



## KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

### FINAL PLAT APPLICATION

Please type or print clearly in ink. Attach additional sheets as necessary. The following items must be attached to the application packet at intake or the application will not be accepted. Pursuant to RCW 58.17.140 "Final plats and short plats shall be approved, disapproved, or returned to the applicant within thirty days from the date of filing thereof, unless the applicant consents to an extension of such time period;" therefore Kittitas County must have all of the required attachments to accept the final plat/short plat for review to meet the required timeframes. For plats that require the Board of County Commissioners (BOCC) signature, all documents must be uploaded for consideration approximately one (1) week in advance of the BOCC Agenda Session Meeting. This leaves three (3) weeks from the date of applicant submittal for County Staff to review and sign the plat.

#### REQUIRED ATTACHMENTS

- ☒ One paper copy of Final Plat drawings meeting all final drawing requirements (reference KCC Title 16 Subdivision Code for plat drawing requirements) and RCW Title 58 along with WAC 332-130.
  - o May be submitted on polyester film, however please note these may need to be reprinted based on staff review (this is not required for initial review)
- ☒ Project Condition Compliance Document that responds in writing as to how each condition of preliminary approval has been met, including supporting documentation as necessary (Example Attached).
- ☒ If this is a plat associated with a Planned Unit Development, the Final Development Plan must be approved through Resolution by the BOCC prior to submittal for final plat/short plat review.
- ☒ Recent Title Report, within 90 days of final plat submittal.
- ☒ Lot Line Closures
- ☒ Proof of water sufficient to meet Kittitas County Department of Environmental Health requirements.
- ☒ Any other items specifically required by conditions of preliminary approval.

#### APPLICATION FEES:

\$970.00 Kittitas County Community Development Services (KCCDS) Final Plat Fee

\$295.00 Kittitas County Environmental Health Final Plat Fee

\$1,215.00\* Kittitas County Public Works Final Plat Fee

**\$2,480.00 Total fees due for final plat processing**

\*5 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

#### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

*Carrie Peebles*

DATE:

*11/18/22*

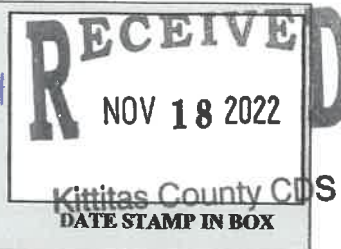
RECEIPT #

*CD22-03864*  
*LPF-22-0008*

Planner Intake Signature (required for submittal):

*Janet Crane*

*11-18-2022*



COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 01-18-2022

Page 1 of 4

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form.*

Name: Mike & Debbie Stanavich  
Mailing Address: 8400 Smithson Rd  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: (509) 312-0791  
Email Address: dstanavich@gmail.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

3. **Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: Chris Cruse  
Mailing Address: PO Box 959  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: (509) 962-8242  
Email Address: chris@cruseandassoc.com

4. **Street address of property:**

Address: 8400 Smithson Road  
City/State/ZIP: Ellensburg WA 98926

5. **Tax parcel number(s):** 10729

6. **Project File Name (at time of preliminary review):** Stanavich Ag Plat

7. **Project File Number (at time of preliminary review):** LP-21-00003

8. **Preliminary Approval Date:** 5/31/2022

9. **Preliminary Approval Resolution Number** \_\_\_\_\_

10. **Final Development Plan Resolution Number (only if this applies):** \_\_\_\_\_

11. **Development Agreement Ordinance Number (only if this applies):** \_\_\_\_\_

**AUTHORIZATION**

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

**All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.**

**Signature of Authorized Agent:**  
**(REQUIRED if indicated on application)**

**Date:**

X \_\_\_\_\_

\_\_\_\_\_

**Signature of Land Owner of Record**  
**(Required for application submittal):**

**Date:**

X Meh. Steen

11-18-22

# Condition Compliance Document

LP-21-00003

## IV. CONDITIONS OF APPROVAL

All Conditions of Approval shall apply to the Applicant, and the Applicant's heirs, successors in interest and assigns.

1. The project shall proceed in substantial conformance with the plans and application materials on file dated September 8, 2021, and subsequent information included in the complete file index except as amended by the conditions herein. *Noted*
2. There shall be a notification on the final plat and all conveyance instruments with the following notice: "The subject property is within or newer 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." *Note 8 on Pg 2 of Plat*
3. The applicant is responsible for meeting the KRD General Subdivision Guidelines. *Yes, see attached email*
4. The applicant is responsible for compliance with all applicable local, state, and federal rules and regulations, and must obtain all appropriate permits and approvals. *Noted*
5. All accesses and roads shall be IFC compliant. *Noted*
6. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval. *Noted*
7. Computer sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lots, or any tract. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate. *Attached*
8. The Final Plat shall contain the name of the Engineer/Surveyor responsible for preparing the documents on all sheets. *Noted*
9. All structures will be permitted and built to the current Kittitas County adopted building



codes at the time of construction.

*Noted*

10. Except for lot D, the applicant shall provide one soil log for each new, proposed lot. *Completed*
11. Where individual wells are proposed, a well log must be provided along with documentation of water rights for each proposed new lot. Where shared wells are proposed a well log, water right documentation for each lot and a shared well user's agreement must be signed, notarized, and filed.
12. Driveways: A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 12/15/15 edition.
- 12.1 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' with 2' of clear zone on each side if the length of the driveway is more than 150'.
- 12.2 Driveways with a length greater than 150' shall construct a turnaround which meets or exceeds the International Fire Code Appendix D turnaround. *Noted*
- 12.3 Maximum grade shall be 10%.
- 12.4 Crushed surface depth per WSDOT standards.
- 12.5 Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- 12.6 Any further subdivision or lots to be served by proposed access may result in further access requirements.
13. Plat Notes: Plat notes shall reflect the following: *See Sheet 2 of Plat*
- 13.1 Maintenance of the access is the responsibility of the property owners who benefit from its use. *Note 5*
- 13.2 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. *Note 6*
- 13.3 Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. *Note 7*
- 13.4 Kittitas County will not accept private roads until such roads are brought into conformance with current Kittitas County Road Standards and formally adopted by the Kittitas County Board of County Commissioners. *Note 11*
- 13.5 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 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation. *Note 2*
- 13.6 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. *Note 22*
- 13.7 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. *Note 23*
14. Open Space:
- 14.1 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. *See note 13 on Sheet 2 of Plat*

- 14.2 The applicant will place the open space tract of 40-acres in Open Space for perpetuity and will be designated as such on the final mylar. *Note 13 Sheet 2*
- 14.3 The use of open space area will be for passive and active recreational/agricultural uses as allowed in KCC 16.09 *Noted*
- 14.4 The final plat shall include a plat note ensuring the open space will be appropriately maintained to control noxious weeds and fire hazards. *Note 3 Sheet 2*

15. **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

*Sheet 1 of Plat  
with other signature  
blocks*

- 16. **Private Road Maintenance Agreement:** The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements. *Noted*
- 17. **Lot Closure:** It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate. *Noted*
- 18. **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. *Noted*
- 19. **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. *Noted*
- 20. **Fire Protection:** Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response. *Noted*
- 21. **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. *Noted*
- 22. **Flood:** In accordance with KCC Chapter 14.08.220, all subdivisions as well as new development shall:
  - 22.1 Be consistent with the need to minimize flood damage.
  - 22.2 Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage. *Noted*
  - 22.3 Have adequate drainage provided to reduce exposure to flood damage.
  - 22.4 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.
  - 22.5 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.

23. Water Mitigation and Metering: Prior to final plat approval and recording, the following conditions shall be met. In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:
- 23.1 A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
  - 23.2 An adequate water right for the proposed new use; or
  - 23.3 A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.

See attached  
Letter

24. All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended. *Noted*

Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.

25. In addition to the conditions noted above, the following MDNS conditions shall also apply

- 25.1 Critical Areas: All final surveys shall include denotation of the identified streams and category III wetland of the Critical Areas Report received 4-1-22 and the associated buffers in accordance with KCC 17A. *Noted and on Sheet 1*

- 25.2 Cultural Resources: 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. *Noted*

Dated this 31 day of May, 2022.

KITTITAS COUNTY HEARING EXAMINER

  
\_\_\_\_\_  
Andrew L. Kottkamp

This Decision is subject to appeal pursuant to the Kittitas County Code and the Revised Code of Washington.

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-47608046**

## UPDATED GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: November 16, 2022

Issued by:

AmeriTitle, LLC

101 W Fifth Ave.

Ellensburg, WA 98926

(509)925-1477

  
Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

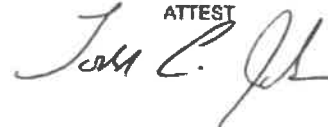


By:



President

ATTEST



Secretary

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-47608046

# **SUBDIVISION GUARANTEE**

Order No.: 475219AM  
Guarantee No.: 72156-47608046  
Dated: November 16, 2022 at 7:30 A.M.

Liability: \$1,000.00  
Fee: \$350.00  
Tax: \$29.05

Your Reference: 8400 Smithson Rd, Ellensburg, WA 98926

Assured: Cruse & Associates

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Parcel A of that certain Survey recorded October 11, 1995, in Book 21 of Surveys, pages 117 and 118, under Auditor's File No. 586114, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 35, Township 19 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

**EXCEPT:**

The South 66.47 feet of Parcel A of that certain Survey recorded October 11, 1995 in Book 21 of Surveys, pages 117 and 118, under Auditor's File No. 586114, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 35, Township 19 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Mike Stanavich and Debra Stanavich, husband and wife

**END OF SCHEDULE A**



**(SCHEDULE B)**

Order No: 475219AM  
Policy No: 72156-47608046

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2022  
Tax Type: County  
Total Annual Tax: \$5,957.61  
Tax ID #: 14217  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$2,978.81  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2022  
Second Installment: \$2,978.80  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2022

Subdivision Guarantee Policy Number: 72156-47608046



7. Communication assessment for the year 2022, which becomes delinquent after April 30, 2022, if not paid.  
Amount: \$0.00 (Paid)  
Parcel No. : 14217

Note: This exception is for informational purposes only and will be removed from the final policy as the assessment is not a lien on real property.

8. Tax Year: 2022  
Tax Type: County  
Total Annual Tax: \$442.20  
Tax ID #: 10729  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$221.10  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2022  
Second Installment: \$221.10  
Second Installment Status: Paid  
Second Installment Due/Paid Date: October 31, 2022

9. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

10. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

11. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from William J. Grueter and Patricia M. Grueter, husband and wife.  
Recorded: October 31, 1995  
Book: 370, Page 1966  
Instrument No.: 586703

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: William J Grueter and Patricia M. Grueter  
Purpose: A 10 foot irrigation easement for an existing concrete ditch adjacent to along the West boundary of said parcel, together with the right of access to the owner or owners of Parcels C, D and E, for the rights of maintenance, cleaning and repair to said irrigation ditch  
Recorded: October 31, 1995  
Instrument No.: 586703  
Book 370, Page 1966  
Affects: Said premises and other lands

13. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: October 31, 1995

Instrument No.: 586703, in Volume 370, page 1966

Which are as follows: A covenant in favor of Parcels C and D, as described in the survey of the above-described property, that the above-described property be properly and regularly irrigated during the normal irrigation season (April 15 to October 15) each year, to the full measure of all irrigation water to which the property is entitled, and that such excess water not utilized by Parcel A above described, shall be allowed to flow naturally off said property and onto Parcel B as described in that certain survey dated October 11, 1995, as contained in Book 21 of Surveys, at pages 117 and 118, under Auditor's File No. 586114, records of Kittitas County, Washington, being a portion of the West half of Section 35, Township 19 North, Range 18 East, W.M., Kittitas County, State of Washington.

#### **END OF EXCEPTIONS**

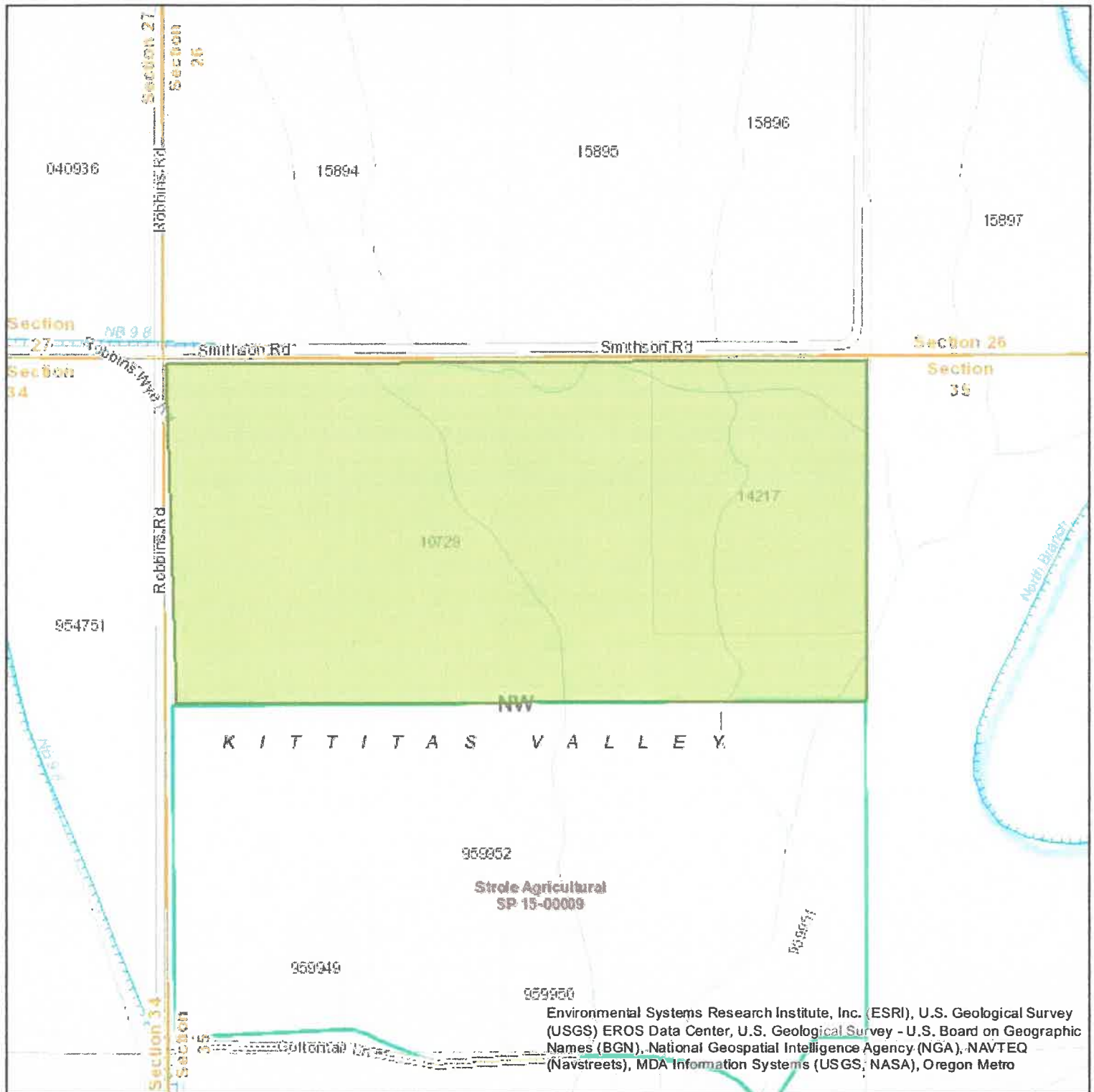
#### **Notes:**

- a. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
- b. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Ptn Parcel A, Book 21 of Surveys, pgs 117 and 118, ptn of the NW Quarter of Section 35, Township 19 N, Range 18 E, W.M.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

#### **END OF GUARANTEE**

# 8400 Smithson Rd Ellensburg



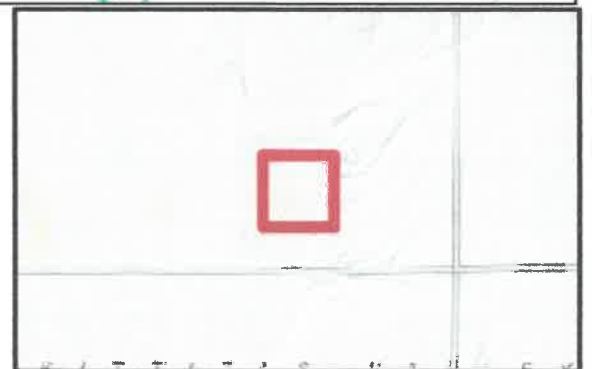
Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) EROS Data Center, U.S. Geological Survey - U.S. Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (Navstreets), MDA Information Systems (USGS, NASA), Oregon Metro

Date: 6/25/2021

1 inch = 752 feet  
Relative Scale 1:9,028

**Disclaimer:**

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.





## Kittitas Reclamation District

P.O. Box 276

Ellensburg, WA 98926

Phone: (509) 925-6158 Fax: (509) 925-7425

October 21, 2022

Mr. Mike Stanavich  
4800 Smithson Rd  
Ellensburg, WA 98926

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Re: Subdivision Approval – Stanavich Ag Plat

Dear Mr. Stanavich:

This letter is in regards to the segregation of your property that lies within the boundaries of the Kittitas Reclamation District.

You have satisfactorily met all conditions set forth in the KRD General Guidelines for Subdivisions; therefore, your subdivision has been approved.

Thank you for taking the time in meeting our requirements. If I can be of further assistance, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sara Vickers", written in dark ink.

Sara Vickers  
Lands Clerk/RRA Specialist

FROM			ANGLE		DIST	NORTH	EAST	TO
=====								
PT/PT INVERSE			<i>Total</i>					
*****	START					105200.02834	105371.00124	385
								RD R/W
385	INV	N	89 26 45	E	2323.08	105225.40378	107993.93447	386
								RD R/W
386	INV	S	0 03 36	E	1345.82	103879.78315	107995.34216	848
								calc
848	INV	S	89 26 45	W	2621.35	103854.42423	105374.11391	849
								calc
849	INV	N	0 07 57	W	1345.61	105200.02834	105371.00124	385
								RD R/W

NO CLOSURE ERROR Area = 3528361.60 sq ft 105200.02834 105371.00124 385  
FROM ANGLE DIST NORTH EAST TO

=====								
PT/PT INVERSE			<i>A</i>					
*****	START					105200.02834	105371.00124	385
								RD R/W
385	INV	N	89 26 45	E	743.26	105207.21867	106114.23006	247
								calc
247	INV	S	17 11 36	E	52.19	105157.36556	106129.65570	248
								calc
248	INV	S	56 17 00	E	314.82	104982.61813	106391.51731	254
								calc
254	INV	S	0 03 36	E	372.18	104910.43985	106391.90865	256
								calc
256	INV	N	89 26 45	E	545.87	104815.72028	106337.74815	299
								calc
299	INV	S	0 03 36	E	748.16	103863.55907	106938.52873	579
								calc
579	INV	S	89 26 45	W	1564.49	103854.42423	105374.11391	849
								calc
849	INV	N	0 07 57	W	1345.61	105200.02834	105371.00124	385
								RD R/W

NO CLOSURE ERROR Area = 1742400.09 sq ft 105200.02834 105371.00124 385  
FROM ANGLE DIST NORTH EAST TO

=====								
PT/PT INVERSE			<i>B</i>					
*****	START					105157.36556	106129.65570	248
								calc
248	INV	N	89 26 45	E	245.38	105159.73934	106375.02141	562
								calc
562	INV	S	80 57 39	E	282.71	105115.32280	106654.21865	563
								calc
563	INV	S	0 03 36	E	502.34	104612.98248	106654.74431	564
								calc
564	INV	S	89 26 45	W	262.85	104610.43985	106391.90865	256
								calc
256	INV	N	0 03 36	W	372.18	104982.61813	106391.51731	254
								calc
254	INV	N	56 17 00	E	314.82	105157.36556	106129.65570	248
								calc

NO CLOSURE ERROR Area = 161038.47 sq ft 105157.36556 106129.65570 248  
FROM ANGLE DIST NORTH EAST TO

PT/PT INVERSE C									
*****	START						105115.32280	106654.21865	563
563	INV	S	70	18	03	E	159.53	105061.54851	106804.41058
									596
596	INV	N	89	26	45	E	132.88	105062.83395	106937.28041
									597
597	INV	S	0	03	36	E	447.11	104615.72036	106937.74815
									299
299	INV	S	89	26	45	W	283.02	104612.98246	106654.74431
									564
564	INV	N	0	03	36	W	502.34	105115.32280	106654.21865
									563
									calc

=====

NO CLOSURE ERROR	Area = 130631.92 sq ft	105115.32280	106654.21865	563	
FROM	ANGLE	DIST	NORTH	EAST	TO

=====

PT/PT INVERSE						D				
*****	START						105207.21867	106114.23006	247	
247	INV	N	89	26	45	E	1475.53	105221.49298	107589.69431	calc
592	INV	S	0	03	36	E	475.60	104745.89649	107389.19185	592
593	INV	S	37	11	38	W	127.20	104644.56967	107513.29781	calc
594	INV	S	11	55	54	W	788.05	103873.54342	107350.37235	593
600	INV	S	89	26	45	W	411.86	103869.55907	106938.52873	calc
579	INV	N	0	03	36	W	1193.28	105062.83395	106937.28041	579
597	INV	S	89	26	45	W	132.88	105061.54851	106804.41058	calc
596	INV	N	70	18	03	W	159.53	105115.32280	106654.21865	596
563	INV	N	80	57	39	W	282.71	105159.73931	106373.02141	calc
562	INV	S	89	26	45	W	245.38	105157.31556	106129.65570	563
248	INV	N	17	11	36	W	52.19	105207.21867	106114.23006	calc

=====

NO CLOSURE ERROR	Area = 824171.05 sq ft	105207.21867	106114.23006	247	
FROM	ANGLE	DIST	NORTH	EAST	TO

=====

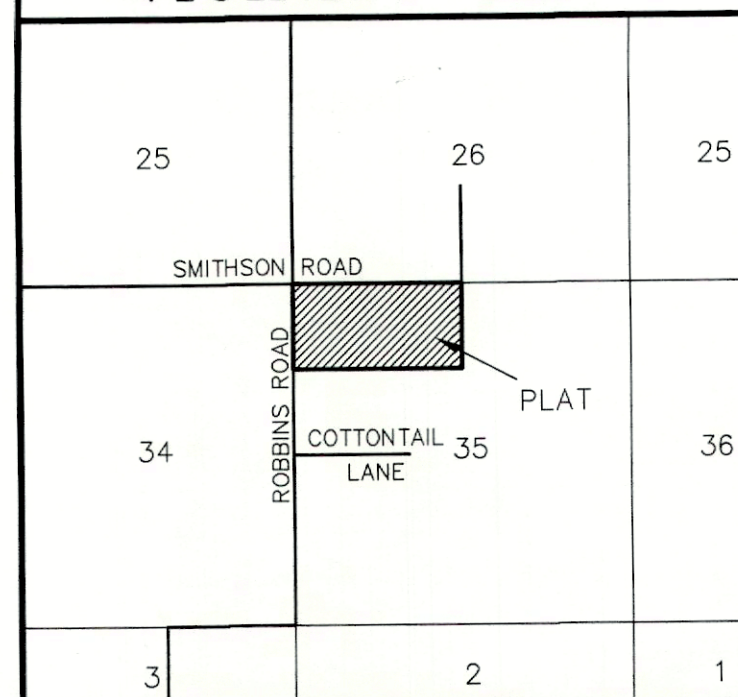
PT/PT INVERSE										
*****	START	E								
							105221.49296	107589.69431	592	
592	INV	N	89	26	45	E	404.26	105225.40376	107993.93447	calc
386	INV	S	0	03	36	E	1345.62	103879.78315	107995.34216	RD R/W
848	INV	S	89	26	45	W	645.00	103873.54342	107350.37235	calc
600	INV	N	11	55	54	E	788.05	104644.56967	107513.29781	calc
594	INV	N	37	11	38	E	127.20	104745.89649	107389.19185	calc
593	INV	N	0	03	36	W	475.60	105221.49296	107589.69431	calc

=====

NO CLOSURE ERROR	Area = 670077.07 sq ft	105221.49298	107589.69431	592
		15.38289 ac		



## VICINITY MAP



## APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_\_\_

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_\_\_

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE STANAVICH AG PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_\_\_

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 14217 & 10729

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_\_\_

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE STANAVICH AG PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 14217 & 10729

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_\_\_

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_\_\_

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

BY: \_\_\_\_\_  
CHAIRMAN

ATTEST: \_\_\_\_\_  
CLERK OF THE BOARD

# STANAVICH AG PLAT

## PART OF SECTION 35, T. 19 N., R. 18 E., W.M.

### KITTITAS COUNTY, WASHINGTON

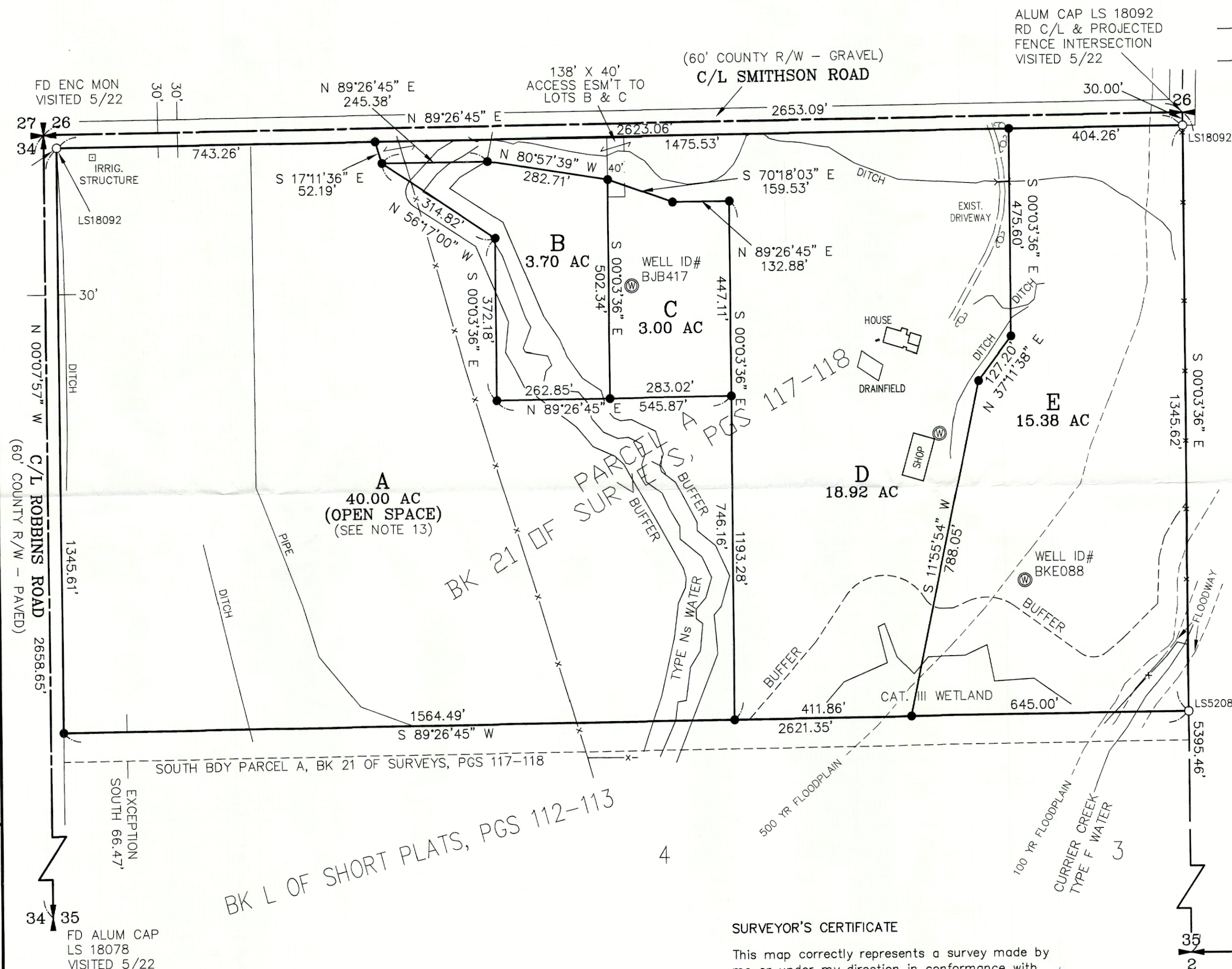
LP-21-00003



( IN FEET )  
1 inch = 200 ft.

## LEGEND

- SET 5/8" REBAR W/ YELLOW CAP "CRUSE LS 36815"
- FOUND PIN & CAP AS NOTED
- x— FENCE
- ⊙ WELL

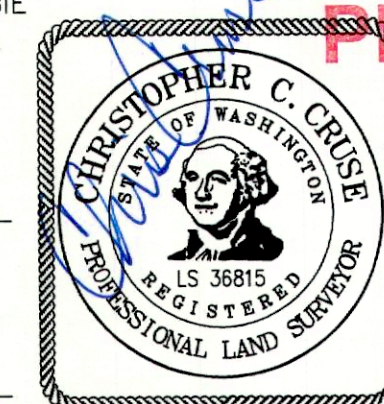


## SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of MIKE & DEBBIE STANAVICH in JUNE of 2021.

CHRISTOPHER C. CRUSE  
Professional Land Surveyor  
License No. 36815

DATE



## AUDITOR'S CERTIFICATE

Filed for record at the request of the Kittitas County Board of Commissioners, this \_\_\_\_ day of \_\_\_\_\_ A.D., 2022, at \_\_\_\_ minutes past \_\_\_\_ o'clock \_\_\_\_ M., and recorded in Volume 14 of Plats, at pages \_\_\_\_\_, Records of Kittitas County, Washington.

RECEIVING NO. \_\_\_\_\_

JERALD V. PETTIT by: \_\_\_\_\_  
KITTITAS COUNTY AUDITOR

SHEET 1 OF 2

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242

STANAVICH AG PLAT



STANAVICH AG PLAT  
PART OF SECTION 35, T. 19 N., R. 18 E., W.M.  
KITITAS COUNTY, WASHINGTON

LP-21-00003

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. 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 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 21 OF SURVEYS, PAGES 117-118 AND THE SURVEYS REFERRED THEREON.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
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7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
8. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
9. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
10. PER KITITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS PERMITTED ON LOTS LESS THAN 3 ACRES IN SIZE.
11. KITITAS 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.
12. THE RESIDUAL PARCEL A SHOWN HEREON IS AGRICULTURAL AND MAINTAINS THE RIGHT TO FARM.
13. PARCEL A (OPEN SPACE) WILL NOT BE FURTHER SUBDIVIDED AND WILL CONTINUE TO BE USED FOR AGRICULTURAL PURPOSES ALLOWED UNDER ZONING CODE IN PERPETUITY AND WILL BE MAINTAINED TO CONTROL NOXIOUS WEEDS AND FIRE HAZARDS.
14. COUNTY RECORDS INDICATE A TYPE 2 WATER COURSE THROUGH THE PROPERTY. NO CHANNEL IS PRESENT.
15. WETLANDS AND BUFFERS SHOWN HEREON ARE BASED ON SEWALL CONSULTING REPORT DATED 3/22/22. SEE REPORT FOR FULL PARTICULARS.
16. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT A HAS 24 IRRIGABLE ACRES; LOT B HAS 2 IRRIGABLE ACRES; LOT C HAS 0 IRRIGABLE ACRES; LOT D HAS 1 IRRIGABLE ACRE; LOT E HAS 1 IRRIGABLE ACRE. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
17. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER
18. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
19. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED
20. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
21. PURSUANT TO KCC 14.08.090 A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN.
22. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
23. 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.
24. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITITAS COUNTY CODE 13.35.

ORIGINAL PARCEL DESCRIPTION

PARCEL A OF THAT CERTAIN SURVEY RECORDED OCTOBER 11, 1995, IN BOOK 21 OF SURVEYS, PAGES 117 AND 118, UNDER AUDITOR'S FILE NO. 586114, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

EXCEPT:

THE SOUTH 66.47 FEET OF PARCEL A OF THAT CERTAIN SURVEY RECORDED OCTOBER 11, 1995 IN BOOK 21 OF SURVEYS, PAGES 117 AND 118, UNDER AUDITOR'S FILE NO. 586114, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MIKE STANAVICH AND DEBRA STANAVICH, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

MIKE STANAVICH

DEBRA STANAVICH

ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF KITITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MIKE STANAVICH AND DEBRA STANAVICH, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

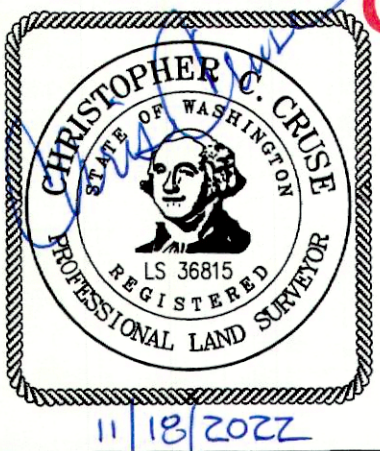
AUDITOR'S CERTIFICATE

Filed for record at the request of the Kittitas County Board of Commissioners, this \_\_\_\_ day of \_\_\_\_\_, A.D., 2021, at \_\_\_\_ minutes past \_\_\_\_ o'clock \_\_\_\_M., and recorded in Volume 14 of Plats, at pages \_\_\_\_\_, Records of Kittitas County, Washington.  
RECEIVING NO. \_\_\_\_\_

JERALD V. PETTIT by: \_\_\_\_\_  
KITITAS COUNTY AUDITOR

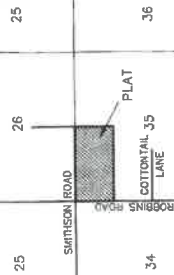
CRUSE & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242

STANAVICH AG PLAT





# VICINITY MAP



## APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 202\_\_

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 202\_\_

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE STANAVICH AG PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 202\_\_

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
PARCEL NO. 14217 & 10729  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 202\_\_

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR  
I HEREBY CERTIFY THAT THE STANAVICH AG PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 14217 & 10729  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 202\_\_

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 202\_\_

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

BY: \_\_\_\_\_  
CHAIRMAN

ATTEST:

GERALD V. PETTIT BY \_\_\_\_\_  
KITTITAS COUNTY AUDITOR

SHEET 1 OF 2

LP-21-00003



1 inch = 200 ft.

## LEGEND

- SET 5/8" REBAR W/ YELLOW CAP "CRUISE LS 36815"
- FOUND PIN & CAP AS NOTED
- FENCE
- WELL

ALUM CAP LS 18092  
RD C/L & PROJECTED  
FENCE INTERSECTION  
VISITED 5/22

(60' COUNTY R/W - GRAVEL)  
C/L SMITHSON ROAD

136' X 40'  
ACCESS EAS'T TO  
LOTS B & C

N 89°26'45" E  
245.38'

N 89°26'45" E  
245.38'

N 89°26'45" E  
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N 89°26'45" E  
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N 89°26'45" E  
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**STANAVICH AG PLAT  
PART OF SECTION 35, T. 19 N., R. 18 E., W.M.  
KITITAS COUNTY, WASHINGTON**

LP-21-00003

**NOTES:**

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
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3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
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11. KITITAS 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.
12. THE RESIDUAL PARCEL A SHOWN HEREON IS AGRICULTURAL AND MAINTAINS THE RIGHT TO FARM.
13. PARCEL A (OPEN SPACE) WILL NOT BE FURTHER SUBDIVIDED AND WILL CONTINUE TO BE USED FOR AGRICULTURAL PURPOSES ALLOWED UNDER ZONING CODE IN PERPETUITY AND WILL BE MAINTAINED TO CONTROL NOXIOUS WEEDS AND FIRE HAZARDS.
14. COUNTY RECORDS INDICATE A TYPE 2 WATER COURSE THROUGH THE PROPERTY. NO CHANNEL IS PRESENT.
15. WETLANDS AND BUFFERS SHOWN HEREON ARE BASED ON SEWALL CONSULTING REPORT DATED 3/22/22. SEE REPORT FOR FULL PARTICULARS.
16. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT A HAS 24 IRRIGABLE ACRES; LOT B HAS 2 IRRIGABLE ACRES; LOT C HAS 0 IRRIGABLE ACRES; LOT D HAS 1 IRRIGABLE ACRE. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
17. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
18. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PLAT. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
19. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
20. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
21. PURSUANT TO KCC 14.08.090 A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN.
22. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
23. 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.
24. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITITAS COUNTY CODE 13.35.

**ORIGINAL PARCEL DESCRIPTION**

PARCEL A OF THAT CERTAIN SURVEY RECORDED OCTOBER 11, 1995, IN BOOK 21 OF SURVEYS, PAGES 117 AND 118, UNDER AUDITOR'S FILE NO. 596114, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

**EXCEPT:**

THE SOUTH 88.47 FEET OF PARCEL A OF THAT CERTAIN SURVEY RECORDED OCTOBER 11, 1995 IN BOOK 21 OF SURVEYS, PAGES 117 AND 118, UNDER AUDITOR'S FILE NO. 596114, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT MIKE STANAVICH AND DEBRA STANAVICH, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2022.

MIKE STANAVICH

DEBRA STANAVICH

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON }  
COUNTY OF KITITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MIKE STANAVICH AND DEBRA STANAVICH, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**AUDITOR'S CERTIFICATE**

Filed for record at the request of the Kittitas County Board of Commissioners, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2021, at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock \_\_\_\_\_ M., \_\_\_\_\_ P.M., \_\_\_\_\_ Volume 14 of Plats, at pages \_\_\_\_\_ Records of Kittitas County, Washington.

**PRELIMINARY ONLY!**

RECEIVING NO. \_\_\_\_\_



JERALD V. PETTY BY  
KITITAS COUNTY AUDITOR

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St.  
Ellensburg, WA 98926 (509) 988-8242

STANAVICH AG PLAT

P-21-03

( IN PRINT )  
1 book = 500 p.

SET 8/8" REBAR W/ YELLOW  
CAP SQUARE LG 308410  
FOURD PIN & CAP  
FENCE  
WELL

FD-302 (REV. 11-27-70)

2004, 1092408, ST. ANDREW'S  
CHURCH, 8 (S + CHURCH PARK)  
WYOMING, WY 82001  
HARRINGTON, WY 82001 & 10728  
SOURCE OF WATER: NATURAL, OR RECHARGED  
WELL  
SINK: DITCH, SEPTIC TANK  
DRAINAGE: A FEW INCHES TO 30 INCHES  
ACROSS  
PRIVATE ACCESS: RESIDENTS &  
COUNTY ROAD R/W

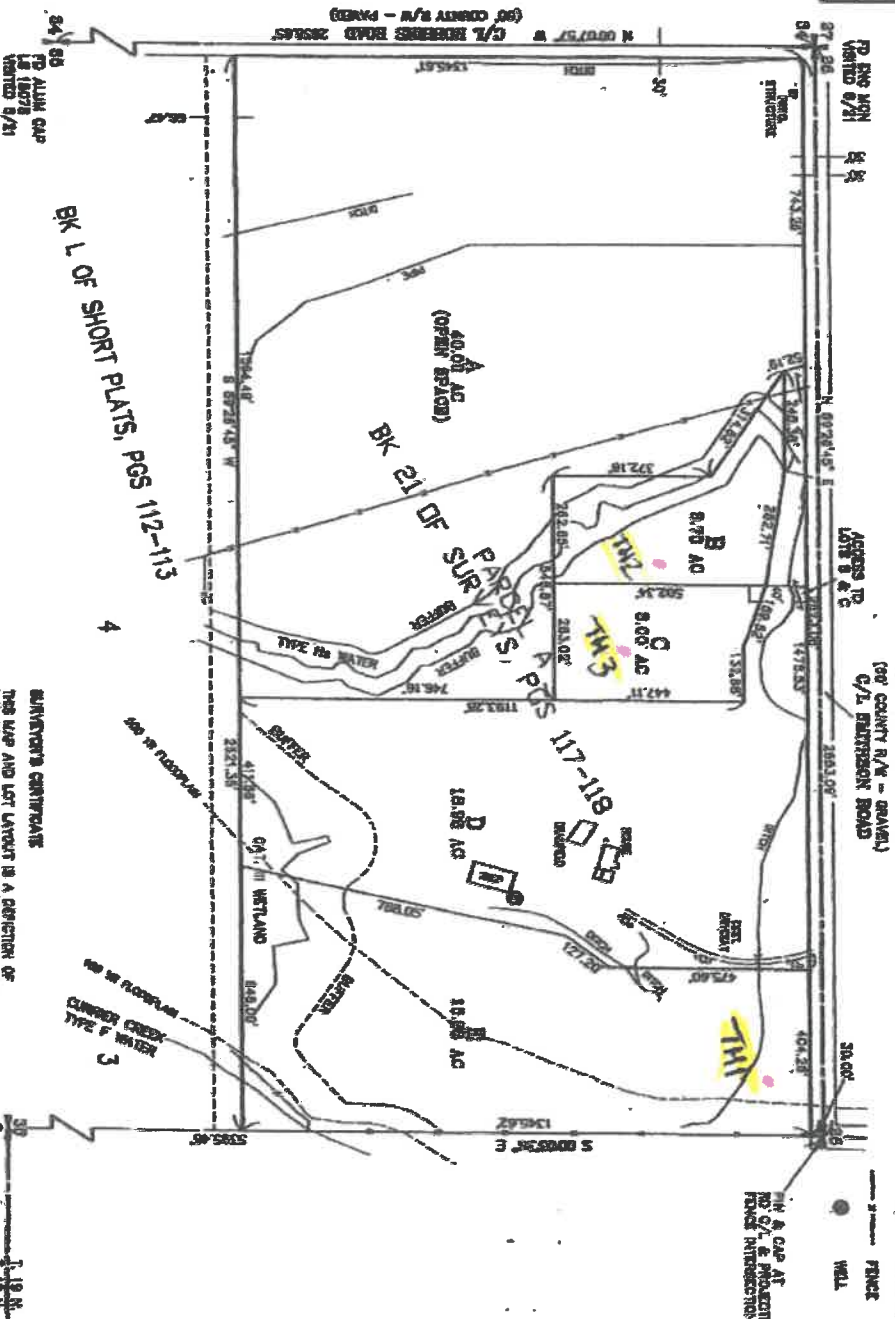
PAGE 4 OF THAT CERTAIN SURVEY  
RECORDED BETWEEN 11, 1978, AND 15,  
21 OF SURVEY, PAGES 1187 AND 118,  
UNDER AUCTOR'S FILE NO. 081614,  
RELATOS OF KITTITAS COUNTY,  
WASHINGTON, BEING A PORTION OF THE  
NORTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 14 NORTH, RANGE 15 EAST,  
WAS, IN THE COUNTY OF KITTITAS,  
STATE OF WASHINGTON.

THE SOUTH 88-43 FEET OF PARCEL A  
OF THAT CERTAIN SURVEY RECORDED  
ON MAP 11, 1928 IN BOOK 21 OF  
BUTLER'S PLAT NO. 38114, RECORDS  
OF BUTLER'S PLAT NO. 38114, RECORDS  
OF BUTLER COUNTY, WASHINGTON  
AND A PORTION OF THE NORTHWEST  
QUARTER OF SECTION 25, TOWNSHIP  
11 NORTH, RANGE 18 EAST, 4TH PM  
THE COUNTY OF BUTLER, STATE OF  
WASHINGTON.

1. PRESENT, OPEN SPACES WILL NOT BE FURTHER ASSIGNED AND WILL CONTINUE TO BE USED FOR FEDERAL TRAIL PURPOSES ALLOWED BY THE BUREAU. ZONING CODES IN PRESENTITY AND WILL BE MAINTAINED TO CURRENT THROUGH WORDS AND TIME INCREASES.

2. CURRENT RECORDS INDICATE A TYPE 2 WATER COURSE THROUGH THE PROPERTY. NO OAKLEAF IS PRESENT.

3. WEATHER SIGNAL RECORDS ARE BASED ON SEWELL CONSULTING ENGINEER DATED 7/22/2022



**SURVEYOR'S CERTIFICATE**  
THIS MAP AND LOT LAYOUT IS A REPRESENTATION OF THE PROPERTY DESCRIBED HEREON. TOPOGRAPIHICAL INFORMATION IS BASED ON FIELD WORK DONE IN 1966 OF 1967.

# PRIVACY



**CHRISTOPHER D. CROW**  
Professional Land Surveyor

4/7/2022



**CRUSE & ASSOCIATES**  
**PROFESSIONAL LAND SURVEYORS**  
814 E. FORTUNA ST.  
ELIZABETH, VA 22630  
P.O. Box 9810  
(408) 643-8844

**STANAVICH AG PLAT**





507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515 F: 509.962.7581  
www.co.kittitas.wa.us/health/

NOV 11 2022  
MS

**FOR OFFICIAL USE ONLY:**  
Accepted By: MS  
Tracking #: SE-22-00000  
Date Processed: 11-1-22  
Receipt #: PH22-02495

## Soil Log Evaluation for Land Subdivision

**\$460.00 Soil Log Evaluation fee is non-refundable after service has been provided.**

Call or go online to <https://www.co.kittitas.wa.us/health/services/liquid-waste.aspx> to schedule your inspection

Owner Name: Mike/Debra Stanavich  
Site Address: 8400 Smithson  
City, State, Zip: Ellensburg, WA 98926  
Plat Name: Stanavich Ag Long Plat

Tax Parcel #: 10729 / 14217 ← house on this parcel  
Acreage Size: 81  
Owner/Agent Signature: Mike Stanavich  
E-mail: chiefstano@gmail.com

Soil Log #	Lot #	Depth	Texture	Structure	Color
1		Feet			
		1-			
		-			
		2-			
		-			
		3-	SCL	mod-co	Brown
		-			
		4-		H <sub>2</sub> O	
		-			
		5-			
		-			
		6-			

Soil Log #	Lot #	Depth	Texture	Structure	Color
2		Feet			
		1-			
		-			
		2-			
		-			
		3-	SCL	mod. structure	
		-		co	
		4-			
		-			
		5-			
		-			
		6-		H <sub>2</sub> O	

Soil Log #	Lot #	Depth	Texture	Structure	Color
3		Feet			
		1-			
		-			
		2-			
		-			
		3-	SCL	Moderate	Brown
		-			
		4-			
		-			
		5-			
		-			
		6-		Bottom	

Soil Log #	Lot #	Depth	Texture	Structure	Color
		Feet			
		1-			
		-			
		2-			
		-			
		3-			
		-			
		4-			
		-			
		5-			
		-			
		6-			

EH Inspector's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

EH Version: 2 Supersedes: 1 Date Adopted: 01/01/2021 Modified By: Zac Bales Approval By: Jesse Cox





**KITTITAS COUNTY  
PUBLIC HEALTH**

507 N Nanum St., Suite 102  
Ellensburg, WA 98926  
509-962-7515 / <https://www.co.kittitas.wa.us/health/>

**Receipt Number: PH22-02475**

**Payer/Payee:** STANAVICH, DEBRA & MIKE  
8400 SMITHSON RD  
ELLENSBURG WA 98926

**Cashier:** MADI STROM  
**Payment Type:** CHECK (216)

**Date:** 11/01/2022

SE-22-00066      Soil Log for Short Plat      8400 SMITHSON RD ELLENSBURG

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
SOIL LOG FOR SHORT PLAT APPLICATION	\$460.00	\$460.00	\$0.00
<b>SE-22-00066 TOTALS:</b>	<b>\$460.00</b>	<b>\$460.00</b>	<b>\$0.00</b>
<b>TOTAL PAID:</b>		<b>\$460.00</b>	

Mike & Debra Stanavich  
8400 Smithson RD  
Ellensburg, WA 98926

REVIEWED

NOV 18 2022

KITITAS COUNTY TREASURER

INITIALS: JS**TWO PARTY SHARED WELL WATER USERS AGREEMENT**Well ID Number: BJB 417Serves Parcel Number: 10729Lot Number: B of Stanavich Agricultural Long Plat  
Subdivision (LP-21-00003)Physical Address: 8400 Smithson Rd Ellensburg, WA 98926

AND

Parcel Number: 10729Lot Number: C of Stanavich Agricultural Long Plat  
Subdivision (LP-21-00003)Physical Address: 8400 Smithson Rd Ellensburg, WA 98926**Ownership of the Well and Waterworks**

It is agreed by the parties that each of said parties shall be and is hereby granted an undivided one-half interest in and to the use of the well and water system to be constructed. Each party shall be entitled to receive a supply of water for one residential dwelling and shall be furnished a reasonable supply of potable and healthful water for domestic purposes.

**Cost of Water System Construction**

Both parties herein agree to share equally in the cost incurred in well site approval, well construction, and construction and/or installation of the waterworks equipment, the pump house and water distribution pipes, and initial well water quality tests.

**Cost of Maintenance of Water System**

Each party hereto covenants and agrees that they shall equally share the maintenance and operational costs of the well and water system herein described.

**Water Line Easements**

Mike Stanavich, parcel 10729, Stanavich Ag long plat, lot C  
(owner name and parcel #, name of subdivision, and lot number containing the well)

**GRANTS**

Mike Stanavich, parcel 10729, Stanavich Ag long plat, lot B  
(owner name, parcel #, name of subdivision, and lot number adjacent to well)

An easement for the use and purpose of conveying water from the well to the property of

Mike Stanavich, parcel 10729, Stanavich Ag long plat, lot B  
(owner name, parcel #, name of subdivision, and lot number adjacent to well).

Said easement shall be five (5) feet in width and shall extend on, over, across, and underneath said strip of land from designated well site to shared property line. No new permanent type of building shall be allowed to be constructed upon the water line easement except as needed for the operation of the well and water system.

**Maintenance and Repair of Pipelines**

All pipelines in the water system shall be maintained so that there will be no leakage or seepage, or other defects which may cause contamination of the water, or injury, or damage to persons or property. Cost of repairing or maintaining common distribution pipelines shall be born equally by both parties. Each party in this agreement shall be responsible for the maintenance, repair, and replacement of pipe supplying water from the common water distribution piping to their own particular dwelling and property. Water pipelines shall not be installed within 10 feet of a septic tank or sewage disposal drain field lines.

**Prohibited Practices**

The parties herein, their heirs, successors and/or assigns, will not construct any potential source of contamination, maintain or suffer to be constructed or maintained upon the said land and within 100 feet of the well herein described, so long as the same is operated to furnish water for two-party domestic use. Any potential source of contamination may include but is not limited to: septic drainfields, sewer lines, underground storage tanks, feed stations and/or grazing animal pens where manure can accumulate, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste or garbage of any kind. New structures and/or barns shall meet required setbacks and not harbor any potential source of contamination. The parties will not cross connect any portion or segment of the water system with any other water source or waste water disposal outlet without prior written approval of the Kittitas County Public Health Department and/or other appropriate governmental agency.

**Provisions for Continuation of Water Service**

The parties agree to maintain a continuous flow of water from the well and water system, herein described in accordance with water supply requirements of the State of Washington and Kittitas County. In the event that the quality or quantity of water from the well becomes unsatisfactory the parties shall develop a new source of water. Each undivided interest and/or party shall share equally in the cost of developing the new source of water and installing the necessary equipment associated with the new source.

**Restriction on Furnishing Water to Additional Parties**

It is further agreed by the parties hereto that they shall not furnish water from the well and water system herein above described to any other persons, properties, or dwelling without prior consent of both property owners and written approval from the Kittitas County Public Health Department.

**Restriction on Water Use**

Use restrictions are set at the time of water budget neutral determination and associated with the parcel. The amount of water allowed is recorded on the deed of the parcel and may be monitored and recorded depending on the source of the water rights. Water use for the lots referenced within this agreement are .084 acre feet/year for parcel # \_\_\_\_\_ and .084 acre feet/year for parcel # \_\_\_\_\_. (Include indoor and outdoor use restrictions). Indoor use only.

**Termination of this Agreement**

This agreement may be revoked at any time; however, it may not be revoked without each property obtaining a sufficient acceptable potable water source and prior consent of both property owners. Termination of this agreement shall require the property owners to provide: 1) proof of a notarized revocation of this agreement and 2) proof of the potable water source for each property to the Kittitas County Health Department for review and approval. After, review and approval by the health department the property owners shall then file: 1) the notarized revocation of this agreement and 2) proof of the potable water source approved by the health department for each property at the Kittitas County Auditor's Office as a recorded document that runs with the title of the land.

**Heirs, Successors, and Assigns**

These covenants and agreements shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in this land described herein or any part hereof and it shall pass to and be for the benefit of each owner thereof.

Signed: Mike Stanavich Debra Stanavich

Owner(s) of Property with the Well

Print Name: Mike Stanavich Debra Stanavich

State of Washington )

County of Kittitas )

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 18<sup>th</sup> day of November, 2022, personally appeared before me

Mike Stanavich to me known to be the individual(s) described in and who executed the within instrument, and acknowledge that he (she) (they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.



GIVEN under my hand and official seal the day and year last above written.

Evan Swearingen

Notary Public in and for the State of Washington,

Residing in: Ellensburg, Washington

My Commission Expires: 07/13/2024

Signed: Mike Stanavich Debra Stanavich

Owner(s) of Second Property Served by the Shared Well

Print Name: Mike Stanavich Debra Stanavich

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 18<sup>th</sup> day of November, 2022, personally appeared before me

Mike Stanavich to me known to be the individual(s) described in and who executed the within instrument, and acknowledge that he (she) (they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



Evan Swearingen

Notary Public in and for the State of Washington,

Residing in: Ellensburg, Washington

My Commission Expires: 07/13/2024

11/18/2022 09:41:26 AM

\$209.50  
Agreement STANAVICH  
Kittitas County Auditor

202211180008  
Page: 1 of 7

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Name: Mike & Debra Stanavich  
Address: 8400 SMITHSON RD  
Ellensburg, WA 98926

REVIEWED

NOV 18 2022

KITTITAS COUNTY TREASURER  
INITIALS: [Signature]

(Space above this line is for Recorder's Use)

### KITTITAS COUNTY WATER METERING AGREEMENT

This Water Metering Agreement (the "Agreement") is made and entered into by and between Mike & Debra Stanavich (the "Owner") and the County of Kittitas, a municipal corporation of the State of Washington acting by and through the Kittitas County Public Works Department (the "County"), sometimes referred to herein jointly as "Parties" or individually as "Party".

#### Recitals

**WHEREAS**, Owner is the owner of, or has an interest in, certain real property (the "Property") located in Kittitas County, Washington, with a parcel number and/or address of:

Parcel Number: 14217  
Address: 8400 SMITHSON RD  
ELLENSBURG, WA 98926

and as more fully described on the attached Exhibit "A" and incorporated by this reference; and

**WHEREAS**, Owner intends to extract groundwater from a mitigated well or wells (the "well") located on the property; and

**WHEREAS**, the parties desire to provide for the metering of each well through the installation of a water-measurement device or devices (the "water meter") to measure the Owner's mitigated water usage; and

**NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:**

1. **Purchase and Installation.** Owner shall install a water meter in accordance with the County's requirements for the Kittitas County Mitigation and Metering Program, including but not limited to, Kittitas County Code ("KCC") 13.40.030.



2. **Installation Cost Reimbursement.** Owners may submit an invoice requesting reimbursement for the costs associated with installation of the water meter provided by the County. Installation costs include either the fees paid for professional installation or the fees associated with self-installation for required parts. For one water meter per residence, the County will reimburse for installation costs up to \$750.00 for either the professional installation costs or the costs for the applicable parts purchased specific to the installation for self-installers upon written proof of such costs. Time and labor fees associated with self-installation are non-reimbursable. Invoices should be submitted before the time of the water meter final inspection and should include any applicable supporting documentation, such as, receipts and invoices from a professional. The County holds the right to verify all invoices and suspect/fraudulent invoices will be turned over to law enforcement for investigation and possible criminal charges.
3. **Repair and Maintenance.** Owner shall be responsible for the cost of any and all maintenance, repair, or replacement of the water meter necessary to ensure proper water meter functionality. Owner shall notify the County if the water meter becomes damaged or requires replacement. In the event that Owner fails to ensure proper water meter functionality, the County shall perform the necessary maintenance, repair, or replacement of the water meter at the cost of the Owner.
4. **Water Meter Reading.** The County shall monitor and analyze water usage data at least once during each of the following months: March, July, August, September, and October.
5. **Ingress and Egress.** Owner hereby grants to the County or designee an irrevocable license for ingress and egress across the property, and shall make provision for access to the property by County personnel, for the purpose monitoring and analyzing water usage data from each water meter on the property, performing maintenance, repair, or replacement of the water meter, and ensuring compliance with the terms of this agreement.
6. **Site Conditions.** Owner shall maintain the property in a manner to allow safe, reasonable access by County personnel to all water meters with or without prior notice, during regular County business hours, or at any time in the case of emergency.
7. **Billing.** The County shall provide to Owner a billing statement for payment of fees set by the Kittitas County fee schedule.
8. **Unpaid Fees.** Owner understands and agrees payments not received within 30 days of the due date shall be delinquent and may incur a late fee of up to 12% per annum. Failure to pay may result in legal action and the imposition of civil penalties.
9. **No By-Pass.** Owner shall not by-pass the water meter or take any action which would affect the accuracy of the domestic use water meter readings or the proper functionality of the water meter.
10. **Non-Compliance.** Failure to comply with the terms of this agreement may result in legal action and the imposition of civil penalties.

- 11. Data Collected.** Owner agrees that the County shall have the right to collect, monitor, analyze, and disseminate data on mitigated water usage for the purposes of evaluation and analysis. Mitigation and metering data will be provided to the Washington State Department of Ecology and the Water Transfer Working Group.
- 12. Agreement as Covenant Running With the Land.** This Agreement and the covenants contained herein shall be construed as running with the land, and shall be fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this agreement.
- 13. Recording.** Upon execution by the parties, Owner shall cause this agreement to be recorded in the real property records of the office of the Kittitas County Auditor.
- 14. Indemnity.** The Owner agrees to and shall defend, indemnify and hold harmless the County, its successors and assigns, appointed and elective officers, agents and employees, from and against all loss or expense, including but not limited to judgments, settlements, attorney's fees and costs by reason of any and all claims and demands upon the County, its successors and assigns, its elected or appointed officials, agents, or employees for damages because of personal or bodily injury, including death at any time resulting therefrom, damage to the property, including loss of use thereof, the water meter, other property damage or harms for which recovery of damages is sought by any person or persons whether such injury to persons or damage to property is due to the negligence of the Owner, its employees or agents, except only such injury or damage as shall have been occasioned by the sole negligence of the harmless the County, its successors and assigns, appointed or elected officials, agents, or employees.
- 15. Notices.** All notices, requests, demands, correspondence, and other communications to the respective parties of this Agreement shall be in writing and shall be deemed to have been duly given on the date personally served or within three (3) days after the date of mailing, if mailed, by first-class mail, registered or certified, and addressed to the address set forth below:

For the County: Kittitas County Public Works  
Attn: Water Metering Program  
411 N Ruby St., Suite 1  
Ellensburg, WA 98926

For the Owner: Mike & Debra Stanavich  
8400 SMITHSON RD  
Ellensburg, WA 98926

16. **Legal Compliance.** The Owner shall comply with all applicable federal, state and local laws, rules, regulations and ordinances, including but not limited to, KCC Title 13.
17. **Severability.** If any term or condition of this agreement or the application thereof to any person(s) or circumstances is held invalid, such invalidity shall not affect other terms, conditions or applications which can be given effect without the invalid term, condition or application. To this end, the terms and conditions of this agreement are declared severable.
18. **Entire Agreement.** This agreement, including the recitals, section headings, and attached exhibit constitutes the entire agreement of the parties. There are no understandings, agreements, or representations, oral or written, not specified herein regarding this agreement.
19. **Amendment.** No modification, change of terms, or amendment of this agreement shall bind either party unless in writing and signed by both parties.
20. **Assignment.** No portion of this agreement may be assigned to any other individual, firm or entity without the express and prior written approval of the County.
21. **Waiver.** Waiver of any breach or condition of this Agreement shall not be deemed a waiver of any prior or subsequent breach. No terms or conditions of this Agreement shall be held to be waived, modified or deleted except by an instrument, in writing, signed by the parties hereto.
22. **Venue and Choice of Law.** In the event that any litigation should arise concerning the construction or interpretation of any of the terms of this agreement, the venue of such action of litigation shall be in the Superior Court of the State of Washington in and for the County of Kittitas. This agreement shall be governed by the law of the State of Washington.

**IN WITNESS WHEREOF,** the parties have executed this agreement on the following two (2) signature pages on the dates as indicated, and hereby acknowledge that the parties have read this agreement, understand it, and agree to be bound by its terms and conditions.

**SIGNATURE PAGE:**

**FOR THE COUNTY**

  
Kittitas County Public Works Department

Dated: 11/17/2022

STATE OF WASHINGTON

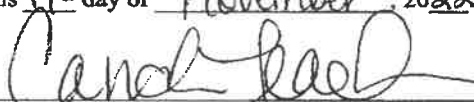
)  
) ss.  
)

COUNTY OF KITTITAS

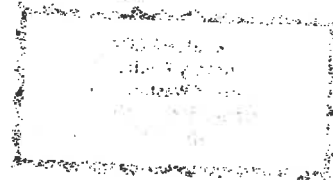
I certify that I know or have satisfactory evidence that Samantha Cox is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Subscribed and sworn/affirmed to before me this this 17<sup>th</sup> day of November, 2022



  
Notary Public in and for the State of Washington

Residing at Ellensburg, WA



**SIGNATURE PAGE:**

**FOR THE OWNER**

  
Signature

Debra Stanavich  
Printed Name

Dated: 11-17-22

STATE OF WASHINGTON

)

) ss.

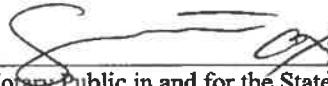
COUNTY OF KITTITAS

)

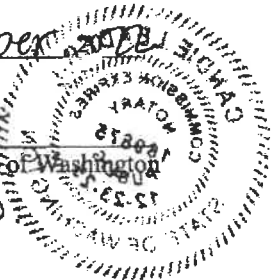
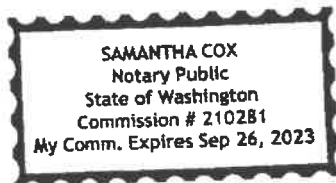
I certify that I know or have satisfactory evidence that Debra Stanavich is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Subscribed and sworn/affirmed to before me this 17 day of November 2022

(Notary Seal)

  
Notary Public in and for the State of Washington

Residing at Kittitas Co



**EXHIBIT "A"**

**REAL PROPERTY DESCRIPTION**

ACRES 20.00, CD. 9295-1-1; SEC 35, TWP 19, RGE 18; PTN W1/2 (PARCEL A, B40/P49) (MPO, MUST BE  
SOLD WITH PARCEL 10729)

---

---

11/18/2022 09:41:26 AM

202211180007

\$205.50  
Water Right STANAVICH  
Kittitas County Auditor

Page: 1 of 3



REVIEWED

NOV 18 2022

Return To:  
STANAVICH, MIKE ETUX  
8400 SMITHSON RD  
ELLENSBURG, WA 98926

KITTITAS COUNTY TREASURER  
INITIALS:

**Kittitas County**

## Water Mitigation Certificate

THIS CERTIFICATE MUST BE RECORDED WITH THE KITTITAS COUNTY AUDITOR'S OFFICE.

Grantor Kittitas County

Permit #

Grantee STANAVICH, MIKE ETUX

WM-22-00089

Map Number 19-18-35020-0003

Trust Water Right #

Subdivision Name Stanavich Ag Plat; Lot #: E

NGR: CS4-01447sb7@6

Unique Well ID# BKE-088

Date Issued

November 17, 2022

Abbreviated Legal Description

ACRES 20.00, CD. 9295-1-1; SEC 35, TWP 19, RGE 18; PTN W1/2 (PARCEL A, B40/P49) (MPO, MUST BE SOLD WITH PARCEL 10729)

This Certificate is issued for an annual average of 275 gallons per day of indoor domestic use only. The daily maximum withdrawal allowed on any given day is 825 gallons per day, as long as the annual average is not exceeded.

This Certificate is for use on the above mentioned parcel only.

An application for a residential building permit must be submitted within two (2) years of issuance of this Mitigation Certificate.

Mitigation for indoor domestic use applies to water for drinking, bathing, sanitary purposes, cooking and laundering. It also includes incidental uses such as washing windows, car washing, cleaning exterior structures, care of household pets, etc.

Water use on this parcel from the groundwater well with the tag number listed above should not exceed the use described in the package chosen.

This mitigation certificate is associated with lot E of plat/short plat Stanavich Ag Plat

Should the short plat expire, or should the certificate holder fail to apply for a building permit within 24 months of the date of final plat, or should the associated building permit expire, this mitigation certificate shall also expire and the water represented thereby shall automatically revert to the county's bank. In the event of such reversion, all costs associated with the processing and recording of this transaction shall be deducted from the refund of the fee for the water mitigation certificate.




Issued By

Regulatory Authority

Health Officer

ALL WATER RIGHTS, EVEN SENIOR WATER RIGHTS, MAY BE SUBJECT TO CURTAILMENT. THE PURCHASER IS HEREBY GIVEN NOTICE THAT THE COUNTY'S WATER RIGHTS BACKING THIS MITIGATION CERTIFICATE COULD POTENTIALLY BE SUBJECT TO CURTAILMENT, WHICH WOULD, IN TURN, SUBJECT THE CERTIFICATE HOLDER TO SUCH CURTAILMENT. THE COUNTY MAKES NO GUARANTEE AGAINST SUCH CURTAILMENT.



STATEMENTS OF UNDERSTANDING	
 Initials	<p>I understand that:</p> <ul style="list-style-type: none"> <li>• An application for a residential building permit must be submitted within two (2) years of issuance of this mitigation certificate.</li> <li>• Water use on this parcel from the groundwater well with the tag number listed above should not exceed the use described in the package chosen.</li> <li>• Mitigation is for use on the above mentioned parcel only and is not transferable for use at other locations or for any other uses.</li> <li>• Mitigation for indoor domestic use applies to water for drinking, bathing, sanitary purposes, cooking and laundering. It also includes incidental uses such as washing windows, car washing, cleaning exterior structures, care of household pets, etc.</li> <li>• If package A is purchased, then I am limited to an annual average of 275 gallons per day of indoor domestic use only. The daily maximum withdrawal allowed on any given day is 825 gallons per day, as long as the annual average is not exceeded.</li> <li>• If package B is purchased, then I am limited to an annual average of 275 gallons per day of indoor domestic use only and up to an annual average of 25 gallons per day for outdoor irrigation of up to 500 square feet. The daily maximum withdrawal allowed on any given day is 900 gallons per day, as long as the annual average is not exceeded.</li> <li>• If I am later required to connect to a municipal water source, the mitigation certificate associated with the parcel will be returned to the Kittitas County Water Bank and will be documented on the property title. The portion of the fee that covers the cost of water and any work not completed may be refunded minus the cost of any processing efforts completed.</li> <li>• If I do not apply for a building permit or should that active building permit expire, a conservation easement pertaining to the subject parcel shall be recorded with the Kittitas County Auditor. The associated mitigation certificate shall also expire, and the water represented thereby shall automatically revert to the County's bank. In the event of such reversion, all costs associated with the processing and recording of this transaction shall be deducted from the refund of the fee for the Water Mitigation Certificate.</li> <li>• Unless my mitigation certificate is issued under the Kittitas County Water Bank Over the Counter program, it is subject to final issuance/approval from the Washington State Department of Ecology and could therefore be denied. The portion of the fee that covers the cost of water and any work not completed may be refunded minus the cost of any processing efforts completed.</li> <li>• I agree not to plant any trees or shrubs over my septic drain field.</li> <li>• That should I not comply with the statements above and all requirements in Kittitas County Code Title 13.2, enforcement action shall be taken through Kittitas County Code Title 18.</li> </ul>
 Initials	<p>I have read and understand the statements listed above.</p>
<p>Property Owner Signature:  Date: 11-17-22</p>	

**NOTARIZED STATEMENT**

I, Debra Stanavich (the undersigned applicant) under penalty of perjury in the State of Washington agree to comply with all sections of this document, federal, state, and local provisions, codes, and ordinances in regards to water use. These covenants and agreements shall be binding on all parties having or acquiring any right, title, or interest in this land described herein or any part hereof and it shall pass to and be for the benefit of each owner thereof. I certify that the information provided is true and accurate and I understand that if the project description should change that it is my responsibility to inform Kittitas County Public Health Department (KCPHD) and that the department may require different and/or additional requirements. As the applicant, I assume all risk in its entirety and agree to indemnify defend and hold Kittitas County, its departments, elected and appointed officials, employees, and agents, harmless from and against any and all claims, damages, losses and expenses, including reasonable attorney's fees, for any bodily injury, sickness, disease, or death, or any damage to or reduction in value of property including the loss of use resulting there from which are alleged or proven to be caused in whole or in part by a negligent act or omission of its officers, directors, and employees. As the applicant, I understand that I am legally and financially responsible for ensuring there is a legal right to the water to be used, and that all water supply systems are engineered, designed, and constructed in accordance with federal, state and local requirements. I understand that all applicable fees may be non-refundable and that KCPHD may have additional requirements to ensure that sufficient and adequate water supply is available for use and I shall comply with all requests made by KCPHD. Should I as the property owner choose to use and appoint an authorized agent to represent my interest, I may do so, by having myself and the authorized agent sign this notarized statement.

Signed: [Signature] Property Owner(s)  
 Print Name: Debra Stanavich Property Owner(s)

I, \_\_\_\_\_ (the property owner) appoint, \_\_\_\_\_ as an authorized agent to represent my interest.

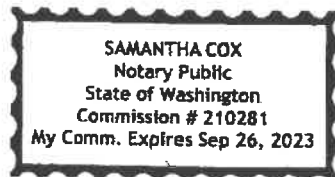
Authorized Agent Signature (if applicable): \_\_\_\_\_ Print Name: \_\_\_\_\_  
 \_\_\_\_\_ Authorized Agent \_\_\_\_\_ Authorized Agent

State of Washington )  
 ) ss  
 County of Kittitas )

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 11 day of November, 2022 personally appeared before me,

☒ who is personally known to me  
 \_\_\_\_\_ whose identity I proved on the basis of \_\_\_\_\_  
 \_\_\_\_\_ whose identity I proved on the oath/affirmation of \_\_\_\_\_, a creditable witness  
 to be the signer of the above instrument, and he/she acknowledged that he/she signed it.

Debra Stanavich to me known to be the person(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.  
 Witness my hand and official seal hereto affixed



[Signature]  
 Notary Public in and for the State of Washington,  
 Residing in: Kittitas Co.  
 My commission expires: 09/26/23

## Memorandum of Agreement

**SC Aggregate Company, Inc. a Washington corporation** (hereinafter referred to as “Seller”), and **Mike Stanavich and Debra Stanavich, husband and wife** (hereinafter referred to as “Purchaser”), in consideration of advising Ecology (hereinafter defined) of the pertinent terms of the agreement between the parties, agree as follows:

1. Seller is the owner of certain water rights in the mainstem of the Yakima River, WRTS File No. CS4-01724CTCLsb7 (KIT-09-05) (the “Water”), which it has placed into the Yakima River Basin Trust Water Rights Program as authorized under Chapter 90.38 RCW (the “Trust”) as evidenced by that certain Certificate of Trust Water Right No. S4-01724CTCLsb7 issued by the Washington State Department of Ecology (“Ecology”) dated April 13, 2010 (the “Certificate”) for the purpose of enhancing in-stream flows and providing mitigation water to offset and allow for the permitting of new water rights to be used for any lawful purpose within the Yakima River basin.
2. Purchaser owns that certain real property located in Kittitas County and legally described in Exhibit 1 attached hereto and incorporated herein (hereinafter referred to as “Property”)
3. Purchaser desires to obtain a permit or water budget neutral determination from Ecology to withdraw ground water for in-door domestic use on the Property, which permit or determination would not otherwise be granted by Ecology without an offsetting water right in mitigation (collectively the “Permit”).
4. Seller has agreed to sell and Purchaser has agreed to purchase a permanent allocation of a portion of the Water in the Trust for the benefit of the Property to allow Purchaser to obtain the Permit (the “Mitigation Water”) pursuant to the terms and provisions contained in that certain Mitigation Water Purchase Agreement executed concurrently herewith.
5. Upon receipt from Ecology of a determination that Purchaser’s proposed appropriation of groundwater, as mitigated by the Water, will be water budget neutral, Seller will permanently allocate the Mitigation Water in the Trust to the Property in mitigation of the water right use designated in Ecology’s determination.
6. This Memorandum of Agreement is not a complete summary of the agreement between the parties.
7. This Memorandum of Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, constitute one and the same document. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart. Electronic or facsimile transmission of any signed original document, and retransmission of any signed electronic or facsimile transmission, shall be the same as delivery of an original; provided, however, delivery of any and all such signed facsimile

copies shall be immediately followed by delivery of the copy containing the original signature(s).

IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement as of the 23<sup>rd</sup> day of September, 2021.

SELLER:

SC Aggregate Company, Inc. a Washington corporation

DocuSigned by:

*F. Steven Lathrop*

By: F. Steven Lathrop  
Its: President

EXECUTION DATE: 10/7/2021

PURCHASER:

DocuSigned by:

*Mike Stanavich*

2400A19C85571A8...

Mike Stanavich

DocuSigned by:

*Debra Stanavich*

1FE608A107B142B...

Debra Stanavich

EXECUTION DATE: 10/7/2021

**EXHIBIT 1**  
**The Property**

Those portions of the following described Parent Parcel which lie within Parcels B and C, STANAVICH AG PLAT, in the County of Kittitas, State of Washington, as per preliminary plat thereof under Long Plat Application for the Stanavich Ag Plat filed under Kittitas County Community Development Services No. LP-21-00003, as now or hereafter amended.

**Parent Parcel:**

Parcel A of that certain Survey recorded October 11, 1995, in Book 21 of Surveys, pages 117 and 118, under Auditor's File No. 586114, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 35, Township 19 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT: The South 66.47 feet of Parcel A of that certain Survey recorded October 11, 1995 in Book 21 of Surveys, pages 117 and 118, under Auditor's File No. 586114, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 35, Township 19 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

**Legal Description of the Property upon final plat approval:**

Parcels B and C, STANAVICH AG PLAT, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book \_\_\_\_\_ of Plats, pages \_\_\_\_\_ through \_\_\_\_\_, records of said County.

# WATER WELL REPORT

DEPARTMENT OF  
ECOLOGY  
STATE OF WASHINGTON

## Type of Work

☒ Construction

☐ Decommission ☐ Other (specify) \_\_\_\_\_

Proposed Use: ☒ Domestic ☐ Industrial ☐ Municipal  
☐ Agricultural ☐ Irrigation ☐ Test Well ☐ Other \_\_\_\_\_

Construction Type: ☒ New well ☐ Abandon ☐ Driven ☐ Jetted ☐ Cable Tool  
☐ Directional ☐ Other \_\_\_\_\_ Method: ☐ Driven ☐ Jetted ☐ Cable Tool  
☐ Directional ☐ Other \_\_\_\_\_ ☐ Dig ☐ Air ☐ Mud Rotary

Dimensions: Outside diameter \_\_\_\_\_ in. to \_\_\_\_\_ in.  
Depth of completed well \_\_\_\_\_ ft

Construction Details:

Casing	Inner Diameter	From	To	Thickness	Material	PVC Welded Thread
6"	6"	12'	56'	1.5"	Steel	8
4"	4"	25'	10'	1"	Steel	8
3"	3"	25'	10'	1"	Steel	8
2"	2"	25'	10'	1"	Steel	8
1 1/2"	1 1/2"	25'	10'	1"	Steel	8
1"	1"	25'	10'	1"	Steel	8
3/4"	3/4"	25'	10'	1"	Steel	8
1/2"	1/2"	25'	10'	1"	Steel	8

Perforations: ☐ Yes ☐ No Type of perforator used \_\_\_\_\_  
No. of perforations \_\_\_\_\_ Size of perforations \_\_\_\_\_ in. to \_\_\_\_\_ in.  
Perforated from \_\_\_\_\_ ft to \_\_\_\_\_ ft below ground surface

Screening: ☐ Yes ☐ No ☐ A-Packer (CSD) Depth \_\_\_\_\_ ft

Manufacturer's Name \_\_\_\_\_ Type \_\_\_\_\_ Model No. \_\_\_\_\_

Diameter \_\_\_\_\_ in. Slot size \_\_\_\_\_ in. from \_\_\_\_\_ ft to \_\_\_\_\_ ft

Thickness \_\_\_\_\_ in. Slot size \_\_\_\_\_ in. from \_\_\_\_\_ ft to \_\_\_\_\_ ft

Sand Filter pack: ☐ Yes ☐ No Size of pack material \_\_\_\_\_ in.

Manufacturer's Name \_\_\_\_\_

Surface Seal: ☒ Yes ☐ No To what depth? \_\_\_\_\_ ft

Material used to seal \_\_\_\_\_

Did all cracks between annular water? ☐ Yes ☐ No

Type of water? \_\_\_\_\_ Depth of source \_\_\_\_\_

Manufacturer's Name \_\_\_\_\_

Pump: Manufacturer's Name \_\_\_\_\_ Type \_\_\_\_\_

Capacity \_\_\_\_\_ gpm Pump casing depth \_\_\_\_\_ ft Per. rated flow rate \_\_\_\_\_ gpm

Water Levels: Land surface elevation at test time sea level \_\_\_\_\_ ft

Static water level of well casing \_\_\_\_\_ ft below ground surface

Water level at \_\_\_\_\_ ft below pump casing \_\_\_\_\_ Date 8/16/22

Water level at \_\_\_\_\_ ft below pump casing \_\_\_\_\_ Date 8/16/22

Water level at \_\_\_\_\_ ft below pump casing \_\_\_\_\_ Date 8/16/22

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Water level at \_\_\_\_\_ ft below pump casing \_\_\_\_\_ Date 8/16/22

Water level at \_\_\_\_\_ ft below pump casing \_\_\_\_\_ Date 8/16/22

Notice of Intent No. WE45767

Unique Ecology Well ID Tag No. BKE 089

Site Well Name (if more than one well) \_\_\_\_\_

Water Right Permit Certificate No. \_\_\_\_\_

Property Owner Name M. R. Stanovich

Well Street Address 1401 Southern Road

City Ellensburg County Kittitas

Tax Parcel No. 14217

Was a variance approved for this well? ☐ Yes ☒ No

If yes, what was the variance for? \_\_\_\_\_

Location (see instructions on page 2)

☐ WWM ☐ FWM

NE 1/4 of the NE 1/4 Section 35 Township 19N Range 18E

Latitude (Example 47 12345)

Longitude (Example -120 12345)

## Driller's Log/Construction or Decommission Procedure

Information: Describe by color, character, size of material and structure, and the kind and nature of the material in each log or penetrated, with at least one entry for each change of information. Use additional sheets if necessary.

Material	From	To
Act. Cable	0	22
Broken Gray	22	51
Broken clay/gravel	51	80
Top sandstone	80	160
Gray Basalt	160	216
Broken Basalt Basalt	216	290

Start Date 8/16/22 Completed Date 8/16/22

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

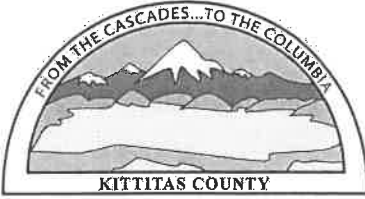
Driller: William R. Stanovich  
Address: 3311 N. 2nd St.  
City: Ellensburg State: WA Zip: 98926  
Phone: 509-888-0830  
Signature: [Signature]

Drilling Company: American Drilling  
Address: 103 W. 1st Ave.  
City: Ellensburg State: WA Zip: 98926  
Contractor's: \_\_\_\_\_  
Registration No.: \_\_\_\_\_ Date: 8/16/22

PDF 10/13/2019 (Rev. 10/13/19) Use this document in an alternate format please call the Water Resources Program at 509-407-6572. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-933-6241.







**KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**Receipt Number: CD22-03864**

411 N. Ruby St., Suite 2  
Ellensburg, WA 98926  
509-962-7506 / <https://www.co.kittitas.wa.us/cds/> /

**Payer/Payee:** STANAVICH, MIKE ETUX  
8400 SMITHSON RD  
ELLENSBURG WA 98926

**Cashier:** CARLIE PEEBLES  
**Payment Type:** CHECK (221)

**Date:** 11/18/2022

**LPF-22-00008 LONG PLAT- FINAL**

**8400 SMITHSON RD ELLENSBURG**

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Final Plat (Health)	\$295.00	\$295.00	\$0.00
Final Plat	\$970.00	\$970.00	\$0.00
Final Plat (Public Works) - One (1) Civil Review	\$1,215.00	\$1,215.00	\$0.00
<b>LPF-22-00008 TOTALS:</b>	<b>\$2,480.00</b>	<b>\$2,480.00</b>	<b>\$0.00</b>
<b>TOTAL PAID:</b>		<b>\$2,480.00</b>	

**KITTITAS COUNTY  
LAND USE HEARING EXAMINER**

**IN THE MATTER OF**

**LP-21-00003**

**STANAVICH PLAT**

)  
)  
)  
)

**FINDINGS OF FACT,  
CONCLUSIONS OF LAW,  
CONDITIONS OF APPROVAL  
AND DECISION**

THIS MATTER having come on for hearing in front of the Kittitas County Hearing Examiner on May 26, 2022, the Hearing Examiner having taken evidence hereby submits the following Findings of Fact, Conclusions of Law and Decision:

**I. FINDINGS OF FACT**

1. Mike and Debbie Stanavich, landowners, submitted an application for an agricultural long plat with four (4) buildable parcels and one (1) open space parcel out of 81 acres that is zoned Agriculture 20 within the Rural Working Comprehensive Plan land use designation.
2. The project area is located north of the City of Ellensburg along Smithson Road. It includes two parcels owned by Mike and Debbie Stanavich. The subject property is parcels 10729 and 14217, in the northern half of the northwest quarter of Section 35, Township 19, Range 18, bearing Assessor's Map numbers 19-18-35020-0001 and 19-18-35020-0003.
3. 

Total Project Size:	81 acres
Number of Lots:	4 Buildable parcels and 1 open space parcel
Domestic Water:	Shared Well for lots B&C, Individual Wells on lots D&E
Sewage Disposal:	Individual Septic Systems
Fire Protection:	Kittitas Valley Fire & Rescue (Fire District 2)
Irrigation District:	Kittitas Reclamation District
4. Site Characteristics:  
  
North: Primarily undeveloped Agricultural Land  
South: Primarily Single-Family Dwelling/Agricultural Land  
East: Primarily Single-Family Dwelling/Agricultural Land  
West: Primarily undeveloped Agricultural Land
5. Access: Primary access to the site will be via Smithson Road.
6. Zoning and Development Standards: The subject property is located in Agricultural 20 zoning within the Rural Working Land Use. The purpose and intent of the Agricultural 20 zoning is to preserve fertile farmland from encroachment by nonagricultural land uses and to protect the rights and traditions of those engaged in agriculture.

7. Preliminary Plats: The plat drawing submitted with the current application was reviewed under the current version of KCC 16.12 Preliminary Plats.
8. Deemed Complete. A Long Plat Application and SEPA Checklist were submitted to Kittitas County Community Development Services on September 8, 2021. The application was deemed complete on October 4, 2021.
9. Notice of Application: The site was posted pursuant to KCC 15A.03.110 on October 8, 2021. Two posting sites were established near two primary access routes. A Notice of Application was mailed to all state and local agencies/departments with potential interest in the project as required by KCC 15A.03.060, as well as to adjacent landowners located within five hundred (500) feet of any portion of the boundary of the proposal's contiguous tax parcels on October 21, 2021 and noticed in the local county paper of record on October 21, 2021 and October 28, 2021. The comment period for this notice ended on November 5, 2021.
10. Comprehensive Plan: The Kittitas County Comprehensive Plan designates the proposal site as an "Rural Working" land use. Kittitas County has established the following goals and policies to guide activities that are designated in these lands. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:
  - 10.1 RR-G1: Open space and visual and natural landscape should predominate over the built environment.
    - 10.1.1 The project proposal includes a 40 acre (of 81 total acres) dedicated open space lot for agricultural purposes and not for residential use.
  - 10.2 RR-G2: Opportunities should exist for traditional rural lifestyle and rural based economies.
    - 10.2.1 The proposed project is creating in 4 total buildable lots ranging in size from 3 acres to 18.92 acres, allowing space for traditional rural lifestyle.
  - 10.3 RR-G3: Spaces and development should be compatible with fish & wildlife habitat.
    - 10.3.1 The proposed project has had a full critical areas report completed and all critical area buffers will be maintained for the buildable lots.
  - 10.4 RR-P3: The use of cluster platting and conservation platting shall be encouraged in specific rural areas to lessen the impacts upon the environment and traditional agricultural/forestry uses and to provide services most economically. The use of other innovative land use techniques that protect rural character and resource land uses will be evaluated for future implementation.
    - 10.4.1 The proposed project includes an open space parcel to continue use for agricultural purposes and not for residential use
  - 10.5 RR-G10: The County should look for opportunities for a variety of rural density and housing choices while maintaining rural character and protecting health and safety.
    - 10.5.1 The proposed project is providing four (4) buildable lots ranging in size from 3 acres to 18.92 acres, as well as a 40-acre agricultural open space lot.
    - 10.5.2 The Hearing Examiner reviewed the project for consistency with the Kittitas County Comprehensive Plan as described above. The Hearing Examiner finds the proposed development consistent with the Goals and Policies of the Kittitas County Comprehensive Plan.



11. A critical areas review of the parcel was conducted by CDS staff. County GIS data indicated there were two type 2 (Fish bearing) streams, two type 9 (unidentified streams) as well as multiple wetlands located on the property. On November 29, 2021, CDS staff requested a Critical Areas Study be completed on the property to ensure buildable space on the four (4) buildable lots. The applicants submitted a Critical Areas Report from Sewell Wetland Consulting, Inc. on April 1, 2022. The Critical Areas Report identified a single wetland (Wetland A of the Critical Areas Report) on the south side of the project classified as a Category III wetland, Currier Creek (Fish Bearing), and an un-named tributary (non-fish bearing-seasonal) located in the center of the site. Kittitas County CDS issued an MDNS for this project on April 21, 2022 after utilizing the optional DNS process. This MDNS was not appealed and is final. The SEPA MDNS includes conditions pertaining to the identified streams and Category III wetland of the Critical Areas Report received 4-1-22. The MDNS also includes a condition that if any development leads to inadvertent discovery of cultural or archaeological material, work will immediately be stopped, and the proper authorities shall be contacted.
12. Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal and have been notified of the Public Hearing. Agency comments were received from The Department of Health – Office of Drinking Water, Kittitas Reclamation District, Kittitas Valley Fire and Rescue, Washington State Department of Ecology, Kittitas County Public Works, and Kittitas County Public Health. Below are agency comments submitted:
  - 12.1 Washington State Department of Health – Office of Drinking Water: The Washington State Department of Health commented regarding wells and if the applicant intends to connect all homes to one or more wells, a Group B water system would be required, and review would be from Kittitas County Health. If the applicant intends to install multiple individual or private wells then this would be defined as a “project” by DOE, the total water usage would not be allowed to exceed either a single exempt well quantity of water or cannot exceed the total of any water rights. WSDOH also requested confirmation of an existing onsite private well.
    - 12.1.1 Applicant response: “There is an existing well on the property providing water to the home.”
  - 12.2 Kittitas Reclamation District: Kittitas Reclamation. District provided comment that the proposed long plat lies within the KRD and will be required to meet the KRD General Subdivision Guidelines.
    - 12.2.1 Applicant response: The Applicant did not provide a response.
  - 12.3 Kittitas Valley Fire and Rescue: Kittitas Valley Fire and Rescue commented that they had no comment on the proposed project.
    - 12.3.1 The applicant did not provide a response.
  - 12.4 Department of Ecology: The Department of Ecology (DOE) provided comments concerning wetlands showing on the National Wetland Inventory Mapping and the impacts future development could have on these critical areas and requested a wetland delineation and rating be conducted on the site, discharges into Waters of the State being regulated by the State under the Water Pollution Control Act and could require Ecology’s review and authorization, placement of fill in wetland may trigger additional permits from the U.S. Army of Corps of Engineers, and information regarding Water Resources and Ground water withdrawals.

- 12.4.1 Applicant response: "We would like to point out that the wetland mapping submitted by DOE does not match the county's wetland mapping on COMPAS. I am hoping we can add a note to get through the plat process that future development may require further environmental review and/or mitigation, contact Kittitas County CDS for additional information."
- 12.5 Kittitas County Public Works: Kittitas County Public Works (KCPW) provided comments stating prior to preliminary approval including limiting the accesses onto the county road system by use of joint-use driveways between lot B&C and D&E, driveway requirements, Plat Notes, Plat approval block, Private Road Maintenance Agreement, Lot Closures, Access Permits, Addressing, Fire Protection, survey comments, flood/water/mitigation and metering comments, Flood, and water mitigation and metering. KCPW submitted an amended comment on April 8, 2022, regarding the joint use access requirements and removed the requirement for lots D&E to access from a joint-use driveway.
- 12.5.1 Applicant Response: "Mike and Debbie met with PW and believe they are re-reviewing the application to allow for one more access point."
- 12.6 Kittitas County Public Health: Kittitas County Public Health (KCPH) provided comments requiring one soil log for each new, proposed lot (with the exception of lot D) and where individual wells are proposed, a well log must be provided along with documentation of water rights for each proposed new lot. Where shared wells are proposed a well log, water right documentation for each lot and a shared well user's agreement must be signed, notarized and filed.
- 12.6.1 Applicant Response: The applicant did not provide a response.
13. No public comments were received.
14. The Hearing Examiner has reviewed all the comments submitted and has conditioned this decision to address the concerns noted.
15. 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 the Hearing Examiner's findings regarding consistency review for the subject application.
16. Comprehensive Plan Consistency: The Hearing Examiner finds that the proposal is consistent with the goals and policies of the 2006 Kittitas County Comprehensive Plan as described in No. 10 above.
17. Consistency with KCC16.09.040(7), Development Regulations: Agricultural plats are subject to the following provisions:
- 17.1 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;
- 17.1.1 The proposed Agriculture Plat is adjacent to the four (4) lot Strole Agricultural Short Plat 15-00009. The Total developable lots between the Strole Agricultural Short Plat and the Stanavich Agricultural Plat are 7 units.



The Hearing Examiner finds the proposal to be consistent with the allowed units total with adjacent cluster, conservation, or agricultural plats.

- 17.2 The agriculture development does not exceed the density permitted by the zone in which the agricultural land is located;
  - 17.2.1 The project, as proposed, includes 81 acres within the Agricultural 20 zone. The Agricultural 20 zone requires a twenty (20) acre minimum lot size. The density permitted in the zone allows for four (4) residential units on 81 acres, which is consistent with the number of buildable lots being proposed for the Stanavich Agricultural Plat.
- 17.3 The agricultural plat is necessitated or pursued for one or more of the following reasons:
  - 17.3.1 To accommodate housing for farm labor or farm family members; or
  - 17.3.2 To implement an irrigation improvement; or
  - 17.3.3 To create parcels of real property for financing purposes; or
  - 17.3.4 To improve or increase agricultural efficiencies or dispose of property no longer useful to the agricultural activities; or
  - 17.3.5 To allow gradual or sequential platting as needed to ensure the economic viability of the farm's future; or
  - 17.3.6 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 non-development status to meet the density of the underlying zone.
  - 17.3.7 The project, as proposed, is pursued to create parcels of real property for financing purposes.
  - 17.3.8 The Hearing Examiner finds that Findings of Fact Nos. 17.3.3, 17.3.5, 17.3.6 and 17.3.7 apply to this project.
- 17.4 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.
  - 17.4.1 The code calls out 4(c) but staff believes this should be 7(c) of KCC16.09.040 Development Regulations. The applicants have stated the application is pursued in accordance with KCC16.09.040 7(c)(iii). The application has been conditioned to have a notice located on the face of the plat or a deed restriction in accordance with KCC 16.09.040 (7)(d).
- 17.5 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.  
17.5.1 The smallest lot within the Stanavich Agricultural Plat is 3 acres in size. All residential lots have been situated outside the farmed agricultural land.

18. Consistency with the provision of KCC 17 Zoning: The Hearing Examiner finds that the proposal is consistent with these provisions. The Agricultural 20 zone allows for one-half (1/2) acre lots in a conservation plat. The Stanavich Agricultural Plat consists of four (4) residential lots ranging in size from 3-acres to 18.92-acres.
19. Consistency with the provisions of KCC 17A Critical Areas: CDS staff conducted critical area review of the project area and considered the critical areas report prepared by Sewall Wetland Consulting on April 1, 2022. As described in section V above, CDS issued an MDNS for the project observing the buffer recommendations noted in the report. The MDNS was conditioned to protect the critical areas and their associated buffers. The MDNS also includes a condition that if any development leads to inadvertent discovery of cultural or archaeological material, work will immediately be stopped, and the proper authorities shall be contacted. The Hearing Examiner finds the project, as conditioned, consistent with KCC 17A Critical Areas.
20. Consistency with the provisions of KCC 16.12: Preliminary Plat Subdivision Code: The Hearing Examiner finds that this proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.
21. Consistency with the provisions of KCC Title 12: Roads and Bridges: The Hearing Examiner finds that all roads are required to meet all Kittitas County Road Standards.
22. An open record public hearing after due legal notice was held on May 26, 2022.
23. At the open record public hearing the following exhibits were entered into the record:
  - 23.1 Ex. 1 Plat Application
  - 23.2 Ex. 2 Certificate of Title
  - 23.3 Ex. 3 Preapplication Conf. Waiver Request Form
  - 23.4 Ex. 4 Preliminary Plat Map
  - 23.5 Ex. 5 Preliminary Plat Map 8.5x11
  - 23.6 Ex. 6 Narrative
  - 23.7 Ex. 7 Receipt
  - 23.8 Ex. 8 SEPA Checklist
  - 23.9 Ex. 9 SEPA Receipt
  - 23.10 Ex. 10 Deemed Complete Letter 10-4-21
  - 23.11 Ex. 11 Affidavit of Site Posting 10-12-21
  - 23.12 Ex. 12 Staff Maps
  - 23.13 Ex. 13 Notice of Application 10-21-21
  - 23.14 Ex. 14 Affidavit of Mailing & Publication 10-21-21
  - 23.15 Ex. 15 Department of Health – Office of Drinking Water
  - 23.16 Ex. 16 Kittitas Reclamation District
  - 23.17 Ex. 17 Kittitas Valley Fire and Rescue
  - 23.18 Ex. 18 Washington State Dept. of Ecology



- 23.19 Ex. 19 Kittitas County Public Works
- 23.20 Ex. 20 Kittitas County Public Health
- 23.21 Ex. 21 Transmittal of Comments Letter 11-8-21
- 23.22 Ex. 22 Agent's Response to Comments
- 23.23 Ex. 23 Request for Critical Areas Study
- 23.24 Ex. 24 Wetland Survey
- 23.25 Ex. 25 Kittitas County Public Works Amended access comments 4-8-22
- 23.26 Ex. 26 Amended Preliminary Plat Map
- 23.27 Ex. 27 Amended Preliminary Plat Map w/contour
- 23.28 Ex. 28 Mitigated Determination of Nonsignificance
- 23.29 Ex. 29 Notice of Public Hearing and SEPA Action
- 23.30 Ex. 30 Affidavit of Mailing and Publication Notice of Public Hearing and SEPA Action
- 23.31 Ex. 31 Amended Preliminary Plat Map 5-4-22
- 23.32 Ex. 32 Amended Preliminary Plat Map (w/flood boundaries) 5-17-22
- 23.33 Ex. 33 Staff Report
- 23.34 Ex. 34 Presentation

- 24. Appearing on behalf of the Applicant was Debbie Stanavich. Ms. Stanavich testified that she and her husband are the property owners and Applicants for this project. Ms. Stanavich testified that they have complied with all of the requirements of the Kittitas Reclamation District and that lot lines had been adjusted to meet buffers as required by the Department of Ecology. She stated that they agreed with all the representations set forth within the staff report and had no objection to any of the proposed Conditions of Approval. She stated that even with the changed lot lines, there was still sufficient area to build a single family residence and accessory structures without the need for a variance.
- 25. Also appearing on behalf of the Applicant was Chris Cruse. Mr. Cruse testified that he was an agent authorized to appear and speak on behalf of the Applicant. He stated that he is the surveyor for the project. Mr. Cruse also indicated that he had no objection to any of the proposed Conditions of Approval. He further stated that all of the proposed lots have sufficient buildable area for a single family residence and accessory structures, knowing that there will be onsite septic for each of the proposed parcels.
- 26. No members of the public testified at the hearing.
- 27. The Kittitas County Hearing Examiner considered all evidence within the record in rendering this decision.
- 28. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

## II. CONCLUSIONS OF LAW

- 1. The Hearing Examiner has been granted authority to render this decision.
- 2. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
- 3. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.

4. Public use and interest will be served by approval of this proposal.
5. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges.
6. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

### **III. DECISION**

Based on the above Findings of Fact and Conclusions of Law, LP-21-0003 – Stanavich Long Plat is hereby **APPROVED** subject to the following Conditions of Approval.

### **IV. CONDITIONS OF APPROVAL**

All Conditions of Approval shall apply to the Applicant, and the Applicant's heirs, successors in interest and assigns.

1. The project shall proceed in substantial conformance with the plans and application materials on file dated September 8, 2021, and subsequent information included in the complete file index except as amended by the conditions herein.
2. There shall be a notification on the final plat and all conveyance instruments with the following notice: "The subject property is within or newer 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."
3. The applicant is responsible for meeting the KRD General Subdivision Guidelines.
4. 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. All accesses and roads shall be IFC compliant.
6. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
7. Computer sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lots, or any tract. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
8. The Final Plat shall contain the name of the Engineer/Surveyor responsible for preparing the documents on all sheets.
9. All structures will be permitted and built to the current Kittitas County adopted building



codes at the time of construction.

10. Except for lot D, the applicant shall provide one soil log for each new, proposed lot.
11. Where individual wells are proposed, a well log must be provided along with documentation of water rights for each proposed new lot. Where shared wells are proposed a well log, water right documentation for each lot and a shared well user's agreement must be signed, notarized, and filed.
12. Driveways: A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 12/15/15 edition.
  - 12.1 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' with 2' of clear zone on each side if the length of the driveway is more than 150'.
  - 12.2 Driveways with a length greater than 150' shall construct a turnaround which meets or exceeds the International Fire Code Appendix D turnaround.
  - 12.3 Maximum grade shall be 10%.
  - 12.4 Crushed surface depth per WSDOT standards.
  - 12.5 Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - 12.6 Any further subdivision or lots to be served by proposed access may result in further access requirements.
13. Plat Notes: Plat notes shall reflect the following:
  - 13.1 Maintenance of the access is the responsibility of the property owners who benefit from its use.
  - 13.2 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.
  - 13.3 Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - 13.4 Kittitas County will not accept private roads until such roads are brought into conformance with current Kittitas County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.
  - 13.5 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 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.
  - 13.6 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.
  - 13.7 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.
14. Open Space:
  - 14.1 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.

- 14.2 The applicant will place the open space tract of 40-acres in Open Space for perpetuity and will be designated as such on the final mylar.
  - 14.3 The use of open space area will be for passive and active recreational/agricultural uses as allowed in KCC 16.09
  - 14.4 The final plat shall include a plat note ensuring the open space will be appropriately maintained to control noxious weeds and fire hazards.
15. 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

- 16. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
- 17. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- 18. 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.
- 19. 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.
- 20. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
- 21. 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.
- 22. Flood: In accordance with KCC Chapter 14.08.220, all subdivisions as well as new development shall:
  - 22.1 Be consistent with the need to minimize flood damage.
  - 22.2 Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
  - 22.3 Have adequate drainage provided to reduce exposure to flood damage.
  - 22.4 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.
  - 22.5 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.

23. Water Mitigation and Metering: Prior to final plat approval and recording, the following conditions shall be met. In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:
- 23.1 A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
  - 23.2 An adequate water right for the proposed new use; or
  - 23.3 A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.
24. All applicants for land divisions shall also submit information on “proximate parcels” held in “common ownership” as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.
- Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.
25. In addition to the conditions noted above, the following MDNS conditions shall also apply
- 25.1 Critical Areas: All final surveys shall include denotation of the identified streams and category III wetland of the Critical Areas Report received 4-1-22 and the associated buffers in accordance with KCC 17A.
  - 25.2 Cultural Resources: 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.

Dated this 31 day of May, 2022.

KITTITAS COUNTY HEARING EXAMINER



Andrew L. Kottkamp

This Decision is subject to appeal pursuant to the Kittitas County Code and the Revised Code of Washington.