



**Morazz Short Plat
File Number SP-22-00001
FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL**

I. General Information

Requested Action: Sam Ward, authorized agent Kent and Annette Rasmusen, landowners, has submitted a preliminary short plat application to subdivide approximately 15.855 acres into three (3) parcels which includes one 5.137 acre parcel with an existing shop, septic and well; One (1) 5.718 acre parcel and one (1) 5-acre parcel. The subject property is zoned Agriculture 5 within a Rural Residential Land Use designation.

Location: One tax parcel (#335133), located west of the City of Ellensburg off of Manastash Road in Section 12, T17, W.M.; Kittitas County parcel map number 17-17-12040-0013.

Site Information

Total Property Size:	15.855 acres
Number of existing lots:	1
Number of proposed lots:	3
Domestic Water:	Individual/Shared wells
Existing sewage Disposal:	Individual On-site septic
Power/Electricity:	Public Utility District
Fire District:	Kittitas Valley Fire and Rescue (Fire District 2)
Irrigation District:	KRD

Site Characteristics: The site consists of one existing shop, septic and well on one parcel of land.

Surrounding Property:

- North: Privately owned land primarily used for residential purposes.
- South: Privately owned land primarily used for residential purposes.
- East: Privately owned land primarily used for residential purposes.
- West: Privately owned land primarily used for residential purposes.

Access: The proposed project has existing access from Manastash Road.

II. Administrative Review

Notice of Application: A Short Plat permit application was submitted to Kittitas County Community Development Services on January 28, 2022. The application was deemed complete on April 1, 2022. A Notice of Application for the Morazz Short Plat (SP-22-00001) 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 April 7, 2022. 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): Kelly Bacon, Staff Planner. Phone: (509) 962-7539, Email: kelly.bacon.cd@co.kittitas.wa.us.

III. Zoning and Development Standards

The subject property is located approximately 5.35 mile west of the City of Ellensburg and has a zoning designation of Agriculture 5. The intent of this zoning classification is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly. This project is being proposed under KCC 16.32.050 Short Plat Requirements.

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 with regard to:

1. Its conformance with all county subdivision, zoning, health and sanitation, roads and bridges, and fire and life safety regulations and with laws adopted by the state of Washington.
2. Its conformance to all standards and improvements required under this title.
3. Potential hazards created by flood potential, landslides, etc.
4. Provisions for all improvements and easements (roads, ditches, etc.) required by this title.
5. Access for all proposed lots or parcels by way of a dedicated road right-of-way or easement.
6. All other relevant facts which may determine whether the public interest will be served by approval of the proposed subdivision.
7. Lots or parcels created by the final platting of a subdivision or short subdivision may not be further divided within a five-year period without filing of a final plat; except as provided for in [RCW 58.17.060](#)
8. Its compliance with [Kittitas County Code Chapter 13.35](#), Adequate Water Supply Determination or work voluntarily with Kittitas County to develop an authorized conservation easement, see section 16.08.061.

Staff Conclusions

The proposal; 1) conforms to all county subdivision, zoning, 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, and 8) complies with KCC 13.35 to determine adequate water supply. Staff finds that the proposed short plat as conditioned is consistent with all applicable Washington State and Kittitas County code section 16.32.050.

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-G7: The County should consistently work to preserve and maintain the rural character of Kittitas County for the benefit of its residents.

Consistency Statement

The application proposes three lots meeting the Agricultural 5 zoning density of 5 acres or more per lot, maintain the rural character of the land.

RR- P9: Encourage development activities and establish development standards which enhance or result in the preservation of rural lands.

Consistency Statement

The proposed short plat preserves rural lands through adherence to the Agriculture-5 density of 1 unit per 5 acres.

RR-P10: 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 proposal is consistent with the density requirements of the Agriculture 5 zone and is consistent with the development pattern of the area.

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

Consistency Statement

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

Staff Comments

The Morazz short plat as conditioned is consistent with the Kittitas County Comprehensive Plan Goals and Policies listed above. The proposal preserves the rural character and is adequately served by local services and meets density requirements for the zoning designation.

V. Environmental Review

Based upon an initial Critical Area review, CDS determined that the Morazz short plat was exempt from SEPA review per WAC 197-11-800 (6)(d). A desktop critical area review was performed by staff and identified a wetland in the center of the property as well as a type 2 (fish bearing) stream identified along the southern border. A Wetland Delineation Report was submitted by MW Environmental LLC found there to not be a wetland located on the property and the DNR identified Type 2 (F) Stream was found to be an abandoned irrigation ditch with no stream characteristics and no possibility of fish access.



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: Department of Natural Resources, Washington State Department of Health-Office of Drinking Water, Kittitas Valley Fire and Rescue, Kittitas Public Utility District, Kittitas Reclamation District, Kittitas County Public Works, Kittitas County Public Health and Washington Department of Fish and Wildlife. Substantive comments are addressed below.

Department of Natural Resources (DNR) provided comment stating that based on their review the project site does not appear to be forestland and there is no need for current or future landowners to obtain an approved Forest Practices Application (FPA).

Applicant Response: No response provided.

Staff Response: Informational comments were provided to the applicant.

Washington State Department of Health-Office of Drinking Water provided comments noting water system requirements.

Applicants Response: No response provided.

Staff Response: The project has been conditioned to meet all State, Federal and Local codes.

Kittitas Valley Fire & Rescue submitted comments noting Fire apparatus roads needing to meet the 2018 International Fire Code for width, grade and turning radius.

Applicant Response: No response provided.

Staff Response: The project has been conditioned to meet all State, Federal and Local permitting requirements. Access roads are permitted through Public Works and subject to driveway standards of KCC Chapter 12 Roads and Bridges.

Kittitas Public Utility District submitted comments regarding the location of conductors to serve the property, the need for the applicant to "Call before you dig" using the 811, and any relocation, altering, extending or removing existing power facilities or to obtain services the applicant needs to submit an application.

Applicant Response: No response provided.

Staff Response: Informational comments were provided to the applicant.

Kittitas Reclamation District submitted comments regarding the the project being located within KRD



and will be required to meet the KRD General Subdivision Guidelines.

Applicant Response: No response provided.

Staff Response: The determination has been conditioned to ensure the project is consistent with KRD General Guidelines.

Kittitas County Public Works submitted comments noting road standards, plat notes, and specific addressing, metering requirements, water mitigation, flood and final plat information.

Applicant Response: No response provided.

Staff Response: The comments submitted from Kittitas County Public Works reference standards established in Title 12, Title 13, and Title 14 of Kittitas County Code. The applicant is required to adhere to all regulations outlined in Title 12, Title 13 and Title 14.

Kittitas County Public Health submitted comments noting water and sewer requirements prior to final short plat.

Applicant Response: No response provided.

Staff Response: The determination has been conditioned to ensure all Public Health requirements are met prior to final short plat approval.

Washington State Department of Fish and Wildlife submitted comments noting the project being located within the Corridor Plan for Manastash Creek, the alluvial fan of Manastash Creek, its floodplain, and associated critical areas needing protection for land use changes in this area. The Corridor Plan for Manastash Creek including information on flooding, flow paths needing to be acknowledged and preserved to prevent future flood damages, the flow paths needing to be avoided if possible and the need for new driveways or roads having culverts installed within the swales to maintain conveyance capacity during flood events.

Applicant Response: No response provided.

Staff Response: The informational comments have been provided to the applicant.

Public Comments:

No public comments were received during the 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 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 V of this staff report, the following Comprehensive Plan policies apply to this proposal: RR-G7, RR-P9, RR-P10, and RR-P17.

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

A desktop critical area review was performed by staff and identified a wetland in the center of the property as well as a type 2 (fish bearing) stream identified along the southern border. A Wetland Delineation Report was submitted by MW Environmental LLC found there to not be a wetland located on the property and the DNR identified Type 2 (F) Stream was found to be an abandoned irrigation ditch with no stream characteristics and no possibility of fish access.

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

This proposal 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 consistent with International Building Codes.

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

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

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

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

VIII. Findings of Fact

1. Requested Action: Sam Ward, authorized agent Kent and Annette Rasmusen, landowners, has submitted a preliminary short plat application to subdivide approximately 15.855 acres into three (3) parcels which includes one 5.137 acre parcel with an existing shop, septic and



well; One (1) 5.718 acre parcel and one (1) 5-acre parcel. The subject property is zoned Agriculture 5 within a Rural Residential Land Use designation.

2. Site Location: One tax parcel (#335133), located west of the City of Ellensburg off of Manastash Road in Section 12, T17, W.M.; Kittitas County parcel map number 17-17-12040-0013.

3. Site Information

Total Property Size: 15.855 acres
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Domestic Water: Individual/Shared wells
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Site Characteristics: The site consists of one existing shop, septic and well on one parcel of land.

Surrounding Property:

North: Privately owned land primarily used for residential purposes.
South: Privately owned land primarily used for residential purposes.
East: Privately owned land primarily used for residential purposes.
West: Privately owned land primarily used for residential purposes.

Access: The proposed project has existing access from Manastash 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 January 28, 2022. The application was deemed complete on April 1, 2022. A Notice of Application for the Morazz Short Plat (SP-22-00001) 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 April 7, 2022. 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.



8. The following agencies provided comments during the comment period: Department of Ecology – Office of Drinking Water, Kittitas County Public Health, Kittitas County Public Works, and the Kittitas Reclamation District.
9. No public comments were submitted during the comment period
11. 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.
12. The proposed short plat is consistent with KCC Title 17A Critical Areas as conditioned.
13. The proposed short plat is consistent with KCC 17.28A Agriculture 5 as conditioned.
14. The proposed short plat is consistent with KCC 16.32.050 as conditioned.
15. The proposed short plat is consistent with KCC Title 14 Building and Construction as conditioned.
16. The proposed short plat is consistent with KCC 12 Roads and Bridges as conditioned.
17. The proposed short plat is consistent with KCC 20 Fire and Life Safety as conditioned.

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.
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 Morazz Short Plat SP-22-00001 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 Building 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.
- C. The applicant shall provide evidence to CDS of project consistency with KRD General Guidelines prior to final approval.

2. Roads and Transportation

- A. This application is subject to the latest revision of the Kittitas County Road Standards, dated 2015. 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)
- B. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 2015 edition.
- C. 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'.
- D. Driveways longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of the appendix D in the International Fire Code.
- E. Max grade shall be 10%.
- 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 Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
- 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. A transportation impact analysis (TIA) shall be required for all development that will generate more than nine (9) peak hour vehicle trips. Please provide estimated traffic generation for peak hours to determine if a TIA will be required. (KCC 12.10.010(c)).

3. State and Federal

- A. Applicant must meet all state and federal regulations.

4. Water/Sewer

- A. Soil Logs must be done on the proposed lots 2 and three
- B. Well logs and water rights must be provided for lots 2 and 3. If a shared well is used, a signed and recorded water user's agreement must be provided.

5. Water Mitigation/Metering:

- A. The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates. Prior to final plat approval and recording, the following conditions shall be met:

In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:

- 1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
 - 2. An adequate water right for the proposed new use; or
 - 3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.
- B. 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

6. Flood

This property is located in the FEMA identified special flood hazard areas (100 year floodplain). If possible, any future development should remain outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08.

In accordance with KCC Chapter 14.08.220, all subdivisions as well as new development shall:

1. Be consistent with the need to minimize flood damage
2. Have public utilities and facilities such as sewer, gas, electrical, and systems located and constructed to minimize damage.
3. Have adequate drainage provided to reduce exposure to flood damage.
4. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments containing greater than 50 lots or 5 acres (whichever is lesser) and shall be included as part of the application and shall be noted on the final mylar.
5. All subdivisions shall show on the face of both the preliminary and final plat, for either short or long plats, the boundary of the 100-year floodplain and floodway.

7. 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 must 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.
8. Taxes must 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.
 9. Both sheets of the final mylars shall reflect short plat number SP-22-00001 and an accurate legal description shall be shown on the face of the final plat. Engineers and Surveyors need to be cognizant of all of the requirements related to Final Plats (KCC 16.20) and Survey Data and Dedications (KCC 16.24). The final plat must be submitted in full conformance with these chapters of Kittitas County Code; **non-compliant mylars will be rejected and returned to the applicant.** A final plat 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.
 10. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
 11. 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.

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 \$1550 to Kittitas County. The appeal deadline for this project is June 3, 2022 at 5:00p.m. Appeals submitted on or before June 3, 2022 shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

"Building Partnerships – Building Communities"

CDS@CO.KITTITAS.WA.US

Responsible Official



Kelly Bacon

Title: Planner I

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7506

Date: May 19, 2022