



**Swauk Valley Ranch Short Plat  
File Number SP-25-00010  
FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL**

**I. General Information**

**Requested Action:** The applicants are proposing a 4-lot conservation short plat resulting in one (1) 610.504 acre open space lot, (1) 5 acre lot, one (1) 5 acre lot and one (1) 5 acre lot. An additional 10 acre farmstead lot will be created that contains the pre-existing residential and associated out-buildings within the project boundary. The farmstead lot will not be required to become part of the cluster of residences.

**Location:** One (1) tax parcels (# 717734), located on State Route 10, approximately 7.3 miles south of the intersection of State Route 970 & State Route 10, southeast of Cle Elum, WA, in Section 17, Township 19, Range 17, W.M.; Kittitas County parcel map number 19-17-17000-0001. The property is zoned Agriculture 20 with Rural Working Land Use designation.

**Site Information:**

Total Property Size:	635.53 acres
Number of existing lots:	1
Number of proposed lots:	5
Domestic Water:	Existing Group B Water System
Existing sewage Disposal:	Existing on-site septic and drain field
Fire District:	The parcel is outside fire districts.

**Site Characteristics:** The site consists of mostly undeveloped land with a single-family residence and out-buildings on the southwest area of the property.

**Surrounding Property:**

North:	Privately owned land primarily used for agricultural and residential purposes.
South:	Privately owned land, SR 10 & the Yakima River.
East:	Public land owned by WA DNR with wind turbines used for energy generation.
West:	Privately owned land with wind turbines used for energy generation.

**Access:** The project has existing access from SR 10.

**II. Administrative Review**

**Notice of Application:** A Short Plat permit application was submitted to Kittitas County Community Development Services on July 21, 2025. The application was deemed complete on July 25, 2025. A Notice of Application for the Swauk Valley Short Plat (SP-25-00010) was mailed to all federal, state, and local agencies/departments with potential interest in the proposal as well as to all adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel on July 31, 2025. Notice was published in the official newspaper of record for Kittitas County, and posted to

the Kittitas County Website, all in conformance with the Kittitas County Project Permit Application Process (Title 15A).

**Designated Permit Coordinator (staff contact):** Bradley Gasawski, Staff Planner. Phone: (509) 962-7539, Email: [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us).

### **III. Zoning and Development Standards**

The subject property is located on State Route 10, approximately 7.3 miles south of the intersection of State Route 970 & State Route 10, southeast of Cle Elum, WA and has a zoning designation of Agriculture 20. The purpose of the Agriculture (A-20) zone is an area wherein farming, ranching and rural life styles are dominant characteristics. The intent of this zoning classification is to preserve fertile farmland from encroachment by nonagricultural land uses; and protect the rights and traditions of those engaged in agriculture as seen in KCC 17.29.010. The minimum lot size is 20 acres as seen in KCC 17.29.040. The Swauk Valley Ranch Short Plat is being proposed under KCC 16.09 Cluster Platting, Conservation and Agricultural Platting, and KCC 16.32.050 Short Plat Requirements.

#### **KCC 16.09.025 Cluster Platting, Conservation and Agricultural Platting review:**

2. Conservation and Agricultural platting is permitted in the following zone classifications, provided the parcel or combination of contiguous parcels meets the following required minimum land area:
  - a. Agriculture 20, with a minimum land area of forty (40) acres which 40 acres may be in one (1) or more tax parcels, provided, however, if the applicant relies on more than one tax parcel all tax parcels relied on must be; i) used for agricultural activities as that term is defined in RCW 90.58.065(2)(a); and ii) be designated as open space or as farm and agriculture land under Chapter 84.34 RCW; and iii) be owned by the same individual or entity for a minimum of 5 years; and iv) all parcels relied on shall be contiguous with the other parcels, but, parcels separated by county roads, streams and irrigation canals shall be deemed contiguous;

#### **Staff Conclusions**

Staff finds that the proposed conservation short plat is consistent with all applicable Washington State and Kittitas County code. The subject parcel falls within the Agriculture 20 zoning classification and exceeds the minimum parcel size necessary for conservation plating.

#### **KCC 16.09.040 Development Regulations**

1. Cluster plats, Conservation and Agricultural plats are subject to the following provisions:
  - a. Notification requirement. If appropriate, the final plat and all conveyance instruments shall contain the following notice: "The subject property is within or near existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted right to farm provisions contained in the Section 17.74 of the Kittitas County Zoning Code."
  - b. Compliance with county development regulations. Unless otherwise specified by this chapter, all development activities authorized through this chapter shall comply with all existing, applicable county development regulations, including but not limited to: subdivision ordinance, zoning code, shoreline master program, road standards, fire and life safety, critical areas, and floodplain development ordinance. In addition, Cluster

- Platting and Conservation Platting shall not be used prospectively in conjunction with the Kittitas County planned unit development zone (KCC Chapter 17.36).
- c. Applications. Applications shall be evaluated for the possible impacts to adjacent agricultural uses. Residential parcel densities allowed in rural and resource areas can have a significant impact on agricultural, forestry and mineral resource uses. Conditions may be placed on development proposals through the normal Kittitas County permitting authority, which protect agricultural lands from possible impacts related to incompatible land uses.
  - d. Farmstead. The farmstead, including the pre-existing residential and associated out buildings within the project boundary, will not be required to become part of a cluster of residences.
  - e. Location. Clustered lots and Agricultural Lots shall be located within the project boundary in a manner that best recognizes the purpose and intent of cluster plats, conservation plats or Agricultural plats, including but not limited to, the location of the natural resource lands, critical areas as identified in KCC Title 17A, purpose of open space, natural or topographical features serving as a functional division, etc.
  - f. Access to public lands. Applications that included parcels which share property line boundaries with public lands which allow public use must maintain or enhance existing public access points. Maintained or enhanced public access points to public lands shall be in conformance with requirements as identified by federal, state, and local agencies having jurisdiction over said public lands. Documentation demonstrating such shall be submitted as part of the project application.
  - g. Open space. All open space shall contain appropriate covenants and restrictions to ensure the area will not be further subdivided in the future, the use of the open space for the purpose specified will continue in perpetuity, and the open space will be appropriately maintained to control noxious weeds and fire hazards.
2. Open space. All plats which include open space shall contain appropriate plat notes to ensure the area will not be further subdivided in the future, the use of the open space for the purpose specified will continue in perpetuity, and the open space will be appropriately maintained to control noxious weeds and fire hazards. The identified open space tracts shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation. Open space lots shall not be required to be transferred to the other lot owners to be held in common ownership so long as the lots are used for the purposes of agricultural activities as that term is defined by RCW 90.58.065(2)(a) or the lots are designated as timber and forestlands according to RCW 84.33. Open space lots created as a result of an Agricultural Plat shall not be required to be transferred to the other lots owners to be held in common ownership.
  3. This requirement shall not apply to lots retained by the original landowner or subsequent landowner(s) for the purpose of providing improved recreational facilities serving the benefited parcels. For the purposes of this condition, improved recreational facilities shall be those which exceed \$100,000 in value.
  4. Non-buildable lots. Any lots created specifically for, or dominated by, easements, roadways, storm water retention facilities, septic facilities or other purposes and as a result are non-buildable shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation.
  5. Cluster plats are subject to the following provisions:
  6. Conservation plats are subject to the following provisions:
    - a. The conservation development does not exceed the density permitted by the zone in which the development is located;

- b. No conservation plat is adjacent to another cluster or conservation plat so that the total conservation development exceeds six (6) units unless the proposed developments are separated by an existing County road;
- c. In a residential development in a conservation plat, lots must be located adjacent to one another upon no more than fifty percent (50%) of the total property being divided.
- d. Seventy percent (70%) of the land outside of the conservation cluster remains in open space for resource use in perpetuity. Open space in conservation plats may either be held in common ownership, owned by a conservation entity, or remain in the ownership of the farmstead or resource parcel.

**Staff Conclusions**

Staff find that the proposed conservation short plat is consistent with these provisions, as conditioned. Appropriate plat notes shall be added to the final plat pursuant to 16.09.040(1)(a). After review of shorelines, critical areas, and review of access and fire life safety concerns by relevant agencies, planning staff review has found the proposal consistent with 16.09.040(1) (b-e). As conditioned, the proposal is consistent with 16.09.040(1)(f-g) and 16.09.040(2-4) concerning the open space tract. As proposed, the development meets 16.09.040(6).

**16.09.060 Lot Size:**

- 1. Generally: The size of the lots to be developed shall be no larger than necessary to meet the minimum Washington State Department of Health requirements and the Kittitas County Code.
- 2. Exceptions:
  - a. The existing farmstead lot can be up to ten (10) acres in size; and
  - b. New lots may be as large as five (5) acres if building envelopes are established on the plat that ensure the same development pattern that would occur with smaller lots created consistent with subsection 16.09.060.1 above.
  - c. Agricultural plats.

**Staff Conclusions**

The proposal is consistent with 16.09.060, with the new lots proposed for development at 5 acres in size, and the existing farmstead lot proposed at 10 acres in size.

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

- 1. Its conformance with all county subdivision, zoning, health and sanitation, roads and bridges, and fire and life safety regulations and with laws adopted by the state of Washington.
- 2. Its conformance to all standards and improvements required under this title.
- 3. Potential hazards created by flood potential, landslides, etc.
- 4. Provisions for all improvements and easements (roads, ditches, etc.) required by this title.
- 5. Access for all proposed lots or parcels by way of a dedicated road right-of-way or easement.
- 6. All other relevant facts which may determine whether the public interest will be served by approval of the proposed subdivision.
- 7. Lots or parcels created by the final platting of a subdivision or short subdivision may not be further divided within a five-year period without filing of a final plat; except as provided for in RCW 58.17.060
- 8. Its compliance with Kittitas County Code Chapter 13.35, Adequate Water Supply Determination or work voluntarily with Kittitas County to develop an authorized conservation easement, see section 16.08.061.

### **Staff Conclusions**

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

## **IV. Comprehensive Plan**

The Kittitas County Comprehensive Plan designates the proposal as a short plat located approximately 7.3 miles south of the intersection of State Route 970 & State Route 10, southeast of Cle Elum, WA with Rural Working land use designation. Kittitas County has established the following goals and policies to guide activities in these areas. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

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

### **Consistency Statement**

*The short plat will create four lots and one farmstead lot; three lots will be for residential use, one lot will be the existing farmstead with accessory structures, and one lot will be open space.*

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

### **Consistency Statement**

*The short plat will provide three (3) plots for a single-family dwelling, one (1) farmstead lot, and one (1) lot for open space.*

RR-G16: Allow for residential opportunity with rural character and a variety of densities outside UGAs without population expecting all urban services.

### **Consistency Statement**

*Three lots eligible for single family lots will be created with lot sizes at 5.0 acres, one lot will be created as the farmstead lot at 10 acres, and the open space lot will be 610.5 acres. All lots are in Agriculture 20 zone maintaining the rural character and meeting the density requirements of KCC 16.09 & KCC 17.29.*

### **Staff Comments**

*The Swauk Valley Ranch short plat as conditioned is consistent with the Kittitas County Comprehensive Plan Goals and Policies listed above. The proposal supports rural character, is adequately served by local services and meets density requirements for the zoning designations.*

## **V. Environmental Review**

A critical area review was performed by staff, and GIS data indicates several Type 4 (Seasonal Non-fish Searing) streams, a Type 2 (Fish-bearing) stream, several wetlands (R4SBA, R4SBC, R5UBH & PSSA) and Swauk Creek, a shoreline of the state, and floodplain for Swauk Creek. GIS data also indicated several large areas of hazardous slopes and a Tier 1 channel migration zone tied to Swauk Creek. SEPA review was not required. This project is exempt under WAC 197-11-800 (6)(d).

## **VI. Agency and Public Comments**

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

### **Agency Comments:**

The following agencies provided timely comments during the comment period: Kittitas County Fire Marshal, WA Department of Archeology & Historic Preservation, and Kittitas County Public Works. Late comments were received by Kittitas County Public Health Department.

Comments are addressed below.

### **Kittitas County Fire Marshal**

This application was reviewed by Dan Young in the Fire Marshal's Office. Dan can be reached at (509) 962-7000 or e-mail at Dan.Young@co.Kittitas.wa.us. Where there are difficulties in meeting these conditions or if additional information is required, contact Dan in the Fire Marshal's office immediately.

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.

Fire flow in the amount of 1000 gallons per minute supplied at 20 psi for 60 minutes duration is required for this application. Prior to final approval submit proof from the water purveyor indicating that the required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to final plat approval.

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application do not adequately provide required fire apparatus access. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building.

Approved fire apparatus turnarounds are required for this project. The indicated provisions for turning around fire apparatus are not adequate. Provide a turnaround meeting the requirements of the International Fire Code Appendix D.

This application is sited in the designated high fire hazard Wildland - Urban Interface zone. Additional setback, building construction, access, fire flow and addressing requirements will be applied at the time of building permit application. All structures are required to be at least 30 feet from all property lines.

No gate may be installed across a required fire department access road or driveway without first

obtaining a permit from the fire marshal's office. Inspection and testing of the gate will be required.”

Additional comments from the Fire Marshal were received on September 25, 2025 & October 17, 2025: We will be okay with not meeting the fire flow requirements as long as your defensible space is 1 1/2 times the required distance.

*Applicant Response: We have corresponded with Dan Young from the Fire Marshals office. Dan has agreed to not require the project to meet the fire flow of 1,000gpm if defensible space exceeds the prescribed requirements. Our email correspondence is attached for reference.*

*Staff Response: Staff shared the comments with the applicant and conditioned the approval to include meeting the requirements of the Fire Marshall.*

### **Washington Department of Archeology & Historic Preservation**

“In response, we concur with the results and recommendations made in the report entitled “Swauk Valley Ranch Conservation Plat Project, Kittitas County, WA,” (Hoyt 2025). Specifically, as no cultural resources were found during the survey we do not recommend further direct archaeological supervision of the project. However, we do recommend that a standard Inadvertent Discovery Plan is followed during all ground disturbing activities.”

*Applicant Response: No response.*

*Staff Response: Staff shared the comments with the applicant. A cultural resource study, dated July 2025, was received by planning staff with the application materials.*

### **Kittitas Public Works**

#### **Access:**

- An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.
- KCC Title 12.04.01.030 requires road naming when a road serves 5 or more lots.
- Road Certification on file for unnamed road off Hwy 10. See conditions per RV-17-06.
- KCC Title 12.04.07.060 requires a minimum 30' easement for a shared residential driveway.
- KCC Table 12.04.04-1 requires a minimum 50' easement for Private Road.
- Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.

#### **Engineering:**

- Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). This grading plan will be under a joint review with the City of Ellensburg.

#### **Survey:**

1. The pond located approximately 600' North of the N'most corner of Lot B needs to be shown

- on the face of the map. (Informational only, does not need to be surveyed)
2. All new lots, including the remainder parcel need to show access easements.
  3. Of Note: Lot Closures and Subdivision Guarantee were not provided, and will need to be provided for review prior to final approval.

Transportation Concurrency:

- A concurrency evaluation and determination shall be required for all development applications in which the proposed development is projected to have an impact upon the transportation corridor or intersection. Developments generating 41 or fewer daily trips are exempt from the TIA and concurrency evaluation requirements.

Flood:

- A portion of parcel #717734 is within the FEMA mapped special flood hazard area of Swauk Creek (100-year floodplain). Per FEMA guidance, BFE data is not required for plat approval since the floodplain boundary will be contained within the conservation lot. As stated in short plat note 12, any future development of the conservation lot will require BFE data to be generated and provided to Public Works.

Water Mitigation / Metering

- The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates. 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:
  1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
  2. An adequate water right for the proposed new use; or
  3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.
- 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.

Final Plat Notes

The following notes shall be placed on the face of the plat:

- C-1 "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."
- C-2 "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."

*Applicant Response: We have corresponded with Kelee Hodges from Public Works. Kelee completed a courtesy screening for the project and concluded there is not a transportation concurrency management application requirement for the project. Our email correspondence is attached for reference.*

*Staff Response: Staff shared the comments with the applicant and conditioned the approval to include meeting the requirements of Public Works.*

## **Untimely Comments**

### **Kittitas Public Health Department**

“The comments from the pre-application meeting are still adequate.”

Comments from the pre-application meeting are listed below:

#### Drinking Water

- A Group B System has been approved for 9 connections in the area. Please update plans on this system along with bacteria and nitrate testing to keep system current and up to date. Water system plans may need design resubmittal.

#### Wastewater

- Each parcel will need a current soil log.

*Applicant Response: No response.*

*Staff Response: Staff shared the comments with the applicant.*

### **Public Comments:**

No public comments were received during the comment period.

The applicant was transmitted all comments on August 27, 2025, and given until September 12, 2025 to submit any response comments. The applicant requested two (2) time extensions for their response to comments. The second extension ended on September 26, 2025. A response to comments was received on October 1, 2025.

## **VII. Project Analysis & Consistency Review**

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

### **Consistency with the Comprehensive Plan:**

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section IV of this staff report, the following Comprehensive Plan policies apply to this proposal: LU-G4, RR-G7, RR-G16.

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

A critical area review was performed by staff, and GIS data indicates several Type 4 (Seasonal Non-fish Searing) streams, a Type 2 (Fish-bearing) stream, several wetlands (R4SBA, R4SBC, R5UBH & PSSA) and Swauk Creek, a shoreline of the state, and floodplain for Swauk Creek. GIS data also indicated several large areas of hazardous slopes and a Tier 1 channel migration zone tied to Swauk Creek. Any future development will need to meet the appropriate buffers. SEPA review was not required. This project is exempt under WAC 197-11-800 (6)(d).

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

This proposal is consistent with the Kittitas County Zoning Code for the A-20 – Agriculture Zoning

designation.

**Consistency with the provisions of KCC 16.09.025 Cluster Platting, Conservation and Agricultural Platting review:**

Staff finds that the proposed conservation short plat is consistent with all applicable Washington State and Kittitas County code. The subject parcel falls within the Agriculture 20 zoning classification and exceeds the minimum parcel size necessary for conservation plating.

**Consistency with the provisions of KCC 16.09.040, Development Regulations**

The proposal is consistent with KCC 16.09.040, as conditioned. Appropriate plat notes shall be added to the final plat pursuant to 16.09.040(1)(a). After review of shorelines, critical areas, and review of access and fire life safety concerns by relevant agencies, planning staff review has found the proposal consistent with 16.09.040(1) (b-e). As conditioned, the proposal is consistent with 16.09.040(1)(f-g) and 16.09.040(2-4) concerning the open space tract. As proposed, the development meets 16.09.040(6).

**Consistency with the provisions of KCC 16.09.060, Lot Sizes**

The proposal is consistent with 16.09.060, with the new lots proposed for development at 5 acres in size, and the existing farmstead lot proposed at 10 acres in size.

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

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

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

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

**VIII. Findings of Fact**

1. **Requested Action:** The applicants are proposing a 4-lot conservation short plat resulting in one (1) 610.504 acre open space lot, (1) 5 acre lot, one (1) 5 acre lot and one (1) 5 acre lot. An additional 10 acre farmstead lot will be created that contains the pre-existing residential and associated out-buildings within the project boundary. The farmstead lot will not be required to become part of the cluster of residences.
2. **Site Location:** One (1) tax parcels (# 717734), located on State Route 10, approximately 7.3 miles south of the intersection of State Route 970 & State Route 10, southeast of Cle Elum, WA, in Section 17, Township 19, Range 17, W.M.; Kittitas County parcel map number 19-17-17000-0001. The property is zoned Agriculture 20 with Rural Working Land Use designation.
3. **Site Information:**

Total Property Size:	635.53 acres
Number of existing lots:	1
Number of proposed lots:	5

Domestic Water: Existing Group B Water System  
Existing sewage Disposal: Existing on-site septic and drain field  
Fire District: The parcel is outside fire districts.

Site Characteristics: The site consists of mostly undeveloped land with a single-family residence and out-buildings on the southwest area of the property.

Surrounding Property:

North: Privately owned land primarily used for agricultural and residential purposes.  
South: Privately owned land, SR 10 & the Yakima River.  
East: Public land owned by WA DNR with wind turbines used for energy generation.  
West: Privately owned land with wind turbines used for energy generation.

Access: The project has existing access from SR 10. The Comprehensive Plan land use designation is "Rural Working".

4. The subject property is zoned "Agriculture 20".
5. A Short Plat permit application was submitted to Kittitas County Community Development Services on July 21, 2025. The application was deemed complete on July 25, 2025. A Notice of Application for the Swauk Valley Short Plat (SP-25-00010) was mailed to all federal, state, and local agencies/departments with potential interest in the proposal as well as to all adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel on July 31, 2025. Notice was published in the official newspaper of record for Kittitas County, and posted to the Kittitas County Website, all in conformance with the Kittitas County Project Permit Application Process (Title 15A).
6. The proposal is consistent with Kittitas County Subdivision Code 16.32.050, Short Plat Review, KCC 16.09.0.25 Applicability, KCC 16.09.040 Development Regulations, and KCC 16.09.060 Lot Size. Staff finds that the proposed short plat is consistent with all applicable Washington State and Kittitas County code sections.
7. The following agencies provided timely comments during the comment period: Kittitas County Fire Marshal, WA Department of Archeology & Historic Preservation, and Kittitas County Public Works. Late comments were received by Kittitas County Public Health Department.
8. A cultural resource study was completed in July 2025 and submitted with application materials.
9. SEPA review was not required. This project is exempt under WAC 197-11-800 (6)(d). The proposed short plat is consistent with KCC Title 15.
10. The proposed short plat is consistent with KCC Title 17A Critical Areas as conditioned.
11. The proposed short plat is consistent with KCC 17.29 A20 – Agriculture 20 Zone as conditioned.
12. The proposed short plat is consistent with KCC 16.32.050 as conditioned.
13. The proposed conservation short plat is consistent with KCC 16.09 as conditioned.
14. The proposed short plat is consistent with KCC Title 14 Building and Construction as

conditioned.

15. The proposed short plat is consistent with KCC 12 Roads and Bridges as conditioned.

**IX. Conclusions**

1. As conditioned, the proposal meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned, the proposal is consistent with Kittitas County Code Title 16.32 Short Plat.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 16.090
5. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, Title 14 Building Code, Title 13 Water and Sewers and Title 12 Roads and Bridges.

**X. Decision and Conditions of Approval**

Kittitas County Community Development Services grants *preliminary approval* of the Swauk Valley Ranch Short Plat, SP-25-00010, based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

Conditions of Approval:

**1. Building**

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

**2. Roads and Transportation**

- A. This application is subject to the latest revision of the Kittitas County Road Standards, dated 2023. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used in lieu of the required improvements, per the conditions outlined. (KCC 12.01.150)
- B. 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.
- C. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.

- D. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- E. New joint-use access easements shall be a minimum of 30' in width, new private road easements shall be a minimum of 50' in width.
- F. Driveways longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of the Appendix D in the International Fire Code.
- G. Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
- H. Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).

**3. State and Federal**

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

**4. Open Space**

- A. A covenant precluding further division of the open space lot in the Swauk Valley Ranch Short Plat shall be recorded with the County Auditor and a plat note shall reflect the recording number of the covenant.
- B. The applicant will place the open space tract of 610.504 acres in Open Space for perpetuity, and the open space will be designated on the final Mylar.
- C. The use of the open space area will be for passive and active recreational uses as allowed in KCC 16.09 and shall be appropriately maintained to control noxious weeds and fire hazards.

**5. Water/ Sewer**

- A. The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates.
- B. In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:
  - 1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
  - 2. An adequate water right for the proposed new use; or
  - 3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.
- C. All applicants for land divisions shall also submit information on "proximate parcels" held in 'common ownership' as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.

- D. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.
- E. In accordance with Kittitas County Code 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed prior to final approval.
- F. This application is subject to the latest revision of the Kittitas County Code 13 Water & Sewers.

**6. Plat Notes**

- A. The following plat notes shall be recorded on the final mylar drawings:
  - Environmental and statutory review may be required for all current and future development, construction, and improvements. The applicant and/or all future owners of any lot or lots within this subdivision are responsible for compliance with all applicable local, state, and federal rules, requirements, codes, and regulations. It is incumbent upon said applicants and future owners to investigate for, and obtain from the appropriate agency or their representative, all required permits, licenses, and approvals for any development, construction, and/or improvements that occur within the boundaries of this subdivision.
  - All development shall comply with International Fire Code.
  - Maintenance of the access is the responsibility of the property owners who benefit from its use.
  - An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
  - A public utility easement 10 feet in width is reserved along all lot lines. The 10-foot easement shall abut the exterior plat boundary and shall be divided by 5 feet on each side of interior lot lines. Said easement may also be used for irrigation.
  - Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.
  - The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.
  - Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - The subject property is within or near existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other

natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted right to farm provisions contained in the Section 17.74 of the Kittitas County Zoning Code."

- This short plat was platted as a conservation plat pursuant to KCC 16.09. Conservation platting allows for an alternative method for land division while conserving resource lands and preserving rural character. Future subdivision shall not exceed the maximum density allowed in the Agriculture 20 zone of this entire short plat. Pursuant to KCC 16.09.040(6), development within the platted parcels shall respect the underlying density of the Agriculture 20 zone.
- All open space shall contain appropriate covenants and restrictions to ensure the area will not be further subdivided in the future, the use of the open space for the purpose specified will continue in perpetuity, and the open space will be appropriately maintained to control noxious weeds and fire hazards.

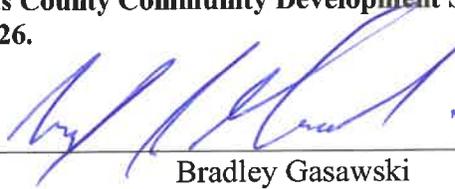
## 7. Other

- A. Taxes shall be paid in full on all tax parcels involved in this land use action as required by Washington State Law (RCWs 84.40.042 & 84.56.345) prior to final plat recording.
- B. 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) and the Confederated Tribes of the Colville Reservation. Work shall remain suspended until the findings are 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.
- C. All sheets of the final mylars shall reflect short plat number SP-24-00010 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant of all the requirements related to Final Plats (KCC 16.20) and Survey Data and Dedications (KCC 16.24). The final plat must be submitted in full conformance with these chapters of Kittitas County Code; **non-compliant mylars will be rejected and returned to the applicant.** A final plat file number will be assigned when CDS receives your final plat application. This file number will also be required on the face of the final plat.
- D. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- E. This preliminary approval will expire 5 years from the date of this determination if no extension is filed in accordance with KCC 16.32.090.

**From these conclusions and findings, the proposed Short Plat is approved with the above conditions. Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this**

**administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1670 to Kittitas County. The appeal deadline for this project is November 5, 2025, at 5:00p.m. Appeals submitted on or before November 5, 2025, shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.**

**Responsible Official**



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Bradley Gasawski

**Title:** Planner I

**Address:** Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA. 98926  
Phone: (509) 962-7539

**Date:** October 22, 2025