



Miller Short Plat
File Number SP-26-00003
FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL

I. General Information

Requested Action: The applicants are proposing a 4-lot short plat resulting in three (3) 5.01-acre lots, and one (1) 15.04-acre lot, utilizing the "Short Plat Requirements" section of Kittitas County Code 16.32.

Location: One tax parcel (#025534), located approximately 0.52 miles Southwest of South Cle Elum, WA, in a portion of the North ½ of the NE ¼ of Sec. 4, T. 19 N., R. 15, & a portion of the SE ¼ of the SE ¼ of Sec. 33, T. 20 N., R. 15 E., W.M.; Kittitas County parcel map number 19-15-04010-0002, with a land use designation of Rural-Residential and a zoning designation of Rural-5 & Agriculture-5.

Site Information:

Total Property Size:	30.08 acres
Number of existing lots:	1
Number of proposed lots:	4
Domestic Water:	Proposed Individual and/or Shared Wells
Existing Sewage Disposal:	Proposed Individual Septic System
Fire District:	Fire District #7 (Cle Elum)
Irrigation District:	Kittitas Reclamation District

Site Characteristics: The site consists of forested land with no existing structures in zoning designations of Rural-5 and Agriculture-5.

Surrounding Property:

North:	A mixture of forested lands and agricultural lands in a generally hilly environment with low-density residential development. Area is zoned Agriculture-5 and the South Cle Elum Urban Growth Area lies in this direction.
South:	A mixture of forested lands and agricultural lands in a generally hilly environment with low-density residential development. Area is zoned Rural-5.
East:	A mixture of forested lands and agricultural lands in a generally hilly environment with low-density residential development. Area is zoned Agriculture-5.
West:	A mixture of forested lands and agricultural lands in a generally hilly environment with low-density residential development. Area is zoned Rural-5.

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 April 21, 2026. The application was deemed complete on April 24, 2026. A Notice of Application for the Miller Short Plat (SP-26-00003) 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 April 27, 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 0.52 miles Southwest of South Cle Elum, WA, and has Zoning designations of Rural-5 and Agriculture-5 with a Land Use designation of Rural-Residential. 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. The purpose and intent of the Rural-5 zone is to provide areas where residential development may occur on a low density basis. The Agriculture-5 and Rural-5 zones each have a minimum lot size of 5 acres. The Miller Short Plat is being proposed under KCC 16.32 "Short Plat Requirements."

Staff Conclusions

The proposal, as conditioned, meets the requirements of KCC 16.32; 1) The lot sizes range from 5.01 acres to 15.04 acres, which meet the minimum lot size requirements for these zoning designations, according to Kittitas County Code. 2) The lot comprising the balance of the division is capable of meeting all setback requirements ensuring continued intended 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-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 a 4-lot short plat that will create several additional parcels 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 housing opportunities.

RR-G15: Provide opportunity for limited development of rural community.

Consistency Statement

The applicants are proposing the creation of several additional parcels within the restrictions put forth by Kittitas County Code. By respecting the minimum lot sizes for the zoning designations, while creating several new parcels, this proposal is in keeping with the goal of providing opportunities for limited development of Kittitas County's rural areas.

RR-P37: Innovative housing developments which preserve rural character will be encouraged.

Consistency Statement

The applicants are proposing the subdivision of one large parcel into four parcels. This proposal is in keeping with Kittitas County Code requirements, and will provide further opportunity for residential development in the area while preserving rural character by not allowing over-development in this case.

Staff Comments

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

V. Environmental Review

CDS determined the Miller 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 an irrigation feature to the South, as well as potential wetlands on a property to the Northwest. The size of the parcels should allow development without the need to encroach into Critical Area buffers. The potential wetlands are approximately 19 feet away from the property line at the 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, Washington State Dept. of Archaeology and Historic Preservation, Kittitas County Public Health, Kittitas County Public Works, Snoqualmie Tribe, Washington State Dept. of Health – Office of Drinking Water. No public comments were received during the public comment period.

Bonneville Power Administration

BPA stated that they have no facilities in the area of this project and that they have no comments at this time.

Applicant Response: “N/A”

Staff Response: *As BPA provided comments stating that they have no facilities in the immediate vicinity or comments, staff has no further comment.*

Confederated Tribes of the Colville Reservation

The CTCR stated that they have no major concerns and that they defer to other interested parties.

Applicant Response: “N/A”

Staff Response: *As the CTCR stated they have no major concerns, staff has no further comment.*

Washington State Dept. of Archaeology & Historic Preservation

DAHP attached a letter to their submitted comments. DAHP recommended an archaeological survey by a firm familiar with cemetery exploration. DAHP further stated that the project is adjacent to a historical cemetery and that they wish to be included on all correspondence regarding any subsequent surveys. The attached letter expanded upon these concerns.

Applicant Response: *“The SEPA MDNS (SE-24-00017) issued for the property required an inadvertent discovery plan be developed. A majority of the Earth disturbing activity for the project was completed under that SEPA, and while additional Earth disturbing activities will occur, the applicant proposes utilizing the existing IDP.”*

Staff Response: *Staff has conditioned approval of this project to include requirements that the*

applicants employ a firm qualified in cemetery exploration to conduct an Archaeological Survey of the subject property. The applicants will include DAHP and the Snoqualmie Tribe in all subsequent correspondence regarding this requirement.

Kittitas County Public Health

KCPH provided comments pertaining to Adequate Water Supply Determination. KCPH further explained that wells need to comply with KCC 13.35.050 & 13.35.060. KCPH listed other well requirements and septic requirements. KCPH later stated on June 8, 2026 that applicants have met all requirements and that they recommend approval of this Short Plat application.

Applicant Response: “Noted. Applicant shall comply. The applicant will schedule a site evaluation with KCPH.”

Staff Response: As the comments provided by Kittitas County Public Health contained requirements, staff has conditioned approval of this project upon successful adherence to KCPH listed requirements.

Kittitas County Public Works

KCPW provided comments pertaining to access requirements, road standards, grading/filling requirements, survey corrections and the need to adhere to survey standards in State Law, water mitigation/metering requirements and associated required documents. KCPW further listed other water mitigation/metering requirements that pertain to Washington Administrative Code and Revised Code of Washington. KCPW also listed final plat notes that are required.

Applicant Response: “Noted. Applicant shall comply. GP-24-00006 was issued for the construction of the joint use driveway. If additional ground disturbing activities exceed these thresholds, the applicant shall update the existing permit or apply for new permits. Noted. Applicant shall update the map prior to Final Plat. Transportation Concurrency: N/A. Flood: N/A. Water Mitigation/Metering: Noted. Applicant shall comply. Notes place on map.”

Staff Response: As the comments provided by Kittitas County Public Works contained requirements, staff has conditioned approval of this project upon successful adherence to KCPW listed requirements.

Snoqualmie Tribe

The Snoqualmie Tribe provided comments recommending an archaeological review and also asked to be notified if archaeological work is conducted on-site.

Applicant Response: “The SEPA MDNS (SE-24-00017) issued for the property required an Inadvertent Discovery Plan be developed. A majority of the Earth disturbing activity for the project was completed under that SEPA, and while additional Earth disturbing activities will occur, the applicant proposes utilizing the existing IDP.”

Staff Response: Staff has conditioned approval of this project to include requirements that the applicants employ a firm qualified in cemetery exploration to conduct an Archaeological Survey of the subject property. The applicants will include DAHP and the Snoqualmie Tribe in all subsequent correspondence regarding this requirement.

Washington State Dept. of Health – Office of Drinking Water

WSDOH provided comments pertaining to well limits and definitions of water systems.

Applicant Response: “Noted. Applicant shall comply.”

Staff Response: As the comments provided by WSDOH contained thresholds that, if met, will trigger additional regulations, staff has conditioned approval of this project upon successful adherence to all Health-related regulations.

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-G10, RR-G15, and RR-P37.

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 an irrigation feature to the South, and potential wetlands on the property to the Northwest. The size of the land should allow development without the need to encroach into Critical Area buffers. The closest potential wetland is approximately 19 feet away from the property line. 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 17.30A, R-5 – Rural-5 Zone:

This proposal, as conditioned, is consistent with the Kittitas County Zoning Code for the Rural-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, 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.

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 4-lot short plat resulting in three (3) 5.01-acre lots and one (1) 15.04-acre lot, utilizing the “Short Plat Requirements” section of Kittitas County Code 16.32.
2. Site Location: One tax parcel (#025534) located approximately 0.52 miles Southwest of South Cle Elum, WA, in a portion of the North ½ of the NE ¼ of Sec. 4, T. 19 N., R. 15 & a portion of the SE ¼ of the SE ¼ of Sec. 33, T. 20 N., R. 15 E., W.M.; Kittitas County parcel map number 19-15-04010-0002, with a land use designation of Rural-Residential and a zoning designation of Agriculture-5 & Rural-5.

3. Site Information:

Total Property Size:	30.08 acres
Number of existing lots:	1
Number of proposed lots:	4
Domestic Water:	Proposed Individual and/or Shared Wells
Existing sewage Disposal:	Proposed Individual Septic System
Fire District:	Fire District #7 (Cle Elum)
Irrigation District:	Kittitas Reclamation District

Site Characteristics: The site consists of forested land with no existing structures in Rural-5 and Agriculture-5 zoning designations.

Surrounding Property:

- | | |
|--------|--|
| North: | A mixture of forested lands and agricultural lands in a generally hilly environment with low-density residential development. Area is zoned Agriculture-5 and the South Cle Elum Urban Growth Area lies in this direction. |
| South: | A mixture of forested lands and agricultural lands in a generally hilly environment with low-density residential development. Area is zoned Rural-5. |
| East: | A mixture of forested lands and agricultural lands in a generally hilly environment with low-density residential development. Area is zoned Agriculture-5. |
| West: | A mixture of forested lands and agricultural lands in a generally hilly environment with low-density residential development. Area is zoned Rural-5. |

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” and “Rural-5.”
6. A Short Plat permit application was submitted to Kittitas County Community Development Services on April 21, 2026. The application was deemed complete on April 24, 2026. A Notice of

Application for the Miller Short Plat (SP-26-00003) 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 April 27, 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, Washington State Dept. of Archaeology & Historic Preservation, Kittitas County Public Health, Kittitas County Public Works, Snoqualmie Tribe, Washington State Dept. of Health – Office of Drinking Water. 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 17.30A R-5 – Rural-5 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 Title 14 Building and Construction as conditioned.
15. The proposed short plat is consistent with KCC 12 Roads and Bridges as conditioned.
16. 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 Miller Short Plat, SP-26-00003, 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. Driveways are not to exceed 10% grade. Driveways between 10-15% grade shall be hard surfaced. Driveways exceeding 15% grade shall require a Variance, per KCC 12.04.07-1.
- 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).

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. If the four subdivided parcels install private wells, the cumulative groundwater extraction most likely will be subject to the “project” definition – and the combined extraction cannot exceed a single exempt well limit. If the four subdivided parcels install two shared wells, this would not meet the definition of a public water system, but would be subject to the aforementioned limit. If the four subdivided parcels install a single well for the four properties, this would meet the definition of a Group B public water system. Kittitas County Health is the exclusive administrator of the potential Group B public water system.

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-26-00003 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. An Archaeological Survey shall be required for this Short Plat. The Archaeological Survey shall be conducted by a firm qualified to assess historical cemeteries. Project Tracking #2026-05-03452 has been assigned to this project. This number shall be included in all correspondence regarding this project. Washington State Law (RCWs 27.44, 68.50, and 68.60) provides protections for cemeteries and burial sites. Any person found to be violating these laws may be found guilty of a Class C Felony. Continuing consultation with the Washington State Dept. of Archaeology & Historic Preservation, as

well as the Snoqualmie Tribe, shall also be required as part of this condition of approval. The survey report shall be uploaded directly into the DAHP Online WISAARD system by the cultural resource consultant to expedite DAHP review. The DAHP Project Number shall be shared with any hired cultural resource consultants.

- C. Should ground disturbing or other activities related to the proposed subdivision result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP) and the Snoqualmie Tribe. Work shall remain suspended until the findings are assessed, and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
- D. Both sheets of the final mylars shall reflect short plat number SP-26-00003 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant of all the requirements related to Final Plats (KCC 16.20) and Survey Data and Dedications (KCC 16.24). The final plat must be submitted in full conformance with these chapters of Kittitas County Code; **non-compliant mylars will be rejected and returned to the applicant.** A final plat file number will be assigned when CDS receives your final plat application. This file number will also be required on the face of the final plat.
- E. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- F. 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.
- G. 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.
- H. 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.
- I. Pursuant to KCC 13.35.020, an Adequate Water Supply Determination (AWSD) is

required prior to final plat approval for all lots proposing individual and/or shared well water systems.

- i. Individual wells shall comply with KCC 13.35.050, including demonstration of adequate water quantity and submission of nitrate and coliform water quality results. Shared wells shall comply with KCC 13.35.060, including demonstration of adequate water quantity, submission of nitrate and coliform water quality results, and a Shared Well Users Agreement.
- J. Additional flow equalization, storage, treatment, engineering, and recording requirements may apply depending on well site, consistent with WAC 246-272A-0320.
- K. Prior to preliminary plat approval, the applicant shall perform a site evaluation in accordance with WAC 246-272A-0220 to demonstrate that the proposed lots are capable of supporting conforming on-site sewage systems and required reserve areas. The evaluation shall include a minimum of two soil test pits per lot within the primary and reserve drainfield areas, and the test pit locations shall be shown on the plat map and flagged in the field for inspection.
- L. Survey Corrections:
 - i. Survey map shall meet the requirements of WAC 332-130-145 Topographic Standards.
 - ii. If any road monuments or either of the two untied property corners were utilized for survey control, distance and bearing ties to these monuments shall be required on the corrected survey.

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 July 14, 2026, at 5:00 p.m. Appeals submitted on or before July 14, 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: June 29, 2026