 acres into one (1) 3.10-acre parcel and one (1) 3-acre parcel. The subject property is zoned Agriculture 3. It is within an Urban Land Use designation.

Location: One parcel (#12654), located approximately just SW of the City of South Cle Elum off of Westside Road in Section 34, T20, R15, W.M.; Kittitas County map number 20-15-34059-0002. It is Lot 2 of the previously recorded Rodney Dunn Short Plat No. 3 (SP-95-12)

Site Information

Total Property Size:	6.10 Acres
Number of existing lots:	1
Number of proposed lots:	2
Proposed Domestic Water:	Shared Well or Individual
Proposed Sewage Disposal:	Individual Septic
Fire District:	Fire District 7 (Cle Elum)
Irrigation District:	KRD

Site Characteristics: The site consists of an outbuilding currently.

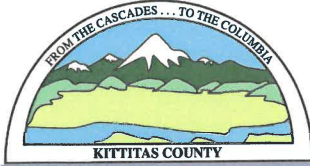
Surrounding Property:

North:	Palouse to Cascades Trail/ Residential (Town of South Cle Elum)
South:	Sparse Residential
East:	Residential/ A Few Commercial Uses (Town of South Cle Elum)
West:	Sparse Residential

Access: The proposed project will have access from Westside Road.

II. Administrative Review

Notice of Application: A Short Plat permit application was submitted to Kittitas County Community Development Services on May 19, 2023. The application was deemed complete on May 26, 2023. A Notice of Application for the Hauglum (SP-23-00003) short plat was mailed to all federal, state, and local agencies/departments with potential interest in the proposal as well as to all adjacent landowners located within 500 feet of any portion of the contiguous boundary of the owner's tax parcels (including those proposed) on June 1, 2023. Notice was published in the Ellensburg Daily Record, the official newspaper of record for Kittitas County, and posted to the Kittitas County Website, all in conformance with the Kittitas County Project Permit Application Process (Title 15A).



Designated Permit Coordinator (staff contact): Jeremiah Cromie, Staff Planner. P: (509) 962-7046, E: jeremiah.cromie@co.kittitas.wa.us.

III. Zoning and Development Standards

The subject property is located approximately .5 miles southwest of the intersection of Madison Avenue and Sixth Street in South Cle Elum and has a zoning designation of Agriculture 3. It is also within the Town of South Cle Elum's Urban Growth Area.

The purpose and intent of Urban Growth Areas is to provide areas that are suitable for urban densities as determined by the sponsoring city's ability to provide urban services, and to allow for alternative methods of development that allows for infill and development at urban levels.

The intent of the Agricultural 3 zoning classification is to provide for and an area where various agricultural activities and low density residential developments co-exist compatibly.

The proposed lots average are both over 3 acres which is consistent with the lot size requirements seen in KCC 17.28.030. As the lots are in the Urban Growth Area, the average lot width requirement of 250 feet does not apply. The development will be accessed by a joint-use driveway that is served by an existing county road (Westside Rd) meeting the access requirements of KCC 17.28.100.

This project is being proposed under KCC 16.32.050 Short Plat Requirements.

KCC 16.32.050 Short plat review: The planning official shall be vested with the responsibility of processing short plat applications. The county shall review and consider the proposed short subdivision with regard to:

1. Its conformance with all county subdivision, zoning, health and sanitation, roads and bridges, and fire and life safety regulations and with laws adopted by the state of Washington.

Staff Consistency Response

The proposed short plat conforms with all county subdivision codes for Agriculture 3 zoning having at least 3 acres for each lot. The lots will be served by a shared well or individual well and all roads and fire life safety regulations will be met as conditioned.

2. Its conformance to all standards and improvements required under this title.

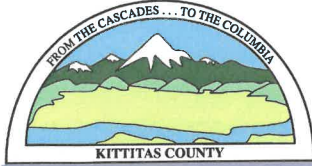
Staff Consistency Response

The proposed short plat conforms to all standards and improvements within Kittitas County Code Title 16 as conditioned.

3. Potential hazards created by flood potential, landslides, etc.

Staff Consistency Response

There are no known potential hazards such as flood, landslides or critical areas for this plat.



4. Provisions for all improvements and easements (roads, ditches, etc.) required by this title.

Staff Consistency Response

Provisions are made for driveway improvements and the plat has been conditioned to meet KRD subdivision guidelines.

5. Access for all proposed lots or parcels by way of a dedicated road right-of-way or easement.

Staff Consistency Response

This plat has been conditioned to meet all Kittitas County Road standards. There is currently access off Westside Road via a shared driveway easement.

6. All other relevant facts which may determine whether the public interest will be served by approval of the proposed subdivision.

Staff Consistency Response

The public interest will be served by the approval. It fits the zoning designation for the property and is consistent with size of parcels in the area within the Urban Growth Area and Agriculture 3 zone.

7. Lots or parcels created by the final platting of a subdivision or short subdivision may not be further divided within a five-year period without filing of a final plat; except as provided for in RCW 58.17.060

Staff Consistency Response

This subdivision has not had a short plat done on it within the last 5 years. The last short plat was one in 1995 for this property.

8. Its compliance with Kittitas County Code Chapter 13.35, Adequate Water Supply Determination or work voluntarily with Kittitas County to develop an authorized conservation easement, see section 16.08.061.

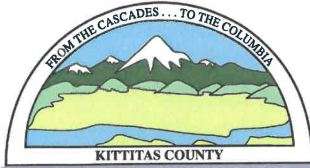
Staff Consistency Response

This plat will be compliant with KCC 13.35 as conditioned.

9. Consistency with sight triangle requirements pursuant to KCC 12.04.030

Staff Consistency Response

This plat is consistent as conditioned with the sight triangle requirements under KCC 12.04.030



IV. Comprehensive Plan

The Kittitas County Comprehensive Plan designates the proposal as a short plat in an Urban land use designation. Kittitas County has established the following goals and policies to guide activities in these areas. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

LU-G4: Maintain a flexible balance of land uses which will protect, preserve, and enhance the rural character, historical forest lands, agricultural industries, mineral lands, and high-quality environment.

Consistency Statement

The proposed short plat has 3 acres lots preserving some of the rural character in the Urban Growth Area while offering more housing opportunities in an Urban Growth Area.

LU-P1: Minimize the cost of providing public services and utilities by directing urban growth and development to areas where public roads and services can support such growth.

Consistency Statement

The short plat will be served by an existing county road (Westside Road) and is within Fire District 7 for emergency services.

LU-P46: In UGAs where there is an absence of utilities, a system of subdivision and development should be encouraged which would produce a pattern capable of redivision to a higher density at such time when utilities are available.

Consistency Statement:

The proposed plat in an urban growth area is a pattern capable of being subdivided again when higher densities are allowed there when urban utilities are available.

H-G8: Provide for future populations while protecting individual property rights

Consistency Statement

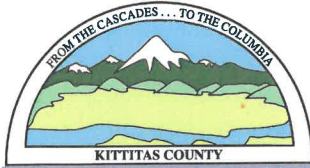
The proposed plat can provide additional population while protecting the owner's rights.

Staff Comments

The Hauglum short plat as conditioned is consistent with the Kittitas County Comprehensive Plan Goals and Policies listed above. The proposal is adequately served by local services and meets density requirements for the zoning designations.

V. Environmental Review

Based upon an initial Critical Area review and prior SEPA review, CDS determined that the Hauglum short plat was exempt from SEPA review via WAC 197-11-800 (6)(d). A critical area review was performed; and no critical areas were found to be on the property.



VI. Agency and Public Comments

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments are on file and available for public review.

Agency Comments:

The following agencies provided comments during the comment period: WSDOT Aviation, Snoqualmie Tribe, Colville Tribe, Kittitas County Public Health, Bonneville Power Administration (BPA), Department of Archaeology & Historic Preservation (DAHP), and Kittitas County Public Works.

WSDOT Aviation

WSDOT Aviation said they have no comments or concerns with this application.

Staff Response: The comments have been transmitted to the applicant.

Bonneville Power Administration (BPA)

BPA said they are not impacted by this application.

Staff Response: The comments were transmitted to the applicant.

Snoqualmie Tribe

Snoqualmie Tribe commented saying that they consider culturally significant and that they recommend an archaeological review be performed as while the subdivision process usually does not involve ground disturbing activities, the process leads to future development projects.

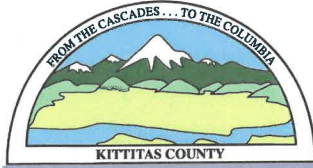
Applicant Response: "For this application I don't think the requested archeological and cultural reviews are necessary for final approval. This property along with the neighboring properties have all been worked and altered over the years by the RR along with logging and agricultural use of past owners with little or no undisturbed ground left. If further review is even necessary it would be more appropriate with the application of development permits when actual construction takes place as the location of all proposed improvements will be known and reviewed by the county. This application will not be completing any development of the property to complete this application and none is planned after. The main access road along the south boundary has already been built and approved by the county engineer."

Staff Response: Staff has conditioned this plat to have a cultural resource report done prior to ground disturbing activities and a requirement for final plat approval. There is no guarantee that a cultural resources review would be done during any building process otherwise.

Colville Tribe

Colville Tribe commented that this particular plat has known cultural resources nearby and that the division of this parcel has a very high risk for inadvertent discovery. They recommend a cultural resource survey be done on the property.

Applicant Response: "For this application I don't think the requested archeological and cultural reviews are necessary for final approval. This property along with the neighboring properties have all been worked and altered over the years by the RR along with logging and agricultural use of past owners with little or no undisturbed ground left. If further review is even necessary it would be more appropriate with



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Staff Response: Staff has conditioned this plat to have a cultural resource report done prior to ground disturbing activities and a requirement for final plat approval. There is no guarantee that a cultural resources review would be done during any building process otherwise.

Department of Archaeology & Historic Preservation (DAHP)

DAHP commented that their predictive model indicates there is a high probability of encountering cultural resources within the proposed project area and identification during construction is not a recommended detection method. They recommended a professional archaeological survey of the area be conducted prior to ground disturbing activities.

Applicant Response: "For this application I don't think the requested archeological and cultural reviews are necessary for final approval. This property along with the neighboring properties have all been worked and altered over the years by the RR along with logging and agricultural use of past owners with little or no undisturbed ground left. If further review is even necessary it would be more appropriate with the application of development permits when actual construction takes place as the location of all proposed improvements will be known and reviewed by the county. This application will not be completing any development of the property to complete this application and none is planned after. The main access road along the south boundary has already been built and approved by the county engineer."

Staff Response: Staff has conditioned this plat to have a cultural resource report done prior to ground disturbing activities and a requirement for final plat approval. There is no guarantee that a cultural resources review would be done during any building process otherwise.

Kittitas County Public Health (KCPH)

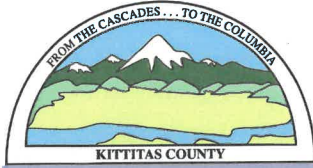
KCPH submitted comments in regards to on-site septic systems and a shared well system or individual systems. They mentioned that the applicant must prove legal and physical availability of water for all new uses of water on the proposed lots. They mentioned a soil log must be done on each lot prior to final approval and that the shared well system will require a filed shared well users' agreement. Any well must be 50 feet from any proposed property line.

Staff Response: Kittitas County Community Health Department requirements have been conditioned and will need to be addressed prior to final approval.

Kittitas County Public Works

Kittitas County Public Works submitted comments noting access & engineering standards, plat notes, water mitigation and final plat survey comments.

Staff Response: Most of the comments submitted from Kittitas County Public Works reference standards established in Title 12 of Kittitas County Code. The applicant is required to adhere to all regulations outlined in Title 12 for final approval as well as Title 13 and Title 16 for final plat approval. These



comments have been addressed in the conditions.

Public Comments:

No public comments were received during the comment period.

The applicant was transmitted all comments on June 20, 2023 and given until July 6, 2023 to submit any response comments. The applicant provided response comments on July 5, 2023.

VII. Project Analysis & Consistency Review

In review of this proposal, it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Consistency with the Comprehensive Plan:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section IV of this staff report, the following Comprehensive Plan goals and policies apply to this proposal: LU-G4, LU-P1, LU-P46, H-G8.

Consistency with the provisions of KCC 17A, Critical Areas:

Staff conducted an administrative critical area review in accordance with KCC 17A. GIS information indicates no critical areas on the property.

Consistency with the provisions of KCC 17.11, Urban Growth Areas:

This proposal is consistent with the Kittitas County Zoning Code for the Urban Growth Area

Consistency with the provisions of KCC 17.28, Agriculture 3 Zone:

This proposal is consistent with the Kittitas County Zoning Code for the Agriculture 3 zoning designation.

Consistency with the provisions of KCC 16.32.050, Short Plat Review:

This proposal, as conditioned, is consistent with the Kittitas County Short Plat Review requirements. The proposal; 1) conforms to all county subdivision, zoning, health and sanitation, roads and bridges, and fire and life safety regulations and with laws adopted by the state of Washington, 2) conforms to all standards and improvements required under this title, 3) has no hazards created by flood potential, landslides, etc., 4) makes provisions for all improvements and easements, 5) outlines access for both proposed lots, 6) indicates no hindrance to the public interest, 7) is not being further divided from an incomplete plat, and 8) complies with KCC 13.35 to determine adequate water supply.

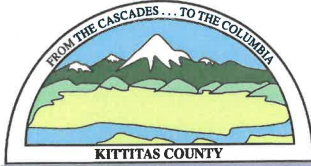
Consistency with the provisions of the KCC Title 14.04, Building Code:

All buildings must be consistent with International Building Codes.

Consistency with the provisions of KCC Title 12, Roads and Bridges:

As conditioned, the proposal must be consistent with the provisions of KCC Title 12.

Consistency with the provisions of KCC Title 20, Fire and Life Safety:



As conditioned, the proposal must be consistent with the provisions of KCC Title 20.

VIII. Findings of Fact

1. Paul Hauglum, landowner, submitted a preliminary short plat application to subdivide 6.10 acres into one (1) 3.10-acre parcel and one (1) 3acre parcel. The subject property is zoned Agriculture 3. It is within an Urban Land Use designation.
2. Location: One parcel (#12654), located approximately just SW of the City of South Cle Elum off of Westside Road in Section 34, T20, R15, W.M.; Kittitas County map number 20-15-34059-0002. It is Lot 2 of the previously recorded Rodney Dunn Short Plat No. 3 (SP-95-12)

3. Site Information:

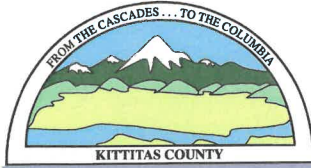
Total Property Size:	6.10 acres
Number of existing lots:	1
Number of proposed lots:	2
Proposed Domestic Water:	Shared Well or Individual
Proposed sewage Disposal:	On-site septic
Fire District:	Fire District 7 (Cle Elum)
Irrigation District:	KRD

Site Characteristics: The site consists of an outbuilding currently.

Surrounding Property:

- North: Palouse to Cascades Trail/ Residential (Town of South Cle Elum)
- South: Sparse Residential
- East: Residential/ A Few Commercial Uses (Town of South Cle Elum)
- West: Sparse Residential

4. The proposed project will have access from Westside Road.
5. The Comprehensive Plan land use designation is “Urban.”
6. The subject property is zoned “Agriculture 3” within the Town of South Cle Elum’s Urban Growth Area.
7. A Short Plat permit application was submitted to Kittitas County Community Development Services on May 19, 2023. The application was deemed complete on May 26, 2023. A Notice of Application for the Hauglum (SP-23-00003) short plat was mailed to all federal, state, and local agencies/departments with potential interest in the proposal as well as to all adjacent landowners located within 500 feet of any portion of the contiguous boundary of the owner’s tax parcels (including those proposed) on June 1, 2023. Notice was published in the

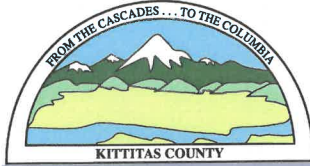


Ellensburg Daily Record, the official newspaper of record for Kittitas County, and posted to the Kittitas County Website, all in conformance with the Kittitas County Project Permit Application Process (Title 15A).

8. The proposal is consistent with Kittitas County Subdivision Code 16.32.050, Short Plat Review. Staff finds that the proposed short plat is consistent with all applicable Washington State and Kittitas County code sections.
9. The following agencies provided comments during the comment period: WSDOT Aviation, Snoqualmie Tribe, Colville Tribe, Bonneville Power Administration, Department of Archaeology & Historic Preservation, Kittitas County Public Health, and Kittitas County Public Works.
10. No public comments were submitted during the comment period.
11. SEPA review was not required. This project is exempt under WAC 197-11-800 (6)(d). The proposed short plat is consistent with KCC Title 15.
12. The proposed short plat is consistent with KCC Title 17A Critical Areas.
13. The proposed short plat is consistent with KCC 17.11 Urban Growth Areas.
14. The proposed short plat is consistent with KCC 17.28 Agriculture 3 zone.
15. The proposed short plat is consistent with KCC 16.32.050 as conditioned.
16. The proposed short plat is consistent with KCC Title 14 Building and Construction as conditioned.
17. The proposed short plat is consistent with KCC 12 Roads and Bridges as conditioned.
18. The proposed short plat is consistent with KCC 20 Fire and Life Safety as conditioned.
19. Kittitas County Public Health requires water mitigation under KCC 13.35.027 and KCC 13.35.020 prior to final approval of a short plat.

IX. Conclusions

1. As conditioned, the proposal meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned the proposal is consistent with Kittitas County Code Title 16.32 Short



Plat.

4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, Title 14 Building Code, Title 13 Water and Sewers, Title 12 Roads and Bridges, and Title 20 Fire and Life Safety.

X. Decision and Conditions of Approval

Kittitas County Community Development Services grants *preliminary approval* of the Hauglum short plat (SP-23-00003), based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

Conditions of Approval:

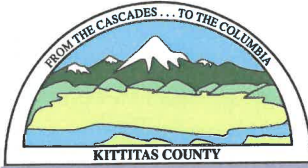
1. Building

- A. All new construction must meet the International Building Code requirements.
- B. Environmental and statutory review may be required for all current and future development, construction, and improvements. The applicant and/or all future owners of any lot or lots within this subdivision are responsible for compliance with all applicable local, state, and federal rules, requirements, codes, and regulations. It is incumbent upon said applicants and future owners to investigate for, and obtain from the appropriate agency or their representative, all required permits, licenses, and approvals for any development, construction, and/or improvements that occur within the boundaries of this subdivision.
- C. All structures shall be subject to the Wildland Urban Interface Code (WUIC).

2. Roads and Transportation

- A. An approved access permit will 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.
- B. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- C. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
- D. Road Standards: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15.

- i. Driveways: The access off Westside Road shall be constructed to the current



joint-use driveway standard. A driveway shall serve no more than four tax parcels. If the access ever serves more than four tax parcels, additional road standards may be applied at that time

- ii. New access easements shall be a minimum of 30' wide.
- iii. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150'. If the length of the driveway is over 150', the minimum roadway width shall be 16' with 2' of clear zone on each side
- iv. Maximum grade shall be 10%
- v. Crushed surface depth per WSDOT standards
- vi. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- vii. Any further subdivision or lots to be served by proposed access may result in further access requirements

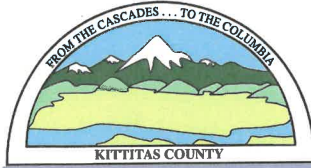
- E. All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED

This ____ day of ____, A.D., 20__.

Kittitas County Engineer

- F. Contact the Kittitas County Rural Addressing Coordinator at 509-962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
- G. Driveways and roads within this plat will be required to meet the standards of the International Fire Code. Any access longer than 150' shall provide a fire apparatus turnaround that meets the minimum design standards of the International Fire Code Appendix D.
- H. More than 4 houses using a shared driveway shall require the shared driveway to be upgraded to private road standards.
- I. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
- J. Mailboxes must be approved the U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.
- K. Except as exempted in Section 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) and SEPA application.

3. State and Federal

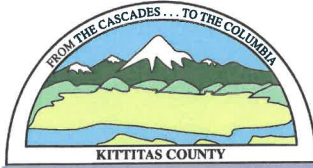
- A. Applicant must meet all state and federal regulations.

4. Water/Sewer

- A. The applicant shall demonstrate proof of water adequacy in conformance with KCC 13.35 prior to final plat approval.
- B. In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:
1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
 2. An adequate water right for the proposed new use; or
 3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.
- C. All applicants for land divisions shall also submit information on "proximate parcels" held in 'common ownership' as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.
- D. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.
- E. A shared well users agreement system must be completed prior to final plat approval and proof of physical availability of water for all new uses of water for proposed lots of this project shall be provided. The shared wells must be drilled a minimum of 50 feet from any proposed property line.
- F. If only an individual well is to be used, a well site review shall be completed and approved by Public Health prior to final plat approval.
- G. In accordance with Kittitas County Code 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed prior to final approval.

5. Plat Notes

- A. The following plat notes shall be recorded on the final mylar drawings:
- Environmental and statutory review may be required for all current and future

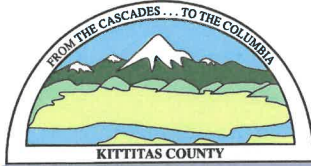


development, construction, and improvements. The applicant and/or all future owners of any lot or lots within this subdivision are responsible for compliance with all applicable local, state, and federal rules, requirements, codes, and regulations. It is incumbent upon said applicants and future owners to investigate for, and obtain from the appropriate agency or their representative, all required permits, licenses, and approvals for any development, construction, and/or improvements that occur within the boundaries of this subdivision.

- All development must comply with International Fire Code.
- Maintenance of the access is the responsibility of the property owners who benefit from its use.
- An approved access permit will 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.
- The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.
- Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.
- Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- A public utility easement 10 feet in width is reserved along all lot lines. The 10-foot easement shall abut the exterior plat boundary and shall be divided by 5 feet on each side of interior lot lines. Said easement may also be used for irrigation.
- A hydrant system, or other system as approved by the Fire Marshal, may be required to support required fire flow before building permits are issued. Please contact the Kittitas County Fire Marshal prior to building permit submittal.
- Driveways serving more than 4 residential homes shall be upgraded to private road standards or require a variance from Kittitas County Road Standards.

6. Survey

- A. Please submit a Lot Closure Sheet with Final Plat
- B. Title Report must be submitted with final plat with matching legal descriptions for the plat.
- C. The joint use driveway easement should reference Volume Page or AFN, not CDS's



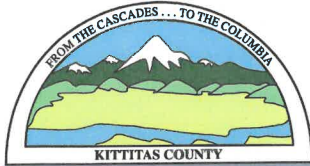
application number

- D. The S'most found property corner shown has a break in the distance ties. Please include the missing curve datam so that this is ties to the survey
- E. If item D is not addressed above; As the curve coincident with the North line of Westside Road is non-tangential, please include a chord bearing and distance OR show the bearings of radii at start and end of the curve.
- F. All easements shall be identified (KCC 16.20.040). Access easements and irrigation easements shall be shown on the plat map.

7. Other

- A. Taxes must be paid in full on all tax parcels involved in this land use action as required by Washington State Law (RCWs 84.40.042 & 84.56.345) prior to final plat recording.
- B. The applicant shall provide evidence to CDS of project consistency with KRD General Subdivision Guidelines prior to final approval.
- C. A Cultural Resources Survey Report shall be conducted by a professional archaeologist prior to ground disturbing activities. This report shall meet DAHP's standards for cultural resource reporting. The report shall be shared with DAHP, Colville and Snoqualmie Tribe. This report shall be completed prior to final plat approval.
- D. Both sheets of the final mylars shall reflect short plat number SP-23-00003 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant of all of the requirements related to Final Plats (KCC 16.20) and Survey Data and Dedications (KCC 16.24). The final plat must be submitted in full conformance with these chapters of Kittitas County Code; **non-compliant mylars will be rejected and returned to the applicant.** A final plat file number will be assigned when CDS receives your final plat application. This file number will also be required on the face of the final plat.
- E. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- F. The plat shall be consistent with KCC Title 20, Fire and Life Safety
- G. This preliminary approval will expire 5 years from the date of this determination if no extension is filed in accordance with KCC 16.32.090.

From these conclusions and findings, the proposed Short Plat is approved with the above



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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conditions. Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1670 to Kittitas County. The appeal deadline for this project is August 3, 2023 at 5:00 p.m. Appeals submitted on or before August 3, 2023 shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.

Responsible Official


Jeremiah Cromie

Title: Planner II

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7046

Date: July 20, 2023