



**Keno Agricultural Short Plat
File Number SP-18-00006
FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL**

I. General Information

Requested Action: Cruse and Associates authorized agent for Kevin Keno, landowner, has submitted an agricultural short plat application to subdivide approximately 80 acres into one (1) 4.76 acre lot, two (2) 2.7 acre lot, and one (1) 69.84 The subject property is zoned Agriculture 20.

Location: One parcel, located in the south east portion of Section 29, T18N, R20E, WM, in Kittitas County, Assessor's map number 18-20-29030-0003, parcel # 495134.

Site Information

| | |
|---------------------------|---------------------|
| Total Property Size: | 80 acres |
| Number of existing lots: | 1 |
| Number of proposed lots: | 4 |
| Domestic Water: | Well |
| Existing sewage Disposal: | On Site Septic |
| Power/Electricity: | Kittitas County PUD |
| Fire District: | Fire District 2 |
| Irrigation District: | KRD |

Site Characteristics: The site is relatively flat with one existing residence.

Surrounding Property:

- North: Privately owned land primarily used for agricultural purposes.
- South: Privately owned land primarily used for residential and agricultural purposes.
- East: Privately owned land primarily used for agriculture and residential purposes.
- West: Privately owned land primarily used for residential and agricultural purposes.

Access: The proposed project will have access from Lyons RD.

II. Administrative Review

Notice of Application: An Agricultural Short Plat permit application was submitted to Kittitas County Community Development Services on August 22, 2018. The application was deemed complete on September 21, 2018. A Notice of Application for the Keno Agricultural Short Plat (SP-18-00006) 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 1, 2018. Notice was published in the Daily Record, the official newspaper of record for Kittitas County, and posted to the Kittitas County Website on October 1, 2018, all in conformance with the Kittitas County Project Permit Application Process (Title 15A).



Designated Permit Coordinator (staff contact): Jeremy Johnston, Staff Planner. P: (509) 962-7065, E: jeremy.johnston@co.kittitas.wa.us.

III. Zoning and Development Standards

The subject property is located approximately 3 miles north east of Kittitas, at 10160 Lyons Rd and has a zoning designation of Agriculture-20. The agriculture (A-20) zone is an area wherein farming, ranching and rural life styles are dominant characteristics. 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 16.32.050 Short Plat Requirements and KCC 16.09.040 Development Regulations (Cluster Platting, Conservation and Agricultural Platting).

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.
2. Its conformance to all standards and improvements required under this title.
3. Potential hazards created by flood potential, landslides, etc.
4. Provisions for all improvements and easements (roads, ditches, etc.) required by this title.
5. Access for all proposed lots or parcels by way of a dedicated road right-of-way or easement.
6. All other relevant facts which may determine whether the public interest will be served by approval of the proposed subdivision.
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](#)
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 Conclusions

Staff finds that the proposed agricultural short plat is consistent with all applicable Washington State and Kittitas County code section 16.32.050.

KCC 16.09 Cluster Platting, Conservation, and Agricultural Platting: (KCC 16.09.040(7)).

Agriculture plats are subject to the following provisions:

- a. No Agricultural plat shall be adjacent to another cluster, conservation or agricultural plat so that the total development on the parcels within the adjacent plats exceeds 10 units;

Consistency Statement: *The proposed agricultural short plat is not adjacent to another cluster, conservation or agricultural plat.*

- b. The agriculture development does not exceed the density permitted by the zone in which the agricultural land is located.



Consistency Statement: *The proposed agricultural short plat does not exceed the density permitted by the zone. The proposal encompasses eighty (80) acres in the Agricultural-20 zone, which allows for a total of four (4) density units/lots. Utilizing the agricultural plat provisions, smaller lots are allowed as long as the overall density is not exceeded and is consistent with KCC 16.09.*

c. The agricultural plat is necessitated or pursued for one or more of the following reasons:

- i. to accommodate housing for farm labor or farm family members; or
- ii. to implement an irrigation improvement; or
- iii. to create parcels of real property for financing purposes; or
- iv. to improve or increase agricultural efficiencies or dispose of property no longer useful to the agricultural activities; or
- v. to allow gradual or sequential platting as needed to ensure the economic viability of the farm's future; or
- vi. to facilitate residential dwellings on acreages with varying sizes to allow "small" farms such as Community Support Agriculture (CSA), local farmer's market suppliers to exist in Ag and other zones while acres in excess of those purchased remain with original owner but carry nondevelopment status to meet the density of the underlying zone.

Consistency Statement: *The proposed agricultural short plat is being proposed under item ii,iii, and v. of this section.*

d. Dwellings shall be located with the plat in a manner which secures the necessity of the plat as defined in 4(c) above and in a manner which does not adversely impact productive farmland or on- or off-site agricultural activities. The possibility that lots and dwellings may be located where they are impacted by dust, irrigation water, or agricultural treatments or chemicals, or will encourage trespass, or will interfere with the movement of agricultural vehicles or livestock, or may be adversely impacted by noise or odor, should be minimized. All lots shall have a notation on the face of the plat or a deed restriction that runs with the title that provides notice that the lot is located in an area where agricultural activities occur and may impact lot owners' use and enjoyment of their property.

Consistency Statement: *The proposed agricultural short plat creates a group of parcels along the northern border of the property. This layout will match the irrigation system and assist in ensuring the agricultural land remains viable and economically feasible to continue as an agriculture use.*

e. Lots smaller than two acres and, for all lots, home sites and facilities that support the residential development, such as onsite waste disposal systems, residential units shall be located on lands with poor soils or otherwise not suitable for agricultural purposes.

Consistency Statement: *The proposed agricultural short plat groups the created parcels along the northern edge of the property to accommodate the existing irrigation system and ensure the remaining land remain as an agriculture use.*



Staff Conclusions

Staff finds that the proposed agricultural short plat is consistent with Kittitas County Code section 16.09.040.

IV. Comprehensive Plan

The Kittitas County Comprehensive Plan designates the proposal as a short plat in a Rural Residential Land Use. Kittitas County has established the following goals and policies to guide activities in Rural Residential zones. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

GPO 8.1: Rural lands are characterized by a lower level of service; mixed residential, agriculture and open space uses; broad visual landscapes and parcels of varying sizes, a variety of housing types and small unincorporated communities.

Consistency Statement

The proposed agricultural short plat provides a variation of parcel sizes consistent with the zoning district.

GPO 8.13: Encourage development activities and establish development standards which enhance or result in the preservation of rural lands.

Consistency Statement

The proposed agricultural short plat preserves rural lands through adherence to the zoning density and use of the agricultural platting provisions of KCC16.09.

GPO 8.16: Give preferences to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities.

Consistency Statement

The proposed agricultural short plat encourages rural residential development and encourages continued agricultural use for the remaining open space.

GPO 8.18: Limited development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreational areas. Direct rural development to lands that have adequate public services.

Consistency Statement



The proposed agricultural short plat maintains adequate access to public services and complies with density requirements of the zoning district.

GPO 8.21: Kittitas County will provide criteria within its zoning code to determine what uses will be permitted within rural zone classifications in order to preserve rural character.

Consistency Statement

The proposed agricultural short plat is consistent with the Kittitas County zoning code.

GPO 8.31 Residential uses, where permitted, shall be located where farming and forestry activities and opportunities are not negatively impacted.

Consistency Statement

The proposed agricultural short plat does not negatively impact any farming or forestry activities and will serve to encourage farming use in the future.

Staff Comments

The Keno Agricultural short plat as proposed is consistent with the Kittitas County Comprehensive Plan GPO's listed above. The proposal, as conditioned, preserves the rural character and is not a detriment to neighboring agricultural activities. The property involved is adequately served by local service and meets density requirements for the zoning designation.

V. Environmental Review

Based upon an initial Critical Area review, CDS determined that the Keno agricultural short plat was exempt from SEPA review via WAC 197-11-800 (6)(d). A critical area review was performed resulting in a small wetland located on the northwest side of the property and a type 9 stream crossing the northern half of the parcel.

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.

VII. Project Analysis

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 GPOs apply to this proposal: GPO 8.1, 8.13, 8.16, 8.18, 8.21, and 8.31.

Provided the applicant follows and maintains the GPOs, they shall be in compliance with the Kittitas County Comprehensive Plan. The applicant is proposing an agricultural short plat parcel division consistent with the goals, policies, and objectives of the land use designation. Therefore, the County and applicant are in compliance with the Comprehensive plan.

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

Staff conducted an administrative critical area review in accordance with KCC 17A. GIS information indicates a small wetland located on the northwest side of the property and a type 9 stream crossing the northern half of the parcel.

Consistency with the provisions of KCC 17.29, Agriculture 20 zoning:

This proposal is consistent with the Kittitas County Zoning Code 17.29 as conditioned.

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) addresses hazards created by flood potential, landslides, etc., 4) makes provisions for all improvements and easements, 5) outlines access for all 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 KCC 16.09.040, Development Regulations (Cluster Platting, Conservation and Agricultural Platting):

This proposal, as conditioned, is consistent with the Kittitas County Development Regulations under Cluster Platting, Conservation and Agricultural Platting. The proposal; a) is not adjacent to another cluster, conservation, or agricultural plat, b) does not exceed the zoning district density, c) is pursued under subsections ii, iii, and v, d) is platted in a manner that will not negatively impact agricultural uses, and e) is platted to encourage continued agricultural use.

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

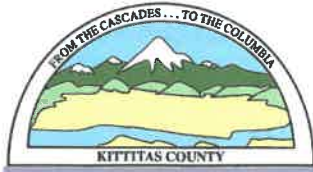
All buildings must be consistent with International Building Codes.

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.



Agency Comments:

The following agencies provided comments during the comment period: Kittitas County Public Works, Kittitas County Public Health, and Kittitas Reclamation District. All comments are on file and available for public review.

Kittitas County Public Health submitted comments outlining the requirement of soil characteristic testing prior to any preliminary approval determination pursuant to KCC 13.04.090. In addition, Kittitas County Public Health outlined requirements that the applicant provide an Adequate Water Supply Determination prior to final approval pursuant to KCC 13.35.027 and 13.35.020.

Kittitas County Public Works provided comments related to access, addressing, plat notes, and required survey changes.

Kittitas Reclamation District provided comment stating that KRD General Guidelines must be met prior to approval.

Public Comments:

There were no public comments submitted during the comment period.

VIII. Findings of Fact

1. **Requested Action:** Cruse and Associates authorized agent for Kevin Keno, landowner, has submitted an agricultural short plat application to subdivide approximately 80 acres into one (1) 4.76 acre lot, two (2) 2.7 acre lot, and one (1) 69.84 The subject property is zoned Agriculture 20.

2. **Location:** One parcel, located in the south east portion of Section 29, T18N, R20E, WM, in Kittitas County, Assessor's map number 18-20-29030-0003, parcel # 495134.

3. **Site Information**
 - a. Total Property Size: 80 acres
 - b. Number of existing lots: 1
 - c. Number of proposed lots: 4
 - d. Domestic Water: Well
 - e. Existing sewage Disposal: On Site Septic
 - f. Power/Electricity: Kittitas County PUD
 - g. Fire District: Fire District 2
 - h. Irrigation District: KRD

Site Characteristics: The site is relatively flat with one existing residence.

Surrounding Property:

North: Privately owned land primarily used for agricultural purposes.



South: Privately owned land primarily used for residential and agricultural purposes.
East: Privately owned land primarily used for agriculture and residential purposes.
West: Privately owned land primarily used for residential and agricultural purposes

4. Access: The proposed project will have access from Lyons RD.
5. The Comprehensive Plan land use designation is "Rural Residential."
6. The subject property is zoned "Agriculture-20."
7. An Agricultural Short Plat permit application was submitted to Kittitas County Community Development Services on August 22, 2018. The application was deemed complete on September 21, 2018. A Notice of application for the Keno Agricultural Short Plat (SP-18-00006) was issued on October 1, 2018. Notice was published in the official newspaper of record for Kittitas County, and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties.
8. The proposal is consistent with Kittitas County Subdivision Code 16.32.050, Short Plat Review and KCC 16.09.040 Development Regulations. Staff finds that the proposed agricultural short plat is consistent with all applicable Washington State and Kittitas County code sections.
9. The following agencies provided comments during the comment period: Kittitas County Public Works, Kittitas County Public Health, and Kittitas Reclamation District. All comments are on file and available for public review.
11. No comments from the public were received as of the time of this staff review.
12. SEPA review was not required under WAC 197-11-800 (6)(d), "Except upon lands covered by water, the approval of short plats or short subdivisions pursuant to the procedures required by RCW 58.17.060, and short plats or short subdivisions within the original short subdivision boundaries provided the cumulative divisions do not exceed the total lots allowed to be created under RCW 58.17.020. This exemption includes binding site plans authorized by RCW 58.17.035 up to the same number of lots allowed by the jurisdiction as a short subdivision."
13. The proposed agricultural short plat is consistent with KCC 17A as conditioned.
14. The proposed agricultural short plat is consistent with KCC 17.29 as conditioned.
15. The proposed agricultural short plat is consistent with KCC 16.32.050 as conditioned.
16. The proposed agricultural short plat is consistent with KCC 16.09.040 as conditioned.
17. The proposed agricultural short plat is consistent with KCC 14.04 as conditioned.



18. The proposed agricultural short plat is consistent with KCC 12 as conditioned.
19. The proposed agricultural short plat is consistent with KCC 20 as conditioned.
20. 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

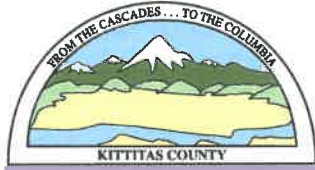
1. As conditioned, the proposal meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned the proposal is consistent with Kittitas County Code Title 16.32 Short Plat Requirements and 16.09 Cluster Platting, Conservation and Agricultural Platting.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, Title 14.04 Building Code, 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 Keno Agricultural Short Plat SP-18-00006 based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

Conditions of Approval:

1. **Water/Sewer**
 - A. A well shall be drilled on lot #1 to prove water is available and water rights obtained for that lot.
2. **Building**
 - A. All new construction must meet the International Building Code requirements.
3. **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. The applicant shall meet all applicable conditions of any pre-established or required Private



Road Maintenance Agreements.

C. 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. 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.

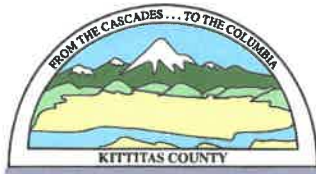
D. Access from Lyons Road shall be constructed to meet or exceed the requirements of a High-Density Private Road that serves 3-14 tax parcels. See Table 4-4, Kittitas County Road Standards, 12/15/15 edition.

1. New access easements shall be a minimum of 60' wide. Existing access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
2. Minimum centerline radius will be 60'.
3. Surface requirement is for a gravel surface per WSDOT Standard Specifications.
4. Maximum grade is 10%.
5. Stopping site distance, reference AASHTO.
6. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
7. Any further subdivision or lots to be served by proposed access may result in further access requirements.
8. 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.
9. All easements shall provide for AASHTO radius at the intersection with a county road.
10. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road.

E. When a road extends more than 150' from the centerline of a County road or other publicly maintained road or serves more than three 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. A driveway shall serve no more than two tax parcels. See Kittitas County Road Standards, 12/15/15 edition.

1. 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'.

2. Maximum grade shall be 15%.
3. Crushed surface depth per WSDOT standards.
4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
5. Any further subdivision or lots to be served by proposed access may result in further access requirements.

G. 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.

H. 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.

I. All KRD General Guidelines must be met prior to final approval. The applicant shall submit proof of this when applying for final approval.

4. State and Federal

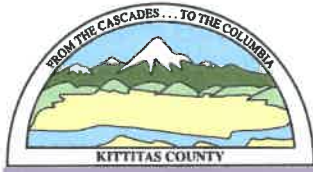
- A. Applicant must meet all state and federal regulations.

5. Fire & Life Safety

- A. Access shall be fully compliant with current IFC-Appendix D.
- B. Addressing to buildings shall be clearly visible from both directions of travel.
- C. Construction shall meet WUI standards.

6. Historic and Cultural Preservation

- A. 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 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.



7. Open Space

- A. The final plat shall include plat notes and appropriate covenants and restrictions ensuring that the open space tract will not be further developed or subdivided in the future.
- B. The applicant will place the open space tract of 69.84 acres in Open Space for perpetuity and will be designated as such on the final mylar.
- C. The use of open area will be for passive and active recreational/agricultural uses as allowed in KCC 16.09.

8. 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.
 - The parcels created by this short plat were done so under the provisions of Kittitas County Code 16.09 Agricultural Plats. Any future lot line adjustments or subdivisions must be consistent with the terms, conditions, and intent of that chapter and done so through the short plat amendment process provisioned for in Kittitas County Code 16.32.100. The agricultural open space dedicated shall remain in open space in perpetuity and shall not be further subdivided.
 - The subject property is within or near existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted right to farm provisions contained in the Section 17.74 of the Kittitas County Zoning Code."
 - All development must comply with International Fire Code.
 - Metering shall be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements.



- 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.
 - 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.
 - Signature blocks shall be constructed and worded in conformance with KCC Chapter 16.24.
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 short plat number SP-18-00006 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.**
 11. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
 12. A type 9 stream is present on the parcel. Any activities proposed within 40 feet of this stream will require CDS review.

From these conclusions and findings, the proposed Agricultural Short 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 \$1,400 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. The appeal deadline for this project is February 7, 2019 at 5:00p.m.



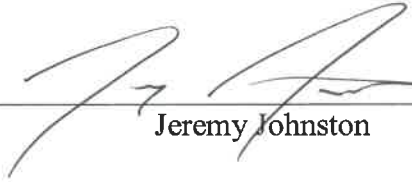
KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

"Building Partnerships – Building Communities"

CDS@CO.KITTITAS.WA.US

Responsible Official



Jeremy Johnston

Title: Planner

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Date: January 24, 2019