



Sarginson Short Plat
File Number SP-26-00001
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) 1.50-acre lot and one (1) 6.37-acre lot, utilizing the "New Small Lots Around Existing Residences" section of Kittitas County Code 16.12.040(1).

Location: One tax parcel (#304235), located approximately 1,278 feet Southwest of South Cle Elum, WA, in a portion of the SE ¼ of Section 33, and a portion of the SW ¼ of Section 34, Township 20, Range 15, W.M.; Kittitas County parcel map number 20-15-34030-0007, with a land use designation of Rural-Residential and a zoning designation of Agriculture-5.

Site Information:

Total Property Size:	7.84 acres
Number of existing lots:	1
Number of proposed lots:	2
Domestic Water:	Public Water System
Existing Sewage Disposal:	Existing On-Site Septic System
Fire District:	Fire District #7 (Cle Elum)
Irrigation District:	Kittitas Reclamation District

Site Characteristics: The site consists of a Single-Family Residence and associated non-residential structures in an Agriculture-5 zoning designation.

Surrounding Property:

North:	Existing low-density residential development, consisting of Agriculture-3 and Forest & Range zoning designations. The South Cle Elum Urban Growth Area lies in this direction.
South:	Existing low-density residential development, consisting of Agriculture-5 and Rural-5 zoning designations.
East:	Existing low-density residential development, consisting of Agriculture-5 and Agriculture-3 zoning designations. The South Cle Elum Urban Growth Area lies in this direction.
West:	Existing low-density residential development in an Agriculture-5 zoning designation. The South Cle Elum Urban Growth Area lies in this direction.

Access: The property has existing access from Westside Road.

II. Administrative Review

Notice of Application: A Short Plat permit application was submitted to Kittitas County Community Development Services on March 17, 2026. The application was deemed complete on March 20, 2026. A Notice of Application for the Sarginson Short Plat (SP-26-00001) 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 March 20, 2026. Notice was published in the Northern Kittitas County Tribune, 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): Zach Torrance-Smith, Staff Planner. Phone: (509) 962-7079, Email: zach.torrancesmith@co.kittitas.wa.us.

III. Zoning and Development Standards

The subject property is located approximately 1,278 feet Southwest of South Cle Elum, WA, and has a Zoning designation of Agriculture-5 with a Land Use designation of Rural-Residential. The intent of this zoning classification is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly. The Agriculture-5 zone has a minimum lot size of 5 acres. The Sarginson Short Plat is being proposed under KCC 16.12.040(1) New Small Lots Around Existing Residences.

Staff Conclusions

The proposal, as conditioned, meets the requirements of KCC 16.12.040(1); 1) The lot sizes are 1.50 acres and 6.37 acres, which meet the minimum lot size requirements for this provision of Kittitas County Code. 2) The lot comprising the balance of the division is capable of meeting all setback requirements ensuring continued agricultural use.

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.
9. Consistency with sight triangle requirements pursuant to Kittitas County Code 12.04.030.

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, 8) complies with KCC 13.35 to determine adequate water supply, and 9) is consistent with sight triangle requirements pursuant to Kittitas County Code 12.04.030. 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 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-G9: The County should continue to explore ways to provide rural economic opportunity.

Consistency Statement

The applicants are proposing a 2-lot short plat that will create an additional parcel while maintaining low-density residential development in the area. This will add to the availability of land parcels that can be built upon in the future, which facilitates Kittitas County's goals for providing rural economic opportunity.

RR-G10: The County should look for opportunities for a variety of rural density and housing choices while maintaining rural character and protecting health and safety.

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 housing choices while maintaining overall rural character.

Staff Comments

The Sarginson 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.

V. Environmental Review

CDS determined the Sarginson Short Plat was exempt from SEPA review per WAC 197-11-800 (6)(d). A desktop critical areas review was performed by staff and GIS data indicates no natural wetlands and/or streams on proposed lots. There is a potential wetland approximately 34 feet West of the subject parcel at its closest point. No new structures are being proposed on the property at this time. Any future development will be required to meet the standards of KCC 17A Critical Areas.

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 comments during the comment period: Bonneville Power Administration, Confederated Tribes of the Colville Reservation, Kittitas County Community Development Services Building Department, Kittitas County Public Health, Kittitas Reclamation District, Washington State Department of Health – Office of Drinking Water, Yakama Nation Fisheries, Kittitas County Public Works. No public comments were received during the public comment period.

Bonneville Power Administration

The Bonneville Power Administration provided comments stating they have no facilities in the area and that they have no comment on this project.

Applicant Response: “All other agency comments (BPA, tribes, Building Department, etc.) have been noted and will be addressed accordingly.”

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

Confederated Tribes of the Colville Reservation

The CTCR stated that the project site is outside of their territory and that they defer to the concerns of other tribes.

Applicant Response: “All other agency comments (BPA, tribes, Building Department, etc.) have been noted and will be addressed accordingly.”

Staff Response: As the CTCR stated they defer to the concerns of other tribes, staff has no further comment.

Kittitas County Community Development Services – Building Department

KCCDS Building Department Official, Jeremy Larson, provided comments stating acknowledgement that the structure on-site that would be a cause for concern has been verified as having collapsed and has been removed.

Applicant Response: “All other agency comments (BPA, tribes, Building Department, etc.) have been noted and will be addressed accordingly.”

Staff Response: As the Building Official stated that their potential concerns involve a structure that is verified as having been destroyed and removed from the property, staff has no further comment.

Kittitas County Public Health

KCPH provided comments that contained requirements related to adequate water and wastewater site evaluations that need to be done prior to preliminary approval.

Applicant Response: “South Cle Elum Water District has confirmed they will provide service to the newly created lot. I have attached their confirmation letter to this email for your records. I will also ensure a service meter is installed as noted by the Department of Health. I am currently scheduling the required wastewater site evaluation with Environmental Health and will submit the results

promptly upon completion.”

Staff Response: As the comments provided by Kittitas County Public Health contained requirements that must be fulfilled prior to preliminary approval, staff has informed the applicant that preliminary approval will not be issued until these requirements are addressed. Staff has also conditioned approval of this project upon successful adherence to the stated requirements from Kittitas County Public Health.

Kittitas Reclamation District

KRD provided comments stating that the applicants are required to meet KRD subdivision guidelines. KRD further advised the applicants to contact KRD for more information.

Applicant Response: “I will contact Sara Vickers at KRD directly to ensure full compliance with their subdivision guidelines.”

Staff Response: As the comments transmitted referred to Subdivision requirements, staff has hereby conditioned approval of this project upon successfully adhering to all KRD Subdivision Guidelines.

Washington State Department of Health – Office of Drinking Water

WSDOH provided comments acknowledging the South Cle Elum Water Department has capacity for new connections. WSDOH further stated that the proposed home meets the definition of an independent water system connection, and that as an independent connection, WSDOH requires a service meter for the proposed connection.

Applicant Response: “South Cle Elum Water District has confirmed they will provide service to the newly created lot. I have attached their confirmation letter to this email for your records. I will also ensure a service meter is installed as noted by the Department of Health.”

Staff Response: As the comments provided by WSDOH contained requirements, staff hereby affirms listed requirements and has conditioned approval of this project upon successfully adhering to all listed agency requirements.

Yakama Nation Fisheries

YNF provided comments stating that no further investigation is required.

Applicant Response: “All other agency comments (BPA, tribes, Building Department, etc.) have been noted and will be addressed accordingly.”

Staff Response: As YNF stated that no further investigation is required into the scope of this project, staff has no further comment.

Kittitas County Public Works

KCPW provided comments pertaining to: Access requirements, maintenance of accesses, road standards, required easement documentation and easement specifications, address requirements, grading/filling requirements, survey requirements, requirements related to KCC 16.12 as they relate to surveys and short plats, water mitigation/metering requirements, requirements for legal availability of water, conditions required prior to final plat approval that relate to adequate water rights and certificates of water budget neutrality, further water mitigation/metering requirements related to proximate parcels held in common ownership, comments also pointed to WAC 173-539A-030 and RCW 90.44.050 for further requirements. Comments further stated that failure to obtain mitigation is a code violation. KCPW also listed final plat notes that must be included on the final plat mylars.

Applicant Response: “I will be hiring Cruz & Associates to prepare a formal Preliminary Short Plat, signed and stamped by a licensed Washington Professional Land Surveyor in compliance with KCC 16.12. I am evaluating two options for the new lot: 1. Establishing a 30-foot shared driveway easement through the existing parcel at 911 Westside Rd., or 2. Buying into the Yellow Brick Private Drive. I will coordinate with the Public Works Department soon to select the best option and secure the necessary access permit and easement documentation prior to final approval.”

Staff Response: As the comments submitted by KCPW contained requirements, staff hereby reaffirms the listed requirements and has conditioned approval of this project upon successfully adhering to all listed agency requirements.

No public comments were received during the public comment period.

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 goals apply to this proposal: RR-G9 and RR-G10.

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

A desktop critical area review was performed by staff and GIS data indicates no streams and/or wetlands present on the property. There is a potential wetland approximately 34 feet West of the subject parcel at its closest point. No new structures are being proposed on the property at this time. Any future development is subject to requirements and restrictions stated in KCC 17A.

Consistency with the provisions of KCC 17.28A, A-5 – Agriculture-5 Zone:

This proposal, as conditioned, is consistent with the Kittitas County Zoning Code for the Agriculture-5 zoning designation.

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 the KCC Title 14.04, Building Code:

All buildings must be in accordance 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.

VIII. Findings of Fact

1. Requested Action: The applicants are proposing a 2-lot short plat resulting in one (1) 1.50-acre lot and one (1) 6.37-acre lot, utilizing the “New Small Lots Around Existing Residences” section of Kittitas County Code 16.12.040(1).
2. Site Location: One tax parcel (#304235) located approximately 1,278 feet Southwest of South Cle Elum, WA, in a portion of the SE ¼ of Section 33 and a portion of the SW ¼ of Section 34, Township 20, Range 15, W.M.; Kittitas County parcel map number 20-15-34030-0007, with a land use designation of Rural-Residential and a zoning designation of Agriculture-5.

3. Site Information:

Total Property Size:	7.84 acres
Number of existing lots:	1
Number of proposed lots:	2
Domestic Water:	Public Water System
Existing sewage Disposal:	Existing On-Site Septic System
Fire District:	Fire District #7 (Cle Elum)
Irrigation District:	Kittitas Reclamation District

Site Characteristics: The site consists of an existing Single-Family Residence, and associated non-residential structures in an Agriculture-5 zoning designation.

Surrounding Property:

- | | |
|--------|--|
| North: | Existing low-density residential development, consisting of Agriculture-3 and Forest & Range zoning designations. The South Cle Elum Urban Growth Area lies in this direction. |
| South: | Existing low-density residential development, consisting of Agriculture-5 and Rural-5 zoning designations. |
| East: | Existing low-density residential development, consisting of Agriculture-5 and Agriculture-3 zoning designations. The South Cle Elum Urban Growth Area lies in this direction. |
| West: | Existing low-density residential development in an Agriculture-5 zoning designation. The South Cle Elum Urban Growth Area lies in this direction. |

Access: The property has existing access from Westside Road.

4. The Comprehensive Plan land use designation is “Rural-Residential.”
5. The subject property is zoned “Agriculture-5.”
6. A Short Plat permit application was submitted to Kittitas County Community Development Services on March 17, 2026. The application was deemed complete on March 20, 2026. A Notice of Application for the Sarginson Short Plat (SP-26-00001) 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 March 20, 2026. Notice was published in the Northern Kittitas County Tribune, 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).

7. The proposal is consistent with Kittitas County Subdivision Code 16.32.050, Short Plat Review. 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: Bonneville Power Administration, Confederated Tribes of the Colville Reservation, Kittitas County Community Development Services Building Department, Kittitas County Public Health, Kittitas Reclamation District, Washington State Department of Health – Office of Drinking Water, Yakama Nation Fisheries, Kittitas County Public Works. 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). 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 17.28A A-5 – Agriculture-5 Zone as conditioned.
12. The proposed short plat is consistent with KCC 16.32.050 as conditioned.
13. The proposed short plat is consistent with KCC Title 14 Building and Construction as conditioned.
14. The proposed short plat is consistent with KCC 12 Roads and Bridges as conditioned.
15. The proposed short plat is consistent with KCC 20 Fire and Life Safety 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 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.

X. Decision and Conditions of Approval

Kittitas County Community Development Services grants **preliminary approval** of the

Sarginson Short Plat, SP-26-00001, 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). Access is not guaranteed to any existing or created parcel on this application.
- B. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards.
- C. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- D. 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'.
- E. 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.
- F. Max grade shall be 10%.
- G. Crush surface depth per WSDOT Standards.
- H. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- I. 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.
- J. 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.

- K. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
- L. 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.
- M. 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).
- N. Applicants shall ensure that Parcel 304235 shall retain address of 911 Westside Rd. upon final recording of short plat.
- O. Provide Easement for shared driveway access to lots prior to final approval. There is a minimum easement width of 30 feet for the shared driveway.

3. State and Federal

- A. Applicant shall meet all state and federal regulations.
- B. 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.
- C. The proposed home does meet the definition of an independent water system connection. As an independent connection, the Washington State Department of Health – Office of Drinking Water shall require a service meter for the proposed connection.

4. 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.
- 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.
- 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. SP-26-00001 lies within the Kittitas Reclamation District (KRD) boundary and will be required to meet KRD's subdivision guidelines.

5. 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). 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. Both sheets of the final mylars shall reflect short plat number SP-26-00001 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.
- F. The applicant must provide legal water availability for all new uses on the proposed lots of this project. 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.
- G. 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.
- H. The application does not contain a Preliminary Short Plat. While the provided site plan shows intent, the application shall provide a Preliminary Short Plat signed and stamped by a Professional Land Surveyor licensed in the State of Washington and needs to address the requirements of KCC 16.12.
- I. Prior to preliminary approval, the following environmental health conditions shall be addressed by the applicant:
 - i. Drinking Water: Adequate water will need to be completed before preliminary approval.
 - ii. Site evaluation will need to be completed before preliminary approval.

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

August 11, 2026, at 5:00 p.m. Appeals submitted on or before August 11, 2026, 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: July 22, 2026