



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

"Building Partnerships – Building Communities"

CDS@CO.KITITITAS.WA.US

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

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Kittitas County CDS

2. Roads and Transportation

- A. 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. Refer to Chapter 12 of the Kittitas County code for access requirements.
- B. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- C. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
- D. A fire apparatus turnaround that is in compliance with Appendix D of the International Fire Code will be required for driveways and joint-use driveways that have a length of 150' or more.
- E. All applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.
- F. 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).
- G. Survey:
 - i. Prior to final approval, property corners will need to be shown on the new division line.
 - ii. Lot closure sheet is required prior to final approval (KCC 16.32.010(1))
 - iii. Roads should identify ownership, surface type, width of R/W
 - iv. On the 2nd page is a typo at the top identifying the section number "29". It should be "23".

3. State and Federal

Noted



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

4. Water/Sewer

Completed

- A. A minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed (proposed lot B).

See attached

- B. Proof of legal and physical availability of water for all new uses of water on proposed lot must be provided.

5. Irrigation and Sprinkling

Noted

- A. An approved Irrigation water delivery system in accordance with KCC 16.18 and approval from Ellensburg Water District, is required prior to final approval.

6. New Small Lots Around Existing Residences

See attached

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

7. Plat Notes

- A. The following plat notes shall be recorded on the final mylar drawings:

Noted
See sheet
2 of SP
map

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



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- Noted
See sheet
2 of SP
map
- 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.
 - Pursuant to KCC 16.12.040 (1), further division of the parcels of the Forgey Short Plat are restricted by covenant recorded at Instrument # _____.
 - Lot A is considered a small lot and is not capable of being further subdivided under KCC 16.12.040(1).
 - 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.

- Noted
- Noted
8. Taxes must be paid in full on all tax parcels involved in this land use action as required by Washington State Law (RCWs 84.40.042 & 84.56.345) prior to final plat recording.
 9. Both sheets of the final mylars shall reflect short plat number SP-22-00006 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant of all of the requirements related to Final Plats (KCC 16.20) and Survey Data and Dedications (KCC 16.24). The final plat must be submitted in full conformance with these chapters of Kittitas County Code; **non-compliant mylars will be rejected and returned to the applicant.** A final plat file number will be assigned when CDS receives your final plat application. This file number will also be required on the face of the final plat.
 10. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
 11. This preliminary approval will expire 5 years from the date of this determination if no extension is filed in accordance with KCC 16.32.090.

From these conclusions and findings, the proposed Short Plat is approved with the above conditions. Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1,670 to Kittitas County. The appeal deadline for this project is March 16, 2023 at 5:00p.m. Appeals submitted on or before March 16, 2023 shall be submitted to