



**Zito Large Lot Subdivision
File Number LL-21-00002
FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL**

I. General Information

Requested Action: Chris Cruse authorized agent for KZ Freehold LLC, landowners, has submitted a preliminary large lot subdivision application to subdivide two tax parcels, approximately 164.21 acres into seven (7) twenty acre lots and one (1) 24.21 acre parcel. The subject property is zoned Agriculture 20 within a Rural Working Land Use designation.

Location: Two parcels, located approximately .26 miles south of the intersection of Wilson Creek Road and Thomas Road, in Section 31, T.19N, R.19E and Section 6, T.18N, R.19E, W.M.; in Kittitas County, bearing Assessor's map number 18-19-06010-0001 and 19-19-31040-0002.

Site Information

Total Property Size:	164.21
Number of existing lots:	2
Number of proposed lots:	8
Domestic Water:	Well (In Future)
Existing sewage Disposal:	On-site septic (In Future)
Power/Electricity:	Kittitas PUD
Fire District:	Kittitas County Fire District 2
Irrigation District:	KRD

Site Characteristics: The site consists of open space and agriculture lands. The parcel is located North of Ellensburg, on Wilson Creek Road.

Surrounding Property:

North: Privately owned lands with agriculture uses.
South: Privately owned lands with agriculture uses.
East: Privately owned lands with agriculture and Single Family uses.
West: Privately owned lands with agriculture uses.

Access: The proposed project will have access from Wilson Creek Road

II. Administrative Review

Notice of Application: A Large Lot Subdivision permit application was submitted to Kittitas County Community Development Services on August 17, 2021. The application was deemed complete on October 25, 2021. A Notice of Application for the Zito Large Lot Subdivision (LL-21-00002) 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 boundary of the proposal's tax



parcel on October 28, 2021. Notice was published in the 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): Kelly Bacon, Staff Planner. P: (509) 962-7539, E: kelly.bacon.cd@co.kittitas.wa.us.

III. Zoning and Development Standards

The subject property is located approximately .26 miles south of the intersection of Wilson Creek Road and Thomas Road, North of the City of Ellensburg and has a zoning designation of Agriculture 20. The intent of this zoning classification is to preserve fertile farmland from encroachment by nonagricultural land uses; and protect the rights and traditions of those engaged in agriculture. This project is being proposed under KCC 16.36 Large Lot Subdivision and reviewed under KCC 16.12 Preliminary Plats review. The Kittitas County Planning Official found the project eligible for review as a Large Lot Preliminary Plat under KCC 16.12

IV. Comprehensive Plan

The Kittitas County Comprehensive Plan designates the proposal as a Preliminary Plat in a Rural Working 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:

RR-G7: The County should consistently work to preserve and maintain the rural character of Kittitas County for the benefit of its residents.

Consistency Statement

The applicants are utilizing the Large Lot subdivision process, preserving rural character with the division of the land creating lots that are at a minimum 20 acres in size.

RR-G8: The County should strive to sustain and protect the westerly mountainous, recreational open space, and its easterly non-resource agricultural and rangeland activities.

Consistency Statement

The proposed large lot subdivision is consistent with the density requirements of the zones. These density limitations have been established as consistent with maintaining rural character in the Kittitas County Comprehensive Plan. No adverse impact is anticipated to recreational open spaces or non-resource agriculture and rangeland activities.

RR- P9: Encourage development activities and establish development standards which enhance or result in the preservation of rural lands.

Consistency Statement

The proposed long plat preserves rural lands through adherence to the Agriculture-20 density of 1 unit per 20 acres.



RR-P10: Allow for a variety of rural densities which maintain and recognize rural character, agricultural activities, rural community and development patterns, open spaces, and recreational opportunities.

Consistency Statement

The proposal is consistent with the density requirements of the Agriculture 20 zone and is consistent with the development pattern of the area.

RR-P17: Limit development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas. Direct rural development to lands that have adequate public services.

Consistency Statement

The application is consistent with the density requirements of the zone. There should be no change to public service demands.

Staff Comments

The Zito Large Lot Subdivision as conditioned is consistent with the Kittitas County Comprehensive Plan Goals and Policies listed above. The proposal preserves the rural character and is adequately served by local services and meets density requirements for the zoning designation.

V. Environmental Review

A critical areas review of the parcel was conducted by CDS staff and a Critical Areas Report was submitted by Sewell Wetland Consulting, Inc. The Critical Areas Report (See Index #28) identified an NS Stream with a 40-foot buffer, two (2) Category III wetlands (identified as Wetlands A and E) with a Moderate Impact buffer of 110ft, and four (4) Category IV wetlands (identified as Wetland B, C, D, and F) with a Moderate Impact buffer of 40ft. All critical areas and associated buffers have been identified on the updated survey. Kittitas County CDS issued an MDNS for this project on April 21, 2022 (See Index # 30) after utilizing the optional DNS process. The SEPA MDNS includes conditions that all critical areas and their buffers for a Moderate Intense Use be shown on the face of the survey. The MDNS also includes a condition that a cultural resources survey shall be conducted by a professional archeological surveyor licensed in the State of Washington.

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: Kittitas County Public Utility District, Kittitas Valley Fire and Rescue, Washington State Department of Health – Office of Drinking Water, The Yakama Nation, Department of Archaeology & Historic Preservation, Kittitas County Public Health, Kittitas County Public Works, Washington Department of Fish and Wildlife, Washington State Department of Ecology.



Kittitas Public Utility District submitted comments in regard to clarification on the shared well access and the need for an easement in order for PUD to energize the shared well. PUD recommended that the shared well be energized prior to sale of either lot served by the shared well and the preference for a power plan for the whole subdivision.

Staff Response: The applicant stated they would work with PUD to establish a power plan for the entire subdivision. The application has been conditioned as such.

Kittitas Valley Fire & Rescue submitted comments regarding the need for all roads to meet the requirements of 2018 IFC Appendix D, access roads not exceeding 10% grade, road width requirement being a minimum of 20' wide and the capability to support an imposed load of at least 75,000lbs, and mentioned the standard turning radius of having a minimum of 23' inside and 45' outside.

Staff Response: The determination has been conditioned to ensure the project meets KCC Title 20, Fire and Life Safety.

Washington State Department of Health – Office of Drinking Water submitted comments regarding the need for a Group B public water system should all proposed homes are intended to be inter-connected to a single well or multiple wells or if all lots are intended to have individual or private wells DOE defines this as a "project" and all water use needs to be evaluated as a single quantity.

Staff Response: The determination has been conditioned to ensure the project is consistent Department of Health requirements.

The Yakama Nation submitted comments stating the project is located in a high probability area and request an archaeological survey be completed.

Staff Response: The SEPA Mitigated Determination of Non-Significance has been conditioned to require an archaeological survey be completed prior to final plat approval.

Department of Archaeology & Historic Preservation submitted comments stating the project is located in a high probability area of encountering cultural resources and recommended a professional archaeological survey of the project are be conducted and reported prior to ground disturbing activities.

Staff Response: The SEPA Mitigated Determination of Non-Significance has been conditioned to require an archaeological survey be completed prior to final plat approval.

Kittitas County Public Health submitted comments in regard to the on-site septic systems and the need for a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated, the need for legal and physical availability of water for all new uses of water on proposed lots as well as shared water user's agreements need to be signed, notarized, and recorded with recorded copies of the agreements submitted to the health department prior to Final Plat approval.

Staff Response: The determination has been conditioned to ensure the project is consistent with Kittitas County Public Health Requirements.



Kittitas County Public Works submitted comments in regard to the timing of improvements, private road certification, private road improvements, turnaround, driveways, Plat Notes, Plat approvals, Water Metering/Mitigation, survey, Final Plat Notes and Final Plat Review & Recoding (Prior to Final Plat Approval).

Staff Response: The determination has been conditioned to ensure the project is consistent with Kittitas County Public Works Requirements.

Washington State Department of Fish and Wildlife submitted comments in regard to several critical areas within the project area and the need for identification and protection consistent with the Growth Management Act. WDFW offered to meet with the applicants onsite to provide more site-specific information on necessary crossing infrastructure and to determine if a Hydraulic Project Approval permit would be required for the stream crossings.

Staff Response: Staff required a Critical Areas Report to be completed on the project to ensure all critical areas were identified and considered in the processing of the application. The determination has been conditioned to ensure the project is consistent with Washington State Department of Fish and Wildlife requirements.

Washington State Department of Ecology submitted comments regarding the possible need for an NPDES Construction Stormwater Permit if the individual or common plan of development has the potential for stormwater discharge from a construction site with disturbed ground, and the need for authorization from DOE prior to diverting surface water or withdrawing ground water, with one exception.

Staff Response: The determination has been conditioned to ensure the project is consistent with Washington State Department of Ecology requirements.

Public Comments:

David F. Johnson commented concerns with some of the SEPA Checklist items needing clarification, and the critical areas as well as the irrigation ditches located on the property.

Staff Response: A Critical Areas Report was completed, and the project survey has been amended to include the identified streams and wetlands as well as the buffers associated with each.

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 V of this staff report, the following Comprehensive Plan policies apply to this proposal: RR-G7, RR-G8, RR-P9, RR-P10, and RR-P17.



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

As conditioned, the proposal must be consistent with provisions of KCC 17A Critical Areas and maintain the buffers associated with all identified critical areas of the Critical Areas Report for this project.

Consistency with the provisions of KCC 17.29, Agriculture-20 Zone:

This proposal is consistent with the Kittitas County Zoning Code for the Agriculture 20 zoning designation.

Consistency with the provisions of KCC 16.12, Preliminary Plats:

As conditioned, the proposal must be consistent with provisions of KCC 16.12, Preliminary Plats.

Consistency with the provisions of KCC 16.36.010, Large Lot Subdivision Review:

As conditioned, the proposal must be consistent with provisions of KCC 16.36 Large Lot Subdivision.

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. **Requested Action:** Chris Cruse authorized agent for KZ Freehold LLC, landowners, has submitted a preliminary large lot subdivision application to subdivide two tax parcels, approximately 164.21 acres into seven (7) twenty acre lots and one (1) 24.21-acre parcel. The subject property is zoned Agriculture 20 within a Rural Working Land Use designation.
2. **Location:** Two parcels, located approximately .26 miles south of the intersection of Wilson Creek Road and Thomas Road, in Section 31, T.19N, R.19E and Section 6, T.18N, R.19E, W.M.; in Kittitas County, bearing Assessor’s map number 18-19-06010-0001 and 19-19-31040-0002.

3. **Site Information:**

Total Property Size:	164.21
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Fire District:	Kittitas County Fire District 2



Irrigation District:

KRD

Site Characteristics: The site consists of open space and agriculture lands. The parcel is located North of Ellensburg, on Wilson Creek Road.

Surrounding Property:

North: Privately owned lands with agriculture uses.

South: Privately owned lands with agriculture uses.

East: Privately owned lands with agriculture and Single Family uses.

West: Privately owned lands with agriculture uses.

Access: The proposed project will have access from Wilson Creek Road

4. The Comprehensive Plan land use designation is "Rural Working."
5. The subject property is zoned "Agriculture 20."
6. A Large Lot Subdivision permit application was submitted to Kittitas County Community Development Services on August 17, 2021. The application was deemed complete on October 25, 2021. A Notice of Application for the Zito Large Lot Subdivision (LL-21-00002) 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 boundary of the proposal's tax parcel on October 28, 2021. Notice was published in the 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).
7. The proposal is consistent with Kittitas County Subdivision Code 16.36.010 Large Lot Subdivision Review and 16.12, Preliminary Plats. Staff finds that the proposed plat is consistent with all applicable Washington State and Kittitas County code sections.
8. The following agencies provided comments during the comment period: Kittitas County Public Utility District, Kittitas Valley Fire and Rescue, Washington State Department of Health – Office of Drinking Water, The Yakama Nation, Department of Archaeology & Historic Preservation, Kittitas County Public Health, Kittitas County Public Works, Washington Department of Fish and Wildlife, Washington State Department of Ecology.
9. One public comment was submitted during the comment period
10. An MDNS was issued by Kittitas County Community Development Services on April 21, 2022
11. The proposed large subdivision is consistent with KCC Title 17A Critical Areas as conditioned.
12. The proposed large lot subdivision is consistent with KCC 17.29 Agriculture 20 as conditioned.



13. The proposed large lot subdivision is consistent with KCC 16.12.010 through 16.12.030 as conditioned.
14. The proposed large lot subdivision is consistent with KCC 16.36.015 as conditioned.
15. The proposed large lot subdivision is consistent with KCC Title 14 Building and Construction as conditioned.
16. The proposed large lot subdivision is consistent with KCC 12 Roads and Bridges as conditioned.
17. The proposed large lot subdivision is consistent with KCC 20 Fire and Life Safety as conditioned.
18. The proposed large lot subdivision is consistent with KCC 13.35, Adequate Water Supply Determination as conditioned.

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 16.12 Preliminary Plat Requirements.
4. As conditioned the proposal is consistent with Kittitas County Code 16.36 Large Lot Subdivision.
5. 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 Zito Large Lot Subdivision LL-21-00002 based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

Conditions of Approval:



1. The project shall proceed in substantial conformance with the plans and application materials on file dated August 17, 2021, except as amended by the conditions herein or the results of an Archeological Survey.

2. **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. The applicant shall work with Kittitas County PUD to establish a power plan for the whole subdivision and provide documented proof prior to final plat approval.

3. **Roads and Transportation**
 - A. All accesses and roads shall be IFC compliant.

 - B. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined KCC 12.01150.

 - C. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 12/15/15 edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. A private road certification permit from Public Works will be required. 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.

 - D. Private Road Improvements: Access from Wilson Creek Road shall be constructed as a Low-Density Private Road. See Table 4-4, current Kittitas County Road Standards, 12/15/15 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.



- c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 10%.
 - e. Stopping site distance, reference AASHTO.
 - f. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - g. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way. An access permit will be required from Public Works prior to construction of the paved apron.
- E. Turnaround: A When a road extends more than 150' from the centerline of a county road or other publicly maintained road or serves more than four lots, a turnaround shall be provided. The turnaround shall be a cul-de-sac for roads serving five or more lots/units. The turnaround may be a hammerhead for roads serving four or less lots/units or for a land use development activity occurring prior to the end of the road. Cul-de-sac and hammerhead designs must conform to the specifications of the International Fire Code. A cul-de-sac shall have an easement diameter of at least 110 feet and a driving surface of at least 96 feet in diameter.
- F. Driveways: A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 12/15/15 edition.
- a. 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'.
 - b. Maximum grade shall be 15%. Grades above 10% are subject to additional mitigation, See KCC 12.04.080 Table 4-4B.
 - c. Crushed surface depth per WSDOT standards.
 - d. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements.
- G. Plat Approvals: 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

- H. Private Road Maintenance Agreement: The proposed private road will require a private road maintenance agreement prior to certification. The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.



- I. Road Name: Any private road serving more than 5 lots requires a road name. A road name permit can be obtained from the Department of Public Works.
 - J. Access Permit: 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.
 - K. Addressing: 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.
 - L. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
 - M. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.
 - N. Grading Permit: An issued grading permit is required prior to private road construction. A stormwater report, as outlined by the Stormwater Management Manual for Eastern Washington, will be required as part of the grading permit for the private road.
- 4. State and Federal**
- A. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
- 5. Water/Sewer**
- A. The applicant shall demonstrate proof of water adequacy in conformance with KCC 13.35 prior to final plat approval.
 - B. The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates.
 - C. 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.
 - D. All wells must be drilled and well logs submitted to the Kittitas County Health Department.



- E. Shared water user's agreements must be signed, notarized, and recorded with recorded copies of the agreements submitted to the Health Department. Water Rights must be provided for each proposed lot (even those lots located in the red zone).
- F. The four proposed lots that currently make up parcel #284134 are located in a permit area called G4-35799€P and wells drilled in any of these four future lots will have specific well drilling criteria placed on them.
- 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.
- H. The applicant shall demonstrate proof that all lots created by the large lot subdivision are approved for irrigation delivery in accordance with KCC 16.36.015.

6. 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.
 - 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.
 - 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.
 - Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.



- 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.
- The lots in this survey are created through the large lot subdivision review process. As such there has been review for conformance with suitability for on-site sewage disposal and availability of potable water.

7. Dedication

- A. Per KCC 16.36.015 Criteria for eligibility as a large lot subdivision, a dedication shall appear on the face of the large lot subdivision survey with the following statement:

- **KNOWN ALL MEN BY THESE PRESENT:** that the undersigned, owner(s) in fee simple of the described real property, does hereby grant forever unto all owners of lots in this survey and all future plats in this survey a common ownership interest in all private roads shown.

8. Survey

- A. Applicant is reminded that WAC 332-130-145 (effective September 13, 2018) has addressed requirements for topographic elements on maps. Applicant is requested to review these requirements and ensure submittals meet these requirements.

9. 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.
10. Both sheets of the final mylars shall reflect preliminary plat number LL-21-00002 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant of all 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.

11. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
12. 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.
13. **SEPA Conditions**
 - **Critical Areas:**
 - The type NS Stream as identified in the Critical Areas study performed by Sewell Consulting (3/22/22), shall require a forty (40) foot buffer from the stream.
 - Wetland B, C, D, & F as identified in the Critical Areas study performed by Sewell Consulting (3-22-22), identified as Category IV wetlands with Moderate land use shall require a forty (40) foot buffer measured from the wetland edge.
 - Wetland A & E as identified in the Critical Areas study performed by Sewell Consulting (3-22-22), identified as Category III wetland with Moderate land use shall require a One Hundred ten (110) foot buffer measured from the wetland edge.
 - Building setbacks (KCC 17A.01.090.4) are in addition to the critical areas and RMZ's buffers and are measured outward from the edge of the critical area buffer boundary.
 - **Cultural Resources**
 - A Cultural Resource Survey shall be conducted by a professional archeological surveyor licensed in the State of Washington. The results of this study shall be submitted to CDS, DAHP and the Yakima Nation for review. The development plan shall be adjusted where necessary to protect Cultural Resources, should the survey result in the discovery of resources. Any necessary adjustment to the proposed development shall not become inconsistent with the density and development regulation outlined in KCC 16.09 Cluster Platting, Conservation and Agriculture Platting, and shall comply with all conditions associated with an approval of this application.
 - Should ground disturbing or other activities related to the proposed subdivision result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

"Building Partnerships – Building Communities"

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and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

From these conclusions and findings, the proposed Large Lot Subdivision Plat is approved with the above 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 \$1550 to Kittitas County. The appeal deadline for this project is May 26, 2022 at 5:00p.m. Appeals submitted on or before May 26, 2022 shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.

Responsible Official



Kelly Bacon

Title: Planner I

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

Date: May 12, 2022