



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

"Building Partnerships – Building Communities"

CDS@CO.KITTITAS.WA.US

### **Boitano Short Plat File Number SP-26-00009 FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL**

#### **I. GENERAL INFORMATION**

Requested Action: The applicants are proposing a 2-lot short plat resulting in one (1) 11.71-acre lot, and one (1) 10.81-acre lot, utilizing the "New Small Lots Around Existing Residences" section of Kittitas County Code 16.12.040(1)(iii)(c).

Location: One Tax Parcel (#918833), located at 4996 Umptanum Road in Ellensburg, WA. Approximately 1.25 miles south of Manastash Road. Section 22, Township 17, Range 18. This property bears Kittitas County parcel map number 17-18-22010-0023 and is zoned Agriculture 20 and has a land use designation of Rural Working.

#### **II. SITE INFORMATION**

|                           |                                                   |
|---------------------------|---------------------------------------------------|
| Total Property Size:      | 22 acres                                          |
| Number of existing lots:  | 1                                                 |
| Number of proposed lots:  | 2                                                 |
| Domestic Water:           | Private Well                                      |
| Existing Sewage Disposal: | Existing On-Site Septic System                    |
| Fire District:            | Fire District 2 (Kittitas Valley Fire and Rescue) |
| Irrigation District:      | Kittitas Reclamation District/ West Side          |

##### Site Characteristics:

North: Low-density residential and agriculture use in Agriculture-20 zoning designation.  
South: Low-density residential and agriculture use in Agriculture-20 zoning designation.  
East: Low-density residential and agriculture use in Agriculture-20 zoning designation.  
West: Low-density residential and agriculture use in Forest and Range zoning designation.

Access: The property is accessed via Umptanum Road.

#### **III. ZONING AND DEVELOPMENT STANDARDS**

The subject property has a Zoning designation of Agriculture-20 with a Land Use designation of Rural-Working. The purpose and intent of the Agriculture 20 (A-20) zone is to provide for an area Low-density residential, and agriculture use in Agriculture-20 zoning designation. The Boitano Short Plat is being proposed under KCC 16.12.040(1) New Small Lots Around Existing Residences.

KCC 16.12.040(1), New Small Lots Around Existing Residences: Lots within AG zoning districts including Commercial AG, AG-20 and AG-5 zones that are greater than three acres may be subdivided to create one small lot around an existing residence, subject to recording of a covenant precluding further division of the subject lot while designated for agricultural use by the adopted Kittitas County Comprehensive Plan maintaining the minimum adjustment necessary to accommodate the proposed use, and it has contained a lawfully existing residence for at least the last five years, subject to the following:

1. The five-year date for the establishment of a lawfully existing residence starts from the issuance date of a Certificate of Occupancy by the Building Official or the date of the sign-off on the approved final inspection for the installation permit, if the residence is a manufactured home. If the permit holder failed to obtain a Certificate of Occupancy or approved final inspection of a residence, the applicant may provide other evidence to establish the date of the residence. However, no applications for land division will be accepted until such time that a Certificate of Occupancy has been issued or approved final inspection has been completed and all required changes have been made, if required by the Building Official. Such proof is not required for residences established prior to the adoption of the building code by Kittitas County on April 17, 1984.
2. The small lot shall be one to three acres in size, except the Director may authorize a larger lot size under subsection 16.12.040(1)(A)(iii).
3. Larger lot size authorized. The Director may authorize a larger lot size when the applicant submits evidence or information that documents one or more of the following:
  - a. The Kittitas County Health Department determines a larger area is necessary to include approved water supply and sewage disposal systems within the lot; or
  - b. The logical division to create the lot follows a physical feature which acts as a bona-fide, practical obstacle to normal and necessary farming practices (e.g., rock outcrops; Type S and NP streams, slopes exceeding 15%; or a different intervening in-fee ownership physically separates that parcel by a State highway or primary irrigation district canal or major sublaterals); or
  - c. A larger lot size is necessary to encompass existing related uses or structures in immediate proximity
4. The lot comprising the balance of the division shall be capable of meeting all applicable setbacks and other requirements to ensure its continued agricultural use.
5. Any small lot allowed to be three acres or greater in size shall still be considered a small lot and is not capable of being further subdivided under this Section. A covenant or plat note indicating this restriction shall be recorded whenever a larger lot size is granted.

Staff Conclusions: The proposal; 1) Existing residence was established in 2007, 2) The small lot around the existing residence will be 11.71 acres, 3) a covenant or plat note will indicate that both lots are considered small lots and not capable of further subdivision, 4) all applicable yard setbacks will be met, 5) a covenant or plat note will indicate that both lots are considered small lots and not capable of further subdivision, Staff find that the proposed short plat, as conditioned, is consistent with all applicable Washington State and Kittitas County codes.

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, roads and bridges, and fire and life safety regulations and with laws adopted by the state of Washington, and will be conditioned to meet health and sanitation 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 find 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 in a Rural-Residential land use designation. Kittitas County has established the following goals and policies to guide activities in these areas. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

RR-G2: Provide a variety of rural development opportunities, densities, and housing choices that support rural lifestyles.

Consistency Statement: *The applicants are proposing the creation of an additional parcel within the restrictions put forth by Kittitas County Code. By allowing the creation of the new parcel, Kittitas County is demonstrating its commitment to providing a variety of rural housing choices.*

RR-P10: Only allow Comprehensive Plan amendments, rezones, bonus densities, and other measures that increase rural densities where adequate supplies of potable water are available.

Consistency Statement: *The applicants are proposing a 2-lot short plat that will create an additional parcel where adequate supplies of potable water are available through the County water bank.*

Staff Conclusion: The Boitano short plat as conditioned is consistent with the Kittitas County Comprehensive Plan Goals and Policies listed above. The proposal does not adversely affect agricultural lands and allows for continued agricultural land use while providing a variety of density to future housing options.

## **VI. ADMINISTRATIVE REVIEW**

Deemed Complete: A Short Plat permit application was submitted to Kittitas County Community Development Services on August 27, 2026. The application was deemed complete on September 9, 2026.

Notice of Application: A Notice of Application for the Boitano Short Plat (SP-26-00009) 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 September 12, 2026. Notice was published in the Ellensburg Daily Record, the official newspaper of record for Kittitas County, and posted to the Kittitas County Website, all in conformance with the Kittitas County Project Permit Application Process (Title 15A).

## **VII. ENVIRONMENTAL REVIEW**

Shushuskin Creek located along the southwestern border of the parcel is a fish bearing stream. The stream was identified during the desktop review completed by staff using County GIS data. The stream has a 100-foot buffer with an additional 15-foot building setback per KCC 17A.04.030.6. The proposed subdivision and future development are not anticipated to impact the stream or its buffer. CDS determined that the Boitano Short Plat is exempt from SEPA review under WAC 197-11-800(6)(d).

## **VIII. AGENCY AND PUBLIC COMMENTS**

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

### **Agency Comments:**

The following agencies provided comments during the comment period: Kittitas Public Utility District (PUD), Yakama Nation Fisheries, Bonneville Power Administration (BPA), Kittitas Reclamation District (KRD), Kittitas County Public Health (KCPH), Washington State Department of Fish and Wildlife, Kittitas County Fire Marshal (KCFM), and Kittitas County Public Works (KCPW). No public comments were received during the public comment period.

### **Kittitas PUD**

Kittitas PUD stated they have facilities within ½ mile of the proposed project. If the developer would like PUD power, they can apply for a new service and line extension at the link below to obtain a quote from the Kittitas PUD for electrical service.

Applicant Response: No response.

Staff Response: Staff has provided the PUD comments to the applicant which detail where facilities are located for future connection.

### **Yakama Nation fisheries**

Yakama Nation Fisheries provided comments acknowledging that this project does not yield any new information that requires further investigation of potential impacts on Archaeological/Cultural resources.

Applicant Response: No response.

Staff Response: As Yakama Nation Fisheries provided comments stating that they have no concerns,

*staff has no further comment.*

**Bonneville Power Administration**

The Bonneville Power Administration stated that they do not have any facilities in this area, therefore they have no objections or concerns at this time.

*Applicant Response: No response.*

*Staff Response: As BPA provided comments stating that they have no concerns, staff has no further comment.*

**Kittitas Reclamation District**

KRD stated they have no requirements.

*Applicant Response: No response.*

*Staff Response: As KRD provided comments stating that they have no requirements, staff has no further comment.*

**Kittitas County Public Health**

KCPH provided comments related to drinking water and wastewater requirements including information about Adequate Water Supply Determination, shared wells, and soil logs.

*Applicant Response: The applicant is completing soil logs for the new property.*

*Staff Response: As the comments provided by KCPH contained requirements related to drinking water and wastewater, staff have no further comment.*

**Washington State Department of Fish and Wildlife**

WDFW stated that the Shushuskin Creek flows along the southwestern border of this parcel and is a fish bearing stream. They acknowledge there are no proposed developments associated with this short plat application but hope this information will be helpful for the proponents and future planning.

*Applicant Response: No response.*

*Staff Response: As the comments provided by WDFW state they have no concerns, staff have no further comment.*

**Kittitas County Fire Marshal**

The KCFM stated no comments from the Fire Marshals office.

*Applicant Response: No response.*

*Staff Response: As KCFM provided comments stating that they have no concerns, staff has no further comment.*

**Kittitas County Public Works**

Access:

- An approved access permit shall be required from the KCPW prior to creating any new driveway access or alternative existing access.
- Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.

- 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.
- Flagpole parcels shall have a minimum width of 30 feet for driveways.

#### Engineering:

- 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)

#### Survey:

- Property corners will need to be set in the field and shown on the face of the Short Plat.
- There may be a typo in the distance tie from N1/4 corner to S boundary at center of road (2130.9 on map, 2130.0 in legal description).
- Applicant is asked to review existing parcel 2 description. From the existing legal description, it appears that the small silver located between bearing S83°41'31"E and S80°16'04"E should remain as part of the subject property.

#### Flood:

- Parcel #918833 is not mapped within a FEMA identified special flood hazard area. Floodplain development period is not required for this project.

#### Water Mitigation/Metering:

- The following comments outline the 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. 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: No response.

Staff Response: As the comments provided by KCPW contain requirements, staff have conditioned approval of this project upon adhering to listed requirements.

No public comments were received during the public comment period.

## **IX. PROJECT ANALYSIS**

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 goals apply to this proposal: RR-G2 and RR-P10.

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

Shushuskin Creek located along the southwestern border of the parcel is a fish bearing stream. The stream was identified during the desktop review completed by staff using County GIS data. The stream has a 100-foot buffer with an additional 15-foot building setback per KCC 17A.04.030.6. The proposed subdivision and future development are not anticipated to impact the stream or its buffer. CDS determined that the Boitano Short Plat is exempt from SEPA review under WAC 197-11-800(6)(d).

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

This proposal, as conditioned, is consistent with the Kittitas County Zoning Code for the Agriculture-20 zoning designation.

### **Consistency with the provisions of KCC 16.12.040 (1), New Small Lots Around Existing Residences:**

The proposal; 1) Existing residence was established in 2007, 2) The small lot around the existing residence will be 11.71 acres, 3) a covenant or plat note will indicate that both lots are considered small lots and not capable of further subdivision, 4) all applicable yard setbacks will be met, 5) a covenant or plat note will indicate that both lots are considered small lots and not capable of further subdivision, Staff find that the proposed short plat, as conditioned, is consistent with all applicable Washington State and Kittitas County codes.

### **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, roads and bridges, and fire and life safety regulations and will be conditioned comply with laws adopted by the state of Washington for health and sanitation, 2) conforms to all standards and improvements required under this title, 3) has no hazards created by flood potential, landslides, etc., 4) makes provisions for all improvements and easements, 5) outlines access for both proposed lots, 6) indicates no hindrance to the public interest, 7) is not being further divided from an incomplete plat, and 8) complies with KCC 13.35 to determine adequate water supply.

**Consistency with the provisions of the KCC Title 14.04, Building Code:**

As conditioned, this proposal must be consistent with International Building Codes.

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

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

**Consistency with the provisions of KCC Title 20, Fire and Life Safety:**

As conditioned, the proposal must be consistent with the provisions of KCC Title 20.

**X. Findings of Fact**

1. Requested Action: The applicants are proposing a 2-lot short plat resulting in one (1) 11.71-acre lot, and one (1) 10.81-acre lot, utilizing the “New Small Lots Around Existing Residences” section of Kittitas County Code 16.12.040(1)(iii)(c).
2. Site Location: One Tax Parcel (#918833), located at 4996 Umptanum Road in Ellensburg, WA. Approximately 1.25 miles south of Manastash Road. Section 22, Township 17, Range 18. This property bears Kittitas County parcel map number 17-18-22010-0023 and is zoned Agriculture 20 and has a land use designation of Rural Working.

1. Site Information:

|                           |                                                   |
|---------------------------|---------------------------------------------------|
| Total Property Size:      | 22 acres                                          |
| Number of existing lots:  | 1                                                 |
| Number of proposed lots:  | 2                                                 |
| Domestic Water:           | Private Well                                      |
| Existing Sewage Disposal: | Existing On-Site Septic System                    |
| Fire District:            | Fire District 2 (Kittitas Valley Fire and Rescue) |
| Irrigation District:      | Kittitas Reclamation District/ West Side          |

Surrounding Property:

North: Low-density residential and agriculture use in Agriculture-20 zoning designation.  
South: Low-density residential and agriculture use in Agriculture-20 zoning designation.  
East: Low-density residential and agriculture use in Agriculture-20 zoning designation.  
West: Low-density residential and agriculture use in Forest and Range zoning designation.

Access: The property is accessed via Umptanum Road.

2. The Comprehensive Plan land use designation is “Rural Working.”
3. The subject property is zoned “Agriculture-20.”
4. A Short Plat permit application was submitted to Kittitas County Community Development Services on August 27, 2026. The application was deemed complete on September 9, 2026.
5. A Notice of Application for the Boitano Short Plat (SP-26-00009) 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 September 12, 2026 Notice was published in the Ellensburg Daily Record, the official newspaper of record for Kittitas County, and posted to the Kittitas County Website, all in conformance with the Kittitas County Project Permit Application Process (Title 15A).

6. The proposal is consistent with Kittitas County Subdivision Code 16.32.050, Short Plat Review.
7. Staff finds that the proposed short plat is consistent with all applicable Washington State and Kittitas County code sections, provided that aforementioned required provisions are met.
8. The following agencies provided comments during the comment period: Kittitas Public Utility District (PUD), Yakama Nation Fisheries, Bonneville Power Administration (BPA), Kittitas Reclamation District (KRD), Kittitas County Public Health (KCPH), Washington State Department of Fish and Wildlife, Kittitas County Fire Marshal (KCFM), and Kittitas County Public Works (KCPW). No public comments were received during the public comment period.
9. SEPA review was not required. This project is exempt under WAC 197-11-800 (6)(d).
10. The proposed short plat is consistent with KCC Title 15.
11. The proposed short plat is consistent with KCC Title 17A Critical Areas.
12. The proposed short plat is consistent with KCC 17.29 A-20 – Agriculture Zone as conditioned.
13. The proposed short plat is consistent with KCC 16.32.050 as conditioned.
14. The proposed short plat is consistent with KCC 16.12.040 as conditioned.
15. The proposed short plat is consistent with KCC Title 14 Building and Construction as conditioned.
16. The proposed short plat is consistent with KCC 12 Roads and Bridges as conditioned.
17. The proposed short plat is consistent with KCC 20 Fire and Life Safety as conditioned.

## **XI. CONCLUSION**

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 Requirements.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, Title 14 Building Code, Title 13 Water and Sewers, Title 12 Roads and Bridges, and Title 20 Fire and Life Safety.

## **XII. DECISION AND CONDITIONS OF APPROVAL**

Kittitas County Community Development Services grants **preliminary approval** of the Boitano Short Plat, SP-26-00009, based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

### Conditions of Approval:

#### **Building**

1. All new construction must meet the International Residential Code requirements.
2. 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.

### **Roads and Transportation**

3. 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)
4. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards.
5. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
6. 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'.
7. 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.
8. Max grade shall be 10%.
9. Crush surface depth per WSDOT Standards.
10. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.
11. 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. Access is not guaranteed to any existing or created parcel on this application.
12. 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.
13. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
14. Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific.
15. Contact your local Post Office for location and design standards before beginning construction.

16. 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).

#### **State and Federal**

17. Applicant shall meet all state and federal regulations.
18. An NPDES Construction Stormwater Permit may be required if there is a potential for stormwater discharge from a construction site with disturbed ground. Ground disturbance includes all utility placements and building or upgrading roads. A permit and a stormwater plan are required prior to beginning ground-breaking activities.

#### **Plat Notes**

19. 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 access is the responsibility of the property owners who benefit from its use.
  - An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
  - The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.
  - Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - A public utility easement 10 feet in width is reserved along all lot lines. The 10-foot easement shall abut the exterior plat boundary and shall be divided by 5 feet on each side of interior lot lines. Said easement may also be used for irrigation.
  - Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.
  - The subject property is within or near designated agricultural lands, forest lands, or mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and/or mineral operations performed in accordance

with County, State and federal laws are not subject to legal action as public nuisances.

**Other**

20. The following survey corrections/notes shall be reflected prior to final short plat approval:
  - a. Property corners will need to be set in the field and shown on the face of the Short Plat.
  - b. There may be a typo in the distance tie from N1/4 corner to S boundary at center of road (2130.9 on map, 2130.0 in legal description).
  - c. Applicant is asked to review existing parcel 2 description. From the existing legal description, it appears that the small silver located between bearing S83°41'31"E and S80°16'04"E should remain as part of the subject property.
21. 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.
22. A signature box for Kittitas Reclamation District (KRD) shall be included by the Professional Licensed Surveyor (PLS) on the final mylars and shall be signed by an authorized representative of KRD prior to obtaining signatures from various Kittitas County department officials.
23. Both sheets of the final mylars shall reflect short plat number SP-26-00009 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.
24. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
25. 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.
26. 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 –
  - A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
  - An adequate water right for the proposed new use; or
  - A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.
27. The applicant shall complete a soil log with the Kittitas County Department of Public Health for the proposed parcel prior to final plat approval.
28. The applicant shall coordinate with the Kittitas County Department of Public Health related to Adequate Water Supply Determination and Shared Well Users Agreement.

29. The applicant shall coordinate with the Kittitas County Department of Public Health related to 100-foot Water Supply Protection Zone.
30. 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.

**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 3, 2026, at 5:00 p.m. Appeals submitted on or before November 3, 2026, shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2, Ellensburg, WA 98926.**

**Responsible Official**

  
Ellie Myers

**Title:**

Planner I

**Address:**

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

**Date:**

October 20, 2026

