

**Davis Short Plat**  
**File Number SP-22-00007**  
**FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL**

**I. General Information**

**Requested Action:** Davis Family Trust, landowner, has submitted a preliminary short plat application to subdivide 22.12 acres into two (2) parcels; One (1) 2.12-acre parcel with a residence, shop, and septic and well, and one (1) 20.00-acre parcel with a residence, shop, and septic and well. This short plat application is utilizing Kittitas County Code 16.12.40(1) New Small Lots Around Existing Residences. The subject property is zoned Commercial Agriculture with a Commercial Agriculture Land Use designation.

**Location:** One tax parcel (#715134), located approximately 2.63 miles northeast of the City of Kittitas off Caribou Road in a Portion of Section 31, Township 18, Range 20, W.M.; Kittitas County parcel map number 18-20-31000-0003.

**Site Information**

Total Property Size:	22.12 acres
Number of existing lots:	1
Number of proposed lots:	2
Domestic Water:	Individual wells
Existing sewage Disposal:	Individual On-site septic
Power/Electricity:	Kittitas PUD
Fire District:	Kittitas Valley Fire and Rescue (Fire District 2)
Irrigation District:	Kittitas Reclamation District

**Site Characteristics:** The site consists of two (2) existing residences, two (2) existing shops, and two (2) individual septic systems and wells.

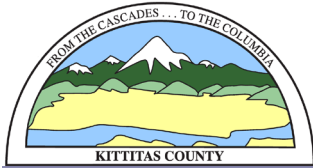
**Surrounding Property:**

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

**Access:** The proposed project has existing access from Caribou Road.

**II. Administrative Review**

**Notice of Application:** A Short Plat permit application was submitted to Kittitas County Community Development Services on December 20, 2022. The application was deemed complete on January 9, 2022. A Notice of Application for the Davis Short Plat (SP-22-00007) 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 January 12, 2023. 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).

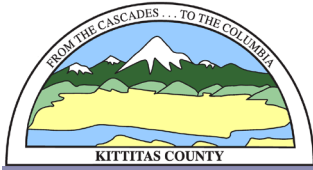
**Designated Permit Coordinator (staff contact):** Chace Pedersen, Staff Planner. Phone: (509) 962-7637, Email: [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us).

### III. Zoning and Development Standards

The subject property is located approximately 2.63 miles northeast of the City of Kittitas and has a zoning designation of Commercial Agriculture. 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 16.12.040(1) New Small Lots Around Existing Residences and KCC 16.32.050 Short Plat Requirements.

#### **KCC 16.12.040(1) New Small Lots Around Existing Residences review:**

- A. Lots within AG zoning districts including Commercial AG, AG-20 and AG-5 zones that are greater than three acres may be subdivided to create one small lot around an existing residence, subject to recording of a covenant precluding further division of the subject lot while designated for agricultural use by the adopted Kittitas County Comprehensive Plan maintaining the minimum adjustment necessary to accommodate the proposed use, and it has contained a lawfully existing residence for at least the last five years, subject to the following:
  - i. The five-year date for the establishment of a lawfully existing residence starts from the issuance date of a Certificate of Occupancy by the Building Official or the date of the sign-off on the approved final inspection for the installation permit if the residence is a manufactured home. If the permit holder failed to obtain a Certificate of Occupancy or approved final inspection of a residence, the applicant may provide other evidence to establish the date of the residence. However, no applications for land division will be accepted until such time that a Certificate of Occupancy has been issued or approved final inspection has been completed and all required changes have been made, if required by the Building Official. Such proof is not required for residences established prior to the adoption of the building code by Kittitas County on April 17, 1984.
  - ii. The small lot shall be one to three acres in size, except the Director may authorize a larger lot size under subsection 16.12.040(1)(A)(iii).
  - iii. Larger Lot Size Authorized. The Director may authorize a larger lot size when the applicant submits evidence or information that documents one or more of the following:



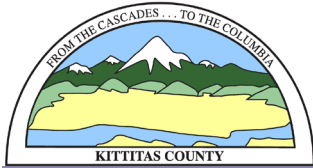
- a. The Kittitas County Health Department determines a larger area is necessary to include approved water supply and sewage disposal systems within the lot; or
  - b. The logical division to create the lot follows a physical feature which acts as a bonafide, practical obstacle to normal and necessary farming practices (e.g., rock outcrops; Type S and NP streams, slopes exceeding 15%; or a different intervening in-fee ownership physically separates that parcel by a State highway or primary irrigation district canal or major sublateral); or
  - c. A larger lot size is necessary to encompass existing related uses or structures in immediate proximity
- iv. The lot comprising the balance of the division shall be capable of meeting all applicable setbacks and other requirements to ensure its continued agricultural use.
  - v. Any small lot allowed to be three acres or greater in size shall still be considered a small lot and is not capable of being further subdivided under this Section. A covenant or plat note indicating this restriction shall be recorded whenever a larger lot size is granted.

### **Staff Conclusions**

The proposal meets the requirements of KCC16.12.040 (1) New Small Lots Around Existing Residences; 1) The existing residence on proposed lot B1 was constructed in 2010 and the existing residence on proposed lot B2 was constructed in 2004, which meets the requirement of being a lawfully existing residence for at least the last 5 years under KCC 16.12.040(1)(i), 2) The small lot is 2.12 acres and meets the requirements of 16.12.040(1)(A)(ii), 3) The remaining 20.00-acre parcel is capable of meeting all setback requirement ensuring continued agricultural use, 4) The Short Plat has been conditioned to ensure a covenant will be recorded and referenced in a plat note precluding further division of the lots while designated for Agricultural Land Use.

**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**

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

### **IV. Comprehensive Plan**

The Kittitas County Comprehensive Plan designates the proposal as a short plat in a Commercial Agriculture 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-P109: Kittitas County will continue to research innovative incentive-based ordinances that encourage and preserve resource land activity.

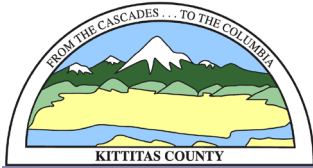
#### **Consistency Statement**

*KCC 16.12.040 (1)(A) New Small Lots Around Existing Residences was adopted through the 2022 docket cycle, allowing for property owners to create a small lot around their existing residence and place a covenant precluding further division of the subject lot while designated for agricultural use. The proposed Davis 2 lot short plat will allow the owner to maintain the residence of the smaller lot while precluding the larger lot's agricultural land from further division.*

RR-P119: The County should promote the preservation of agricultural activities through programs that encourage long-term ownership and production on agricultural lands.

#### **Consistency Statement**

*The proposed short plat will create a large lot from the farmland located outside of the existing residence and appurtenances of the small lot, allowing the current owner to continue residency, as well as providing provisions in which the remaining agriculture land will continue to be farmed.*



RR-P121: *The County should encourage development projects whose outcome will be the significant conservation of farmlands.*

**Consistency Statement**

*The proposed short plat will create a large lot from the farmland located outside of the existing residence and appurtenances of the small lot, allowing the current owner to continue residency, as well as providing provisions in which the remaining agriculture land will continue to be farmed.*

RR-P135: *All plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as agricultural lands, forest lands, or mineral resource lands, shall contain a notice that states that: "The subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with County, State and federal laws are not subject to legal action as public nuisances." (RCW 7.48.305)*

**Consistency Statement**

*The Davis Short Plat as conditioned is consistent with RR-P135.*

**Staff Comments**

*The Davis short plat as conditioned is consistent with the Kittitas County Comprehensive Plan Goals and Policies listed above. The proposal preserves resource lands and allows for continued commercial agriculture land use.*

**V. Environmental Review**

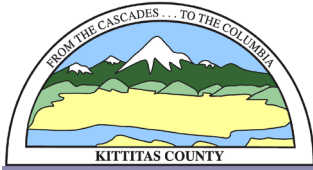
Based upon an initial Critical Area review, CDS determined that the Davis short plat was exempt from SEPA review per WAC 197-11-800 (6)(d). A desktop critical area review was performed by staff and a Type 2 (F) stream was found to be present on or surrounding the proposed short plat. The Type 2 (F) stream (Caribou Creek) runs adjacent to the western property line of the subject parcel and encroaches upon the subject parcel in approximately the northwest corner of the subject parcel. While critical areas exist adjacent to and within the proposed project, it has been determined the Davis Short Plat will not degrade the functions or values of the critical areas or buffers. No critical areas report will be required as the Davis Short Plat meets the requirements of 17A.01.110(2)(c)(ii). Any future development will be required to meet the standards of KCC 17A Critical Areas.

**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 Valley Fire & Rescue, Washington Department of Fish & Wildlife, Kittitas Reclamation District, Kittitas County Public Health, Confederated Tribes of the Colville Reservation, Kittitas County Fire Marshal's Office, Snoqualmie Tribe, Bonneville Power Administration, Washington State Department of Health – Office of Drinking



Water, Kittitas County Public Works. Substantive comments are addressed below.

Kittitas Valley Fire & Rescue stated they had no comment.

*Applicant Response: No response provided.*

*Staff Response:* As the comment provided was "No Comment", staff has no response.

Washington Department of Fish & Wildlife stated they have no substantive comments.

*Applicant Response: No response provided.*

*Staff Response:* As no substantive comments were provided, staff has no response.

Kittitas Reclamation District provided comment stating the Davis Short Plat lies within the KRD and will be required to meet the KRD General Subdivision Guidelines.

*Applicant Response: No response provided.*

*Staff Response:* The application has been conditioned to meet all State, Federal and Local codes.

Kittitas County Public Health stated they had no comment.

*Applicant Response: No response provided.*

*Staff Response:* As the comment provided was "No Comment", staff has no response.

The Confederated Tribes of the Colville Reservation provided comment that the subject parcel is within the Moses-Columbia Traditional Territories and is near known cultural resources and recommends the project to continue with an inadvertent discovery plan (IDP) in place.

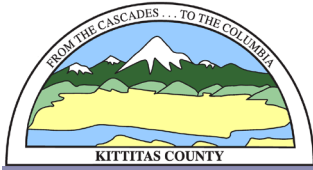
*Applicants Response: "...I just want to clarify that both homes with utilities are already existing and simply trying to place each on a separate tax parcel. No new construction or ground disturbing activities will happen to complete this application."*

*Staff Response:* There is no proposed construction or ground disturbing activity associated with the Davis Short Plat. No additional cultural concerns were raised by other interested agencies or Tribes.

Kittitas County Fire Marshal's Office provided comment that they do not see any issue with approving the short plat proposal and there is no future development being proposed. Adding a new parcel will not increase nor decrease any fire risks or hazards in the area.

*Applicant Response: No response provided.*

*Staff Response:* Any future projects will be required to meet all current codes at the time of application.



Snoqualmie Tribe stated they have no substantive comments.

*Applicant Response: No response provided.*

*Staff Response: As there are no substantive comments, staff has no response.*

Bonneville Power Administration provided comment stating the proposal will not directly impact BPA facilities located 3.3 miles east of the subject property and BPA does not have any objections to approval of the proposed short plat at this time.

*Applicant Response: No response provided.*

*Staff Response: The informational comments have been provided to the applicant.*

Washington State Department of Health – Office of Drinking Water provided comments regarding groundwater extraction, well requirements, and working with Kittitas County regarding any withdrawal mitigation.

*Applicant Response: No response provided.*

*Staff Response: The application has been conditioned to meet all State, Federal and Local codes.*

Kittitas County Public Works provided comments regarding access permits and maintenance requirements, fire apparatus turnaround requirements, County Road Standards, grade and fill permit requirements, traffic concurrency requirements, survey requirements and floodplain requirements.

*Applicant Response: No response provided.*

*Staff Response: The application has been conditioned to meet all State, Federal and Local codes.*

**Public Comments:**

No public comments were received during the comment period.

**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.

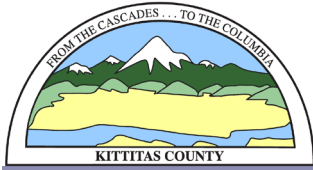
**Consistency with the Comprehensive Plan:**

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-P109, RR-P119, RR-P121, and RR-P135.

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

A desktop critical area review was performed by staff and identified a Type 2 (F) stream identified along





the western parcel border. The requirement for a critical areas report has been waived as the Davis Short Plat meets the requirements of 17A.01.110(2)(c)(ii).

**Consistency with the provisions of KCC 17.31, CA – Commercial Agriculture Zone:**

This proposal is consistent with the Kittitas County Zoning Code for the Commercial Agriculture 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.

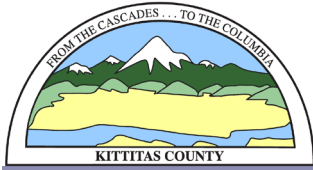
**VIII. Findings of Fact**

1. Requested Action: Davis Family Trust, landowner, has submitted a preliminary short plat application to subdivide 22.12 acres into two (2) parcels; One (1) 2.12 acre parcel with a residence, shop, and septic and well, and one (1) 20.00 acre parcel with a residence, shop, and septic and well. This short plat application is utilizing Kittitas County Code 16.12.40(1) New Small Lots Around Existing Residences. The subject property is zoned Commercial Agriculture with a Commercial Agriculture Land Use designation.
2. Site Location: One tax parcel (#715134), located approximately 2.63 miles northeast of the City of Kittitas off Caribou Road in a Portion of Section 31, Township 18, Range 20, W.M.; Kittitas County parcel map number 18-20-31000-0003.

**3. Site Information**

Total Property Size:	22.12 acres
Number of existing lots:	1
Number of proposed lots:	2
Domestic Water:	Existing individual wells
Existing sewage Disposal:	Existing individual on-site septic
Power/Electricity:	Kittitas PUD





Fire District: Kittitas Valley Fire and Rescue (Fire District 2)  
Irrigation District: KRD

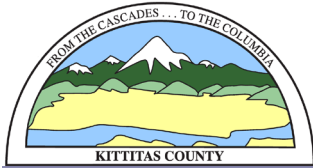
Site Characteristics: The site consists of two (2) existing residences, two (2) existing shops, and two (2) individual septic systems and wells.

Surrounding Property:

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

Access: The proposed project has existing access from Caribou Road.

4. The Comprehensive Plan land use designation is "Commercial Agriculture".
5. The subject property is zoned "Commercial Agriculture".
6. A Short Plat permit application was submitted to Kittitas County Community Development Services on December 20, 2022. The application was deemed complete on January 9, 2023. A Notice of Application for the Davis Short Plat (SP-22-00007) 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 January 12, 2023. Notice was published in 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 16.32.050, Short Plat Review. Staff finds that the proposed short plat is consistent with all applicable Washington State and Kittitas County code sections.
8. The following agencies provided comments during the comment period: Kittitas Valley Fire & Rescue, Washington Department of Fish & Wildlife, Kittitas Reclamation District, Kittitas County Public Health, Confederated Tribes of the Colville Reservation, Kittitas County Fire Marshal's Office, Snoqualmie Tribe, Bonneville Power Administration, Washington State Department of Health – Office of Drinking Water, Kittitas County Public Works.
9. 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 as conditioned.



13. The proposed short plat is consistent with KCC 17.31 CA – Commercial Agriculture Zone as conditioned.
14. The proposed short plat is consistent with KCC 16.32.050 as conditioned.
15. The proposed short plat is consistent with KCC Title 14 Building and Construction as conditioned.
16. The proposed short plat is consistent with KCC 12 Roads and Bridges as conditioned.
17. The proposed short plat is consistent with KCC 20 Fire and Life Safety 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 16.32 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.

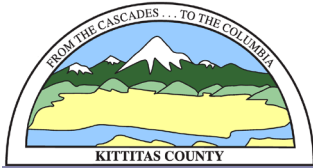
## X. Decision and Conditions of Approval

Kittitas County Community Development Services grants *preliminary approval* of the Davis Short Plat SP-22-00007 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 shall 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

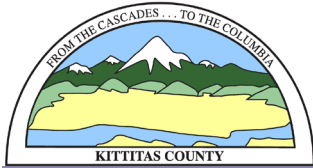


permits, licenses, and approvals for any development, construction, and/or improvements that occur within the boundaries of this subdivision.

- C. The applicant shall provide evidence to CDS of project consistency with KRD General Subdivision Guidelines prior to final approval.

## 2. Roads and Transportation

- A. This application is subject to the latest revision of the Kittitas County Road Standards, dated 2015. 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 12.01.150)
- B. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 2015 edition.
- C. New access easements shall be a minimum of 30'. 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. Driveways longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of the appendix D in the International Fire Code.
- E. Max grade shall be 10%.
- F. Crush surface depth per WSDOT Standards.
- G. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- H. 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.
- I. 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.
- J. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
- K. 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.
- L. 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).

**3. State and Federal**

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

**4. New Small Lots Around Existing Residences**

- A. A covenant precluding further division of any lots in the Davis Short Plat while designated for agricultural use by the adopted Kittitas County Comprehensive Plan shall be recorded with the County Auditor and a plat note shall reflect the recording number of the covenant.
- B. A plat note of covenant precluding any further division of Lot B2 under KCC 16.12.040(1) shall be recorded with the County Auditor.

**5. Survey**

- A. Property corners for the new division shall be shown on the Final short plat.

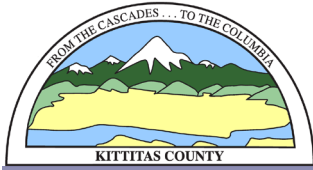
**6. Flood**

A portion of the subject property is located in the FEMA identified special flood hazard area (100-year floodplain) zone A. If possible, any future development should remain outside of the floodplain to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain shall be permitted through the floodplain development permit process and follow the regulations within KCC 14.08.

In accordance with KCC Chapter 14.08.220, all subdivisions as well as new development shall:

1. Be consistent with the need to minimize flood damage.
2. Have public utilities and facilities such as sewer, gas, electrical, and systems located and constructed to minimize damage.
3. Have adequate drainage provided to reduce exposure to flood damage.
4. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments containing greater than 50 lots or 5 acres (whichever is lesser) and shall be included as part of the application and shall be noted on the final mylar.
5. All subdivisions shall show on the face of both the preliminary and final plat, for either short or long plats, the boundary of the 100-year floodplain and floodway.

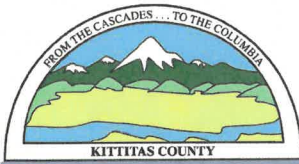
Since the flood zone on the parcel is zone A and base flood elevation (BFE) data is not currently available, KCC 14.08.220(4) is applicable and the BFE data shall be provided prior to final plat approval. Please contact the Floodplain Administrator at (509) 962-7523 for assistance.



## 7. 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 shall 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.
- 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.
- 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.
- The subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance with County, State and federal laws are not subject to legal action as public nuisances.
- Pursuant to KCC 16.12.040 (1), further division of the parcels of the Davis Short Plat are restricted by covenant recorded at Instrument # \_\_\_\_\_.



## KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

"Building Partnerships – Building Communities"

CDS@CO.KITITITAS.WA.US

8. Taxes shall 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.
9. Both sheets of the final mylars shall reflect short plat number SP-22-00007 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.
10. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
11. 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 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 April 4, 2023 at 5:00p.m. Appeals submitted on or before April 4, 2023 shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.**

**Responsible Official**

Chace Pedersen

**Title:** Planner I

**Address:** Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA. 98926  
Phone: (509) 962-7637

**Date:** March 21, 2023