



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

FINAL SHORT 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 Short Plat/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:

\$850.00	Kittitas County Community Development Services (KCCDS) Final Short Plat Fee
\$280.00	Kittitas County Environmental Health Final Short Plat Fee
\$1,215.00*	Kittitas County Public Works Final Short Plat Fee
\$2,345.00	Total fees due for final short 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): _____	DATE: _____	RECEIPT # CD 26-D1553	
Planner Intake Signature (required for submittal): 			

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

FORM LAST REVISED: 02-21-2023

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: McGregor Land Holdings c/o Greg Lutovsky
Mailing Address: 5045 Robinson Canyon Rd
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 899-1707
Email Address: greg@irisheyesgardenseeds.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: NKA Masterson Rd
City/State/ZIP: Cle Elum, WA 98922

5. Tax parcel number(s): 504636 / 961873

6. Project File Name (at time of preliminary review): MLH Short Plat

7. Project File Number (at time of preliminary review): SP-24-00014

8. Preliminary Approval Date: 12/09/2024

9. Final Development Plan Resolution Number (only if this applies): N/A

10. Development Agreement Ordinance Number (only if this applies): N/A

AUTHORIZATION

11. 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.

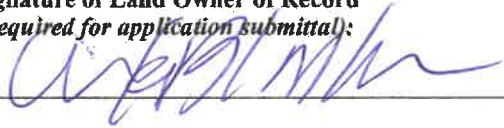
Signature of Authorized Agent:
(REQUIRED if indicated on application)

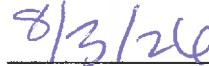
Date:

X _____

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

Date:

X  _____

 _____

MLH SP-24-00014

Compliance Document

Roads and Bridges, and Title 20 Fire and Life Safety.

X. Decision and Conditions of Approval

Kittitas County Community Development Services grants *preliminary approval* of the MLH Short Plat, SP-24-00014, 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. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used in lieu of the required improvements, per the conditions outlined. (KCC 12.01.150)
- B. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards.
- C. New access easements shall be a minimum of 30'. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
- D. Driveways longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of appendix D in the International Fire Code.
- E. Max grade shall be 10%.
- F. Crush surface depth per WSDOT Standards.
- G. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- H. An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.

Noted

- loted
- I. Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
 - J. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
 - K. Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.
 - L. Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).

3. State and Federal

- A. Applicant shall meet all state and federal regulations.
- B. A Forest Practices Application shall be required if merchantable timber is removed at any point during future development. Applicants shall contact the Washington State Department of Natural Resources to obtain an FPA permit.
- C. Prior to new parcels being created as part of this project, the applicants must clearly demonstrate that they are not creating lots that will require variances and/or reasonable use exceptions from the critical areas requirements or other relevant sections of code when development is proposed. Washington State Dept. of Fish and Wildlife recommends the following:
 - i. Prior to approval of this application, complete a Critical Areas Report that identifies all critical areas present within the project area and the required setbacks. Completing this report and assessment will result in the identification of areas where development would be allowed without the need for variances or reasonable use exceptions.
 - ii. If a Critical Areas Report is not completed prior to approval, we recommend identifying the water course and the development envelope outside of critical areas and their setbacks to ensure future development will protect the unnamed stream.
- D. If the applicants plan on withdrawing groundwater for a new use within the boundaries of WAC 173-539A, the project must be water budget neutral. Before withdrawing or using any water, please submit a Request of Determination of Water Budget Neutrality or an Application for a New Water Right Permit, depending on the size of the project either form may be required. If the applicants have any questions, please contact Nathan Longoria at (509) 907-1752 or email at nathan.longoria@ecy.wa.gov.

Code Chapter 13.35.027 and Ecology regulations.

Note 10/

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.

5. Other

- Noted
- 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. Per Kittitas County Public Health: Lot A1 will need to submit an adequate water supply determination as well as a well log for drinking water on the lot. Lot A1 will also need to submit a soil log.
 - C. 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.
 - D. Both sheets of the final mylars shall reflect short plat number SP-24-00014 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.
 - E. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
 - F. Requirements for legal availability of water and metering for the proposed short plat: 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. This parcel is not within the service area of the Kittitas County Water Bank. 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:
 - i. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
 - ii. An adequate water right for the proposed new use; or
 - iii. A certificate of water budget neutrality from the Department of Ecology or other

adequate interest in water rights from a water bank.

Noted { 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.

- G. 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 December 27, 2024, at 5:00 p.m. Appeals submitted on or before December 27, 2024, shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.

Responsible Official

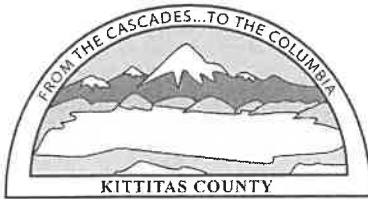


Zach Torrance-Smith

Title: Planner I

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7079

Date: December 9, 2024



KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD26-01553

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

Payer/Payee: FILAREE FARMS LLC
5041 ROBINSON CANYON RD
ELLENSBURG WA 98926-8086

Cashier: GAIL WEYAND CDS
Payment Type: CHECK (1258)

Date: 08/05/2026

SPF-26-00005 SHORT PLAT-FINAL

MASTERTSON RD

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
FINAL SHORT PLAT (HEALTH)	\$280.00	\$280.00	\$0.00
FINAL SHORT PLAT	\$850.00	\$850.00	\$0.00
Final Plat (Public Works) - One (1) Civil Review	\$1,215.00	\$1,215.00	\$0.00
SPF-26-00005 TOTALS:	\$2,345.00	\$2,345.00	\$0.00
TOTAL PAID:		\$2,345.00	