

**KITTITAS COUNTY
LAND USE HEARING EXAMINER**

IN THE MATTER OF)	FINDINGS OF FACT,
)	CONCLUSIONS OF LAW,
LP-24-00003)	DECISION AND
Brown Road Long Plat)	CONDITIONS OF APPROVAL

THIS MATTER having come on for hearing in front of the Kittitas County Hearing Examiner on June 23, 2025 the Hearing Examiner having taken evidence hereby submits the following Findings of Fact, Conclusions of Law, Decision and Conditions of Approval as follows:

I. FINDINGS OF FACT

1. Requested Action: Brown Road Estates LLC submitted an application for a 9-lot plat (subdivision) of 1 parcel totaling 45.77 acres of land. The proposal includes 9 residential lots ranging in size from 5.0 acres to 5.76 acres. The subject property is currently zoned Agriculture 5 with a Rural Residential land use designation.
2. Location: One tax parcel (618133) located off Brown Road, approximately 1 mile southeast of the intersection of S Thrope Highway and Brown Road in Ellensburg, WA. Section 3 & 4, Township 17, Range 18. The property bears Kittitas County map number 17-18-03020-0012.
3. **SITE INFORMATION**
 - 3.1. Total Project Size: 45.77 acres
 - 3.2. Number of Proposed Lots: 9 (1 currently existing)
 - 3.3. Domestic Water: Group B Water System
 - 3.4. Sewage Disposal: Individual On-site Septic
 - 3.5. Fire Protection: Fire District 2 (Kittitas Valley Fire and Rescue)
4. Site Characteristics:
 - 4.1. North: Privately owned land primarily used for agricultural and/or residential purposes.
 - 4.2. South: Privately owned land primarily used for agricultural and/or residential purposes.
 - 4.3. East: Yakima River and Irene Rinehart Riverfront Park
 - 4.4. West: Privately owned land primarily used for agricultural and/or residential purposes.
 - 4.5. Access: The site will have access off Brown Road.

5. ADMINISTRATIVE REVIEW

- 5.1. Deemed Complete: A Long Plat application was submitted on April 21, 2025, and a SEPA Checklist was submitted on February 24, 2025, to Kittitas County Community Development Services (Exhibit #1-11). The application was deemed complete on April 30, 2025 (Exhibit #12).
- 5.2. Notice of Application: The site was posted pursuant to KCC 15A.03.110 on May 5, 2025 (Exhibit #13). One posting site was established. A Notice of Application was mailed to all state and local agencies/departments with potential interest in the project as required by KCC 15A.03.060, as well as to adjacent landowners located within five hundred (500) feet of any portion of the boundary of the proposal's contiguous tax parcels on May 8, 2025, and noticed in the local county paper of

record on May 8, 2025 (Exhibit #14). The comment period for this notice ended on May 28, 2025. All comments were transmitted on May 28, 2025, to the applicant (Exhibit #15).

6. ZONING & DEVELOPMENT STANDARDS

- 6.1. The subject property is located approximately 1 mile southeast of the intersection of S Throp Highway and Brown Road in Ellensburg, WA. The subject property is currently zoned Agriculture 5 with a Rural Residential land use designation. The purpose and intent of the Agriculture 5 zone is to provide for an area where various agricultural activities and low-density residential developments co-exist compatibly.
- 6.2. The minimum lot size in Agriculture 5 zoning designations is 5 acres. As proposed, the Brown Road plat meets the 5-acre minimum lot size criteria. There is sufficient room on all parcels to meet all property line setbacks (Front: 25 ft. Side: 5 ft. Rear: 25 ft.) seen in KCC 17.28A.040, KCC 17.28A.050, and KCC 17.28A.060.
- 6.3. Preliminary Plats: The plat map submitted with the current application was reviewed under the existing KCC 16.12 Preliminary Plats and, as conditioned, meets all requirements.

7. COMPREHENSIVE PLAN

- 7.1. The Kittitas County Comprehensive Plan designates the proposal site as “Rural Residential Land Use”. Kittitas County has established the following goals and policies to guide activities that are designated in these lands. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:
 - 7.1.1.RR-G7: The County should consistently work to preserve and maintain the rural character of Kittitas County for the benefit of its residents.
 - 7.1.1.1. Consistency Statement: The Brown Road Plat application proposes nine lots meeting the Agriculture 5 zoning density of 5 acres or more per lot, maintaining the rural character of the land.
 - 7.1.2.RR-G10: The county should look for opportunities for a variety of rural density and housing choices while maintaining rural character and prospecting health and safety.
 - 7.1.2.1. Consistency Statement: The Brown Road Plat application will provide rural housing opportunities by creating nine residential lots ready for single-family dwelling construction.
 - 7.1.3.RR-P13: Development shall be located distances from streams, rivers, lakes, wetlands, and critical areas determine necessary and outlined within existing Shorelines Management Programs, the Critical Areas Ordinances and other adopted resource ordinances in order to protect ground and surface waters.
 - 7.1.3.1. Consistency Statement: The Brown Road Plat will not interfere with the Yakima River Shoreline Jurisdiction and associated riparian habitats. These critical areas will remain protected from development.
 - 7.1.4.RP-15: Give preference to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities.
 - 7.1.4.1. Consistency Statement: The proposed long plat gives preference to rural residential land use with the creation of nine residential lots intended for residential use.

7.1.5.RR-P17: Limit development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas. Direct rural development to lands that have adequate public services.

7.1.5.1. Consistency Statement: The application is consistent with the density requirements of the zone. There will be no change to public service demands and water/septic systems will remain private.

7.2. The Hearing Examiner reviewed the project for consistency with the Kittitas County Comprehensive Plan as described above. The Hearing Examiner finds the proposed development consistent with the Goals and Policies of the Kittitas County Comprehensive Plan.

8. ENVIRONMENTAL REVIEW

8.1. SEPA review was completed for the project through SEPA application SE-25-00005 Brown Road. An MDNS was issued on June 3, 2025 (Exhibit #2). Except for the Yakima River, which runs along the northeastern boundary of the property, the Critical Areas report did not identify any regulated streams or wetlands on or near the site. The Yakima River is considered a Shoreline of the State, and riparian habitats associated with it were documented. However, the proposed development will not impact these critical areas, as a 70–80-foot bluff along the riverbank naturally prevents any construction from occurring near the shoreline.

9. AGENCY AND PUBLIC COMMENTS

9.1. Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. Timely comments were received from the following agencies: Washington State Department of Health – Office of Drinking Water, Yakama Nation Fisheries, Confederated Tribes of the Colville Reservation, Kittitas County Public Works (KCPW), Washington State Department of Ecology, Kittitas County Public Health (KCPH).

9.2. Below are summaries of the substantive agency and public comments submitted as well as the response from the applicant regarding the comments. For full context and details please see Exhibit #s 16-23. Applicant responses can be seen in Exhibit #24.

9.3. Washington State Department of Health – Office of Drinking Water

9.3.1. Washington State Department of Health - Office of Drinking Water provided comments concerning requirements for the applicants Group B Public Water System and information regarding Accessory Dwelling Units.

9.3.1.1. Applicant response: “Applicant understands and agrees with the comment and will incorporate the comments in its Development Plan.”

9.3.1.2. Staff response: CDS staff has no response.

9.3.2. Yakama Nation Fisheries

9.3.2.1. Yakama Nation Fisheries stated that the proposed project does not yield any new information that would require further investigation of potential archaeological/cultural resource impacts.

9.3.2.2. Applicant response: “Applicant understands and agrees with the comment and will incorporate the comments in its Development Plan.”

9.3.2.3. Staff response: An Inadvertent Discovery Plan is required as a condition of the SEPA which will adequately address any discovery of any artifacts or cultural resources during project construction.

9.3.3. Confederated Tribes of the Colville Reservation

- 9.3.3.1. Confederated Tribes of the Colville Reservation stated other agencies would adequately address any cultural resource concerns.
- 9.3.3.2. Applicant response: “Applicant understands and agrees with the comment and will incorporate the comments in its Development Plan.”
- 9.3.3.3. Staff response: An Inadvertent Discovery Plan is required as a condition of the SEPA which will adequately address any discovery of any artifacts or cultural resources during project construction.

9.3.4. Kittitas County Public Works

- 9.3.4.1. KCPW provided comments on access requirements, grading, survey, transportation concurrency, flood, and water mitigation/metering.
- 9.3.4.2. Applicant response: “Applicant understands and agrees with the comment and will incorporate the comments in its Development Plan.”
- 9.3.4.3. Staff response: Staff recognize the requirements set forth by KCPW and shall condition approval upon remaining in compliance with these requirements.

9.3.5. Washington State Department of Ecology

- 9.3.5.1. Washington State Department of Ecology provided comments on water mitigation and resource management.
- 9.3.5.2. Applicant response: “Applicant understands and agrees with the comment and will incorporate the comments in its Development Plan.”
- 9.3.5.3. Staff response: CDS staff has no response.

9.3.6. Kittitas County Public Health

- 9.3.6.1. KCPH provided comments on the requirements for well logs and recommended the applicant to consider a Group A Public Water System instead of the proposed Group B Public Water System.
- 9.3.6.2. Applicant response: “Applicant understands and agrees with the comment and will incorporate the comments in its Development Plan.”
- 9.3.6.3. Staff response: Staff recognize the requirements set forth by KCPH and shall condition approval upon remaining in compliance with these requirements.

9.3.7. Public Comments: No comments from members of the public were received.

10. PROJECT ANALYSIS

10.1. 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 planning staff’s analysis and consistency review for the subject application.

10.2. Comprehensive Plan Consistency:

10.2.1. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan as seen in Section V of this staff report.

10.3. Consistency with the provision of KCC 17 Zoning:

- 10.3.1. The proposal is consistent with the provisions of KCC 17.28A.
- 10.4. Consistency with the provisions of KCC 17A Critical Areas:
 - 10.4.1. This proposal is consistent with the Kittitas County Critical Areas Code.
- 10.5. Consistency with the provisions of KCC 16.12: Preliminary Plat Subdivision Code:
 - 10.5.1. This proposal is consistent with the Kittitas County Subdivision Code (Title 16) for Preliminary Plats with the recommended conditions.
- 10.6. Consistency with the provisions of KCC Title 12: Roads and Bridges:
 - 10.6.1. This proposal is consistent with the Kittitas County Title 12 Roads and Bridges with the recommended conditions.
- 10.7. Consistency with the provisions of KCC Title 20: Fire & Life Safety:
 - 10.7.1. This proposal is consistent with the Kittitas County Title 20 Fire & Life Safety with the recommended conditions.
- 11. As conditioned below, the application is not detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12, Title 13, Title 16.12, Title 17A, Title 17, Title 17.28A, and Title 20 of the Kittitas County Code as well as the Kittitas County Comprehensive Plan.
- 12. Brown Road Estates LLC submitted an application for a 9-lot plat (subdivision) of 1 parcel totaling 45.77 acres of land. The proposal includes 9 residential lots ranging in size from 5.0 acres to 5.76 acres. The subject property is currently zoned Agriculture 5 with a Rural Residential land use designation.
- 13. Site Information:
 - 13.1. Total Project Size: 45.77 acres
 - 13.2. Number of Proposed Lots: 9 (1 currently existing)
 - 13.3. Domestic Water: Group B Water System
 - 13.4. Sewage Disposal: Individual On-site Septic
 - 13.5. Fire Protection: Fire District 2 (Kittitas Valley Fire and Rescue)
- 14. Site Characteristics:
 - 14.1. North: Privately owned land primarily used for agricultural and/or residential purposes
 - 14.2. South: Privately owned land primarily used for agricultural and/or residential purposes
 - 14.3. East: Yakima River and Irene Rinehart Riverfront Park
 - 14.4. West: Privately owned land primarily used for agricultural and/or residential purposes
 - 14.5. Access: The site will have access off Brown Road.
- 15. The Comprehensive Plan land use designation is Rural Residential for the subject property.
- 16. The subject property is zoned Agriculture 5.
- 17. SEPA review was conducted and an MDNS was issued for SE-25-00005 Brown Road Long Plat on June 3, 2025 (Exhibit #25).
- 18. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by County services. Staff have conducted an

administrative critical area review in accordance with KCC 17A. SEPA review was completed for the project through SEPA application SE-25-00005 Brown Road. An MDNS was issued on June 3, 2025. Except for the Yakima River, which runs along the northeastern boundary of the property, the Critical Areas report did not identify any regulated streams or wetlands on or near the site. The Yakima River is considered a Shoreline of the State, and riparian habitats associated with it were documented. However, the proposed development will not impact these critical areas, as a 70–80-foot bluff along the riverbank naturally prevents any construction from occurring near the shoreline.

19. This proposal, as conditioned, is consistent with the Kittitas County Zoning Codes 17.28A.
20. This proposal, as conditioned, is consistent with the Kittitas County 16.12 Subdivision Code for Preliminary Plats.
21. This proposal, as conditioned, is consistent with the provisions of KCC Title 12: Roads and Bridges.
22. This proposal is consistent with the provisions of KCC 15 Environmental Policy.
23. This proposal, as conditioned, is consistent with KCC 17A Critical Areas.
24. This proposal, as conditioned, is consistent with KCC Title 20, Fire & Life Safety.
25. This proposal, as conditioned, will meet Kittitas County Road Standards.
26. An open record public hearing was held, after legal notice, on June 23, 2025.
27. Appearing and testifying on behalf of the Applicant was Joel Greear. Mr. Greear testified that he was an agent authorized to appear and speak on behalf of the property owner and Applicant. Mr. Greear testified that he had reviewed and had no objection to either the representations in the staff report or proposed conditions of approval.
28. Testifying from the public were the following individuals:
 - 28.1. Irma Grogan: Ms. Grogan indicated that she lived adjacent to the applicant's property. She stated that the survey line and where the fence is located do not match. She wants a fence on the surveyed property line in order to keep the neighbor kids and dogs off of her property.
 - 28.2. Dawn Baumgardener: Ms. Baumgardener testified that she also is an adjacent property owner. She confirmed the fence and property line issue and wishes there to be a fence located on the property line.
29. The following exhibits were admitted into the record:
 - 29.1. Ex. 1 Long Plat Application
 - 29.2. Ex. 2 SEPA Checklist
 - 29.3. Ex. 3 Preliminary Plat
 - 29.4. Ex. 4 Project Narrative
 - 29.5. Ex. 5 Long Plat Area
 - 29.6. Ex. 6 Preliminary Plat
 - 29.7. Ex. 7 Preliminary Plat
 - 29.8. Ex. 8 Legal Description
 - 29.9. Ex. 9 Preliminary Plat
 - 29.10. Ex. 10 Critical Areas Report dated September 30th, 2024

- 29.11. Ex. 11 Trip Generation and Distribution Memo dated February 10, 2025
 - 29.12. Ex. 12 Deemed Complete Memo dated April 30, 2025
 - 29.13. Ex. 13 Affidavit of Posting dated May 1, 2025
 - 29.14. Ex. 14 Notice of Application Legal Description
 - 29.15. Ex. 15 Transmittal of Comments Memo dated May 29, 2025
 - 29.16. Ex. 16 Kittitas County Public Works Comment dated May 28, 2025
 - 29.17. Ex. 17 Confederated Tribes of the Colville Reservation Comments Comment May 12, 2025.
 - 29.18. Ex. 18 Washington Department of Health Office of Drinking Water Comment dated May 26, 2025
 - 29.19. Ex. 19 Washington Department of Health Office of Drinking Water Comment dated May 26, 2025
 - 29.20. Ex. 20 Washington Department of Health Office of Drinking Water Comment dated May 8, 2025
 - 29.21. Ex. 21 Washington State Department of Ecology Comment dated May 21, 2025
 - 29.22. Ex. 22 Yakima Nation Fisheries Comment dated May 8, 2025
 - 29.23. Ex. 23 Kittitas County Public Health Comment dated May 29, 2025
 - 29.24. Ex. 24 Applicant Response to Comments
 - 29.25. Ex. 25 SEPA Determination dated June 3, 2025
 - 29.26. Ex. 26 Staff Report
30. The Kittitas County Hearing Examiner considered all evidence within the record in rendering this decision.
31. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

II. CONCLUSIONS OF LAW

1. The Kittitas County Hearing Examiner has been granted the authority to render this decision.
2. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
3. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
4. Public use and interest will be served by approval of this proposal.
5. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, Title 12 Roads and Bridges, and Title 20 Fire & Life Safety.
6. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

III. DECISION

Based on the above Findings of Fact and Conclusions of Law, LP-24-00003, is hereby **APPROVED** subject to the following Conditions of Approval.

IV. CONDITIONS OF APPROVAL

1. The project shall proceed in substantial conformance with the plans and application materials on file submitted on April 21st, 2025.
2. **Building**
 - 2.1. The applicant is responsible for compliance with all applicable local, state, and federal rules and regulations, and must obtain all appropriate permits and approvals.
 - 2.2. 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.
 - 2.3. All structures shall comply with the current Kittitas County adopted building codes at the time of construction.
3. **Roads and Transportation**
 - 3.1. Road Standards: This application is subject to the latest revision of the Kittitas County Road Standards. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined in KCC 12.01.150.
 - 3.1.1. Roads & Driveways:
 - 3.1.1.1. An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work in the county road right-of-way.
 - 3.1.1.2. Road Certification shall be required from the Department of Public Works prior to final plat.
 - 3.1.1.3. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - 3.1.1.4. A Road Name Application is required for a road serving five or more lots and shall conform to Kittitas County Private Road Naming and Signing Standards.
 - 3.1.1.5. Easement must show a fire apparatus turnaround at termination or within 150 feet on shared residential driveway.
 - 3.1.1.6. All shared residential driveways shall have a maintenance agreement recorded with the final plat approval that specifies consistent maintenance in accordance with the approved plat/plans.
 - 3.1.2. Other
 - 3.1.2.1. 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. An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an

engineered grading plan.

- 3.1.2.2. All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED

This ____ day of ____, A.D., 20 ____.

Kittitas County Engineer

- 3.1.2.3. All accesses and roads shall meet the requirements of the International Fire Codes including Appendix D.

- 3.1.2.4. If a gate is to be installed, a permit from the Kittitas County Fire Marshal's Office shall be obtained.

4. Survey

- 4.1. Survey legend, Engineer of Record, and Brown Road need to include width, ownership, and surfacing.
- 4.2. Record land descriptions need to be shown, matching subdivision guarantee of record.
- 4.3. Adjacent subdivisions need to be labeled, and easements shown shall include notation if they are existing or proposed.
- 4.4. Basis of bearing needs to be addressed.
- 4.5. The final plat shall meet the requirements of KCC 16.20.
- 4.6. A certificate of title, no older than 9- days at time of submittal, of the property proposed to be platted shall be submitted with the plat for examination by the county engineer.
- 4.7. Lot line closures sheets shall be submitted with the final plat showing the closure of plat boundaries, blocks, lots or any other area, together with the acreage of each lot.

5. Water/Sewer

- 5.1. In accordance with KCC 13.35.027, the applicant shall provide one of the following documents before final plat approval:
- 5.1.1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
- 5.1.2. An adequate water right for the proposed new use; or
- 5.1.3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.
- 5.2. 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.
- 5.3. Any ground water withdrawals over 5,000 gallons per day shall require authorization from the Department of Ecology.

5.4. A site evaluation shall be required for each parcel to ensure that soil type is suitable for a wastewater treatment system.

6. Other

6.1. Applicant must meet all state and federal regulations.

6.2. All conditions of the SEPA MDNS (SE-25-00005 Brown Road) issued on June 3, 2025, shall be met.

6.3. Taxes must be paid in full on all tax parcels involved in this land use action as required by Washington State Law (RCW 84.40.042 & 84.56.345) prior to final plat recording.

6.4. All sheets of the final mylars shall reflect plat number LP-25-00003 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant 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 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.

6.5. This preliminary approval will expire 7 years from the date of this determination if no extension is filed in accordance with RCW 58.17.140.3.a.

7. Plat Notes

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

7.1.1. 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.

7.1.1.1. All developments must comply with the International Fire Code.

7.1.1.2. Maintenance of access is the responsibility of the property owners who benefit from its use.

7.1.1.3. 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.

7.1.1.4. 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.

7.1.1.5. 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.

7.1.1.6. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

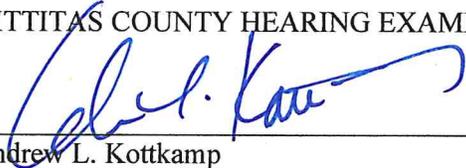
7.1.1.7. Kittitas County will not accept private roads for maintenance as public streets or

roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.

- 7.1.1.8. 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.
- 7.1.1.9. A signature box for West Side Irrigation District shall be included by the Professional Licensed Surveyor (PLS) on the final mylars and shall be signed by an authorized representative of West Side Irrigation prior to obtaining signatures from various Kittitas County department officials.
- 7.1.1.10. 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.

Dated this 25 day of June, 2025

KITTITAS COUNTY HEARING EXAMINER



Andrew L. Kottkamp

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