



Moulton Short Plat
File Number SP-26-00004
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) 20-acre lot and one (1) 104.47-acre lot, utilizing the "Short Plat Requirements" section of Kittitas County Code 16.32.

Location: One tax parcel (#951011), located approximately 5.42 miles Northwest of Ellensburg, WA, in a portion of the North ½ of Sec. 1, T. 18 N., R. 17 E., W.M.; Kittitas County parcel map number 18-17-01020-0006, with a land use designation of Rural-Working and a zoning designation of Agriculture-20.

Site Information:

Total Property Size:	124.43 acres
Number of existing lots:	1
Number of proposed lots:	2
Domestic Water:	Existing Community Well
Existing Sewage Disposal:	Existing On-Site Septic System
Fire District:	Kittitas Valley Fire & Rescue (Fire District #2)
Irrigation District:	Kittitas Reclamation District

Site Characteristics: The site consists of an existing Single-Family Residence, a garage, and associated non-residential structures and agricultural buildings in an Agriculture-20 zoning designation.

Surrounding Property:

North:	Vacant, hilly land within an Agriculture-20 zoning designation. US-97 lies in this direction.
South:	Low-density residential development & agricultural lands within an Agriculture-20 zoning designation.
East:	Low-density residential development & agricultural lands within an Agriculture-20 zoning designation. US-97 lies in this direction.
West:	Low-density residential development & steep topography within an Agriculture-20 zoning designation.

Access: The property has existing access from Bitterbrush Drive, a private road.

II. Administrative Review

Notice of Application: A Short Plat permit application was submitted to Kittitas County Community Development Services on May 20, 2026. The application was deemed complete on June 3, 2026. A Notice of Application for the Moulton Short Plat (SP-26-00004) 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 June 3, 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 5.42 miles Northwest of Ellensburg, WA, and has a Zoning designation of Agriculture-20 with a Land Use designation of Rural-Working. The intent of this zoning classification is to preserve fertile farmland from encroachment by nonagricultural land uses; and protect the rights and traditions of those engaged in agriculture. The Agriculture-20 zone has a minimum lot size of 20 acres. The Moulton 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 are 20 acres and 104.47 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-Working land use designation. Kittitas County has established the following goals and policies to guide activities in these areas. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

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

Consistency Statement

The applicants are proposing a 2-lot short plat in which both parcels will remain at least 20 acres, which is the minimum conforming lot size for this zoning designation. By ensuring that both resulting parcels are at least 20 acres, this proposal is in keeping with the stated goal of providing development opportunities, densities, and housing choices that support rural lifestyles.

RR-P9: Allow for a variety of rural densities which maintain and recognize rural character, agricultural activities, rural community and development patterns, open spaces, and recreational opportunities.

Consistency Statement

The applicants are proposing a project which will result in two parcels, both of which meet the minimum lot size for this zoning designation. By allowing a new parcel to be created that is 20 acres, Kittitas County is demonstrating its commitment to allowing development that is in keeping with rural character and the preservation of open spaces.

Staff Comments

The Moulton 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 respecting Kittitas County's commitment to the preservation of rural lifestyles.

V. Environmental Review

CDS determined the Moulton 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 indicated the possible presence of multiple natural wetlands and/or streams on proposed lots. 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 Public Health, Kittitas County Public Works, Washington State Dept. of Fish & Wildlife, Washington State Dept. of Health – Office of Drinking Water, Washington State Dept. of Transportation, Yakama Nation Fisheries. 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 this area and that they have no comments on this proposal.

Applicant Response: “Thank you for sending us the comments to date. We have reviewed and most look typical for SP applications.”

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: “Thank you for sending us the comments to date. We have reviewed and most look typical for SP applications.”

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

Kittitas County Public Health

KCPH provided comments pertaining to the requirement for an Adequate Water Supply Determination prior to final approval for all lots. Comments also pertained to the need for wells to comply with KCC 13.35.050, and KCC 13.35.060 as applicable. Further comments stated that shared wells shall require a Shared Well Users Agreement, as well as listed requirements pertaining to Group B Public Water Systems. Comments further explained additional flow requirements as they relate to wells, as well as the need for water supply protection zones with a minimum 100-ft. radius for existing/proposed wells, consistent with WAC 246-272A-0320. KCPH also stated additional requirements for a recorded restrictive covenant related to water supply protection zone. KCPH further went over the need for soil logs in accordance with KCC 13.08.040 prior to final approval, in order to ensure septic specifications can be adhered to. KCPH closed with further specifications on soil test pits.

Applicant Response: “Thank you for sending us the comments to date. We have reviewed and most look typical for SP applications.”

Staff Response: As the comments received from KCPH contained requirements, staff has conditioned approval of this project upon successfully adhering to the listed requirements.

Kittitas County Public Works

KCPW provided comments related to access specifications and road standards. KCPW also gave notes related to WSDOT requirements and the maximum number of lots that may be served by existing infrastructure. KCPW also stated required road improvements if average lot sizes crosses specified thresholds in the area, per KCC Title 12, Table 12.04.04-1. KCPW also listed grading/filling thresholds and requirements. The County Surveyor also gave notes related to lot closures & subdivision guarantee requirements. KCPW also submitted water mitigation and metering specifications, and required documents for legal water availability. KCPW further gave requirements related to WAC 173-539A-030 & RCW 90.44.050, and the need to adhere to and not violate these laws/codes. KCPW closed with required water mitigation/metering plat notes.

Applicant Response: “Thank you for sending us the comments to date. We have reviewed and most look typical for SP applications.”

Staff Response: As the comments received from KCPW contained requirements, staff has conditioned approval of this project upon successfully adhering to the listed requirements.

Washington State Dept. of Fish & Wildlife

WDFW provided comments related to shrubsteppe habitat and wildlife present in the area. WDFW further explained priority habitats and species, as well as Fish & Wildlife Habitat Conservation Areas. WDFW pointed to Critical Areas Ordinance KCC 17A.04 for further context. WDFW then gave recommendations regarding Critical Areas and further expanded upon the listed recommendations. WDFW went on to discuss future development on this site and the need to account for impacts to critical areas.

Applicant Response: “I am unsure what exactly WDFW is requesting but this property along with all other properties between Hwy 97 and Hwy 10 are shown in COMPAS as Mule Deer Winter Range and will show up for this property for all future permitting. We have no development plans at this time and hope the attached map is sufficient for this SP application.”

Staff Response: As the comments transmitted by WDFW contained recommendations and information for the applicant’s general awareness, staff has no further comment at this time.

Washington State Department of Health – Office of Drinking Water

WSDOH provided comments requesting information on the water system for this project, and for further identifying aspects the applicants have for the water system.

Applicant Response: “The name of the community water system is the Overlook Thorp Water Association with ID number AB668N.”

Staff Response: As the applicants have provided the information WSDOH requested, staff has no further comment.

Washington State Dept. of Transportation

WSDOT provided comments pertaining to the US-97 roadway and specifications related to the highway, including access information. WSDOT further stated the need to update the appropriate permit(s) related to the approaches. WSDOT stated that there will be no more approaches allowed. The agency then stated that the applicant is required to contact the regional WSDOT office.

Applicant Response: “Thank you for sending us the comments to date. We have reviewed and most look typical for SP applications.”

Staff Response: As the comments transmitted by WSDOT contained requirements, staff has conditioned approval of this project upon successfully adhering to the transmitted requirements.

Yakama Nation Fisheries

YNF provided comments stating that the project review did not yield any new information that would require further investigation of the potential impacts on Archaeological/Cultural Resources.

Applicant Response: "Thank you for sending us the comments to date. We have reviewed and most look typical for SP applications."

Staff Response: As the comments transmitted by YNF stated that they see no need for further investigation of this project area, staff has no further comment.

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-G2 and RR-P9.

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

A desktop critical areas review was performed by staff and GIS data indicated the possible presence of multiple natural wetlands and/or streams on proposed lots. 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 17.29, A-20 – Agriculture-20 Zone:

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

Consistency with the provisions of KCC 16.32.050, 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) 20-acre lot and one (1) 104.47-acre lot, utilizing the “Short Plat Requirements” section of Kittitas County Code 16.32.
2. Site Location: One tax parcel (#951011) located approximately 5.42 miles Northwest of Ellensburg, in a portion of the North ½ of Sec. 1, T. 18 N., R. 17 E., W.M.; Kittitas County parcel map number 18-17-01020-0006, with a land use designation of Rural-Working and a zoning designation of Agriculture-20.

3. Site Information:

Total Property Size:	124.43 acres
Number of existing lots:	1
Number of proposed lots:	2
Domestic Water:	Existing Community Well
Existing sewage Disposal:	Existing On-Site Septic System
Fire District:	Kittitas Valley Fire & Rescue (Fire District #2)
Irrigation District:	Kittitas Reclamation District

Site Characteristics: The site consists of an existing Single-Family Residence, a garage, and associated non-residential structures and agricultural buildings in an Agriculture-20 zoning designation.

Surrounding Property:

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|--------|---|
| North: | Vacant, hilly land within an Agriculture-20 zoning designation. US-97 lies in this direction. |
| South: | Low-density residential development & agricultural lands within an Agriculture-20 zoning designation. |
| East: | Low-density residential development & agricultural lands within an Agriculture-20 zoning designation. US-97 lies in this direction. |
| West: | Low-density residential development & steep topography within an Agriculture-20 zoning designation. |

Access: The property has existing access from Bitterbrush Drive, a private road.

4. The Comprehensive Plan land use designation is “Rural-Working.”
5. The subject property is zoned “Agriculture-20.”
6. A Short Plat permit application was submitted to Kittitas County Community Development Services on May 20, 2026. The application was deemed complete on June 3, 2026. A Notice of Application for the Moulton Short Plat (SP-26-00004) 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 June 3, 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 Public Health, Kittitas County Public Works, Washington State Dept. of Fish & Wildlife, Washington State Dept. of Health – Office of Drinking Water, Washington State Dept. of Transportation, Yakama Nation Fisheries. 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 17.29 A-20 – Agriculture-20 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

Moulton Short Plat, SP-26-00004, 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. Crush surface depth per WSDOT Standards.
- G. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- H. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.
- I. Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.

- J. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
- K. Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.
- L. Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).
- M. The WSDOT Approved Access Permit on file allows for up to 100 lots to be served by the existing access. Regarding future development on Bitterbrush Drive: The current lot size averages 22.65 acres between 15 lots. If the average lot size becomes less than, or equal to, 10 acres, then road improvements shall be required, per KCC Title 12 Table 12.04.04-1.

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 subject property is adjacent to U.S. Highway 97 (US 97), a Class 1 managed access highway with a posted speed limit of 65 miles per hour. Currently, access to the property is via Bitterbrush Drive, a permitted joint use approach at milepost 140.76 left. This approach was permitted to serve as a residential/farm access not to exceed 25-feet in width and may continue to be used; however, the permit must be updated. No additional approaches to US 97 will be allowed. The property owner is required to contact Mark Kaiser of the WSDOT – South Central Region Office at (509) 577-1668 to update the permit.

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-26-00004 lies within the Kittitas Reclamation District (KRD) boundary and will be required to meet KRD's subdivision guidelines.
- In order to ensure all future development applicants are aware of critical areas present, as well as the appropriate mitigation measures that shall be applied to address any potential impacts to the shrubsteppe habitat, the following plat note shall be included:
 “This proposed Short Plat contains Shrubsteppe Habitat and Mule Deer Winter Range Habitat; both are identified in WDFW’s Priority Habitats and Species (PHS) program and are designated Fish and Wildlife Habitat Conservation Areas under Kittitas County Critical Areas Ordinance (KCC 17A.04). Future development on these lots should follow mitigation sequencing to minimize disturbance and mitigate for unavoidable impacts.”

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-26-00004 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. Pursuant to KCC 13.35.020, an Adequate Water Supply Determination (AWSD) is required prior to final plat approval for all lots.
 - 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.
 - ii. 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 recorded Shared Well Users Agreement.
 - iii. Group B public water systems shall comply with KCC 13.35.040, including accurate Group B information, verifying there are enough connections, water quality results, and purveyor signature.
- G. Additional flow equalization, storage, treatment, engineering, and recording requirements may apply depending on well production and water quality results for individual or shared wells.
- H. A water supply protection zone with a minimum 100-foot radius shall be provided for each existing and proposed well site, consistent with WAC 246-272A-0320. Along with a recorded restrictive covenant to each property that is sited partially or completely within the water supply protection zone.

- I. The applicant shall perform soil logs in accordance with KCC 13.08.040 to demonstrate that the proposed lots can support 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.
- J. 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.
- K. 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.
- L. Prior to final approval, the applicants shall submit Lot Closures and a Subdivision Guarantee to be reviewed by the County Surveyor.

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 31, 2026, at 5:00 p.m. Appeals submitted on or before July 31, 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 14, 2026