



**Johnson-Duvall Short Plat  
File Number SP-22-00005  
FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL**

**I. General Information**

**Requested Action:** Gertrude Johnson, landowner, and David Duvall, Authorized Agent, have submitted a preliminary short plat application to subdivide 3 acres into one (1) 1.61-acre parcel and one (1) 1.39-acre parcel. The subject property is zoned Urban Residential within the Inner Turning Zone of the Airport Overlay Zone. It is within an Urban Land Use designation.

**Location:** One tax parcel (#831236), located just east and northeast of the City of Ellensburg off of Lenex Road in Section 25, T18, R19, W.M. and Section 25, T18, Range 18, W.M.; Kittitas County parcel map number 18-18-25051-0007. Lot 7 of the previously recorded Bountiful Acres Plat (LP-90-00003).

**Site Information**

Total Property Size: 3 Acres  
Number of existing lots: 1  
Number of proposed lots: 2  
Proposed Domestic Water: Shared Well  
Proposed Sewage Disposal: Individual Septic  
Fire District: Fire District 2 (KVFR)  
Irrigation District: KRD

**Site Characteristics:** The site consists of a residential home on 3 acres currently.

**Surrounding Property:**

North: Residential  
South: Residential  
East: Residential  
West: Open field beyond one house to the west

**Access:** The proposed project will have access from Lenex Road.

**II. Administrative Review**

Notice of Application: A Short Plat permit application was submitted to Kittitas County Community Development Services on December 20, 2022. The application was deemed complete on January 5, 2023. A Notice of Application for the Johnson-Duvall (SP-22-00005) short plat 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 contiguous boundary of the owner's tax parcels (including those proposed) on January 10, 2023. Notice was published in the Ellensburg Daily Record, 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):** Jeremiah Cromie, Staff Planner. P: (509) 962-7046, E: [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us).

### III. Zoning and Development Standards

The subject property is located approximately 2.18 miles northeast of Downtown Ellensburg as the crow flies and has a zoning designation of Urban Residential within the Airport Overlay Zone of Bowers Field. It is also within the City of Ellensburg's Urban Growth Area.

The purpose and intent of Urban Growth Areas is to provide areas that are suitable for urban densities as determined by the sponsoring city's ability to provide urban services, and to allow for alternative methods of development that allows for infill and development at urban levels. The minimum density in urban growth areas requires 4 units per acre but this provision does not apply to the Airport Overlay zone as seen in KCC 17.11.050.

The intent of the Urban Residential zoning classification is to provide for and protect areas for home-site development and/or urban levels of development where municipal services can be provided or is already available. The minimum lot size does not apply to properties in the Airport Overlay Zone as seen in KCC 17.22.030.

The purpose and intent of the Airport Overlay Zone is to establish an airport overlay zoning district on properties located on, adjacent to, and in the vicinity of public-use airports including Easton State, Cle Elum Municipal, DeVere Field and Kittitas County Airport (Bowers Field), in order to protect the health, welfare, safety, and quality of life of the general public, property owners, airport operators, and aviation community; and also to ensure compatible land uses in the vicinity of the affected environments of the airport overlay zoning district, with regulations set forth in the Adopted 14 CFR Federal Aviation Regulations Part 77. The property is located within the Inner Turning Zone of the Airport Overlay. For lands that are inside the inner turning zone that are zoned urban residential, the average density needs to be one unit per one acre of property per KCC 17.58.050 (2). Since the airport overlay district is more restrictive, its standards apply.

The proposed lots average to 1.5 acres, which is consistent with the intent of KCC 17.58.050(2).

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.

#### Staff Consistency Response

The proposed short plat conforms with all county subdivision codes for Urban residential zoning having at least 7,200 square feet and is consistent with 17.58 Airport Zones with



averaging out to 1.5 acres per lot. The lots will be served by a shared well and all roads and fire life safety regulations will be met as conditioned.

2. Its conformance to all standards and improvements required under this title.

Staff Consistency Response

The proposed short plat conforms to all standards and improvements within Kittitas County Code Title 16 as conditioned.

3. Potential hazards created by flood potential, landslides, etc.

Staff Consistency Response

There are no known potential hazards such as flood, landslides or critical areas for this plat.

4. Provisions for all improvements and easements (roads, ditches, etc.) required by this title.

Staff Consistency Response

Provisions are made for driveway improvements and the plat has been conditioned to meet KRD subdivision guidelines.

5. Access for all proposed lots or parcels by way of a dedicated road right-of-way or easement.

Staff Consistency Response

Provisions are made for driveway improvements through an easement providing access to the newly created lot.

6. All other relevant facts which may determine whether the public interest will be served by approval of the proposed subdivision.

Staff Consistency Response

The public interest will be served by the approval. It fits the zoning designation for the property and is consistent with size of parcels in the area within the Urban Growth Area and Airport Overlay Zone.

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

Staff Consistency Response

This subdivision has not had a short plat done on it within the last 5 years.



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 Consistency Response

This plat will be compliant with KCC 13.35 as conditioned.

9. Consistency with sight triangle requirements pursuant to KCC 12.04.030

Staff Consistency Response

This plat is consistent with the sight triangle requirements under KCC 12.04.030

#### IV. Comprehensive Plan

The Kittitas County Comprehensive Plan designates the proposal as a short plat in an Urban 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:

LU-G4: Maintain a flexible balance of land uses which will protect, preserve, and enhance the rural character, historical forest lands, agricultural industries, mineral lands, and high-quality environment.

Consistency Statement

*The proposed short plat has density of 1 unit/acre preserving some of the rural character in the Urban Growth Area while not creating a ton of units in an airport zone.*

LU-P1: Minimize the cost of providing public services and utilities by directing urban growth and development to areas where public roads and services can support such growth.

Consistency Statement

*The short plat will be served by an existing county road (Lenes Rd) and is within Kittitas Valley Fire and Rescue district for emergency services.*

LU-P21: The County will continue to implement the following Federal Aviation Administration safety zones within the airport overlay zone(s) to protect airport operations and reduce safety risks: Inner Safety Zone; Inner Turning Zone; Outer Safety Zone; Sideline Zone; and Traffic Pattern Zone

Consistency Statement:

*The plat map will be conditioned to include a plat note that notices all potential buyers that the property is within the Airport Overlay Zone and likely to have noise and activities associated with aircraft in the vicinity of the property.*



LU-P67: The county should consider notifying all property owners within the Airport Overlay Zone of airport activities.

#### Consistency Statement

*The plat map will be conditioned to include a plat note that notices all potential buyers that the property is within the Airport Overlay Zone and likely to have noise and activities associated with aircraft in the vicinity of the property.*

#### Staff Comments

*The Johnson-Duvall short plat as conditioned is consistent with the Kittitas County Comprehensive Plan Goals and Policies listed above. The proposal is adequately served by local services and meets density requirements for the zoning designations.*

### **V. Environmental Review**

Based upon an initial Critical Area review and prior SEPA review, CDS determined that the Johnson-Duvall short plat was exempt from SEPA review via WAC 197-11-800 (6)(d). A critical area review was performed; and no critical areas were found to be on the property.

### **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: Kittitas Reclamation District (KRD), Washington State Department of Health – Office of Drinking Water (DOH-ODW), Snoqualmie Tribe, Kittitas County Fire Marshal, Kittitas County Public Health, and Kittitas County Public Works.

#### Kittitas Reclamation District (KRD)

KRD commented that the property lies within the KRD and will be required to meet KRD General Subdivision Guidelines.

*Staff Response: The comments submitted from Kittitas Reclamation District refer to the KRD General Guidelines. The applicant is required to comply with all guidelines and demonstrate this for final approval.*

#### Washington State Department of Health (DOH) Office of Drinking Water

Washington State Department of Health (DOH) Office of Drinking Water commented that subdividing the property is considered a "project" and all groundwater extraction needs to be evaluated as a total. They mentioned since this would be a shared well, it is held to a single exempt well quantity and that the owner should confirm with Ecology as well as consult with Kittitas County regarding groundwater withdrawal mitigation.

*Staff Response: As conditioned, the proposed Johnson-Duvall short plat is required to meet all Kittitas County adequate water standards and be consistent with Kittitas County Code Title 13 prior to final approval.*



#### Kittitas County Fire Marshal

The County Fire Marshal did not see an issue with the plat or any increase fire risk/hazard from approving it. They commented that all projects will need to meet International Fire Code, Wildland Urban Interface Code and Kittitas County Fire life safety and there may be additional requirements depending on future development.

*Staff Response: The proposed plat has been conditioned to meet all international fire codes, wildland urban interface codes and KCC Title 20 Fire & Life Safety.*

#### Kittitas County Public Health (KCPH)

KCPH submitted comments in regards to on-site septic systems and a shared well system. They mentioned that the applicant must prove legal and physical availability of water for all new uses of water on the proposed lots. They mentioned a soil log must be done on each lot prior to final approval and that the shared well system will require a filed shared well users' agreement. Any well must be 50 feet from any proposed property line.

*Staff Response: Kittitas County Community Health Department requirements have been conditioned and will need to be addressed prior to final approval.*

#### Kittitas County Public Works

Kittitas County Public Works submitted comments noting access & engineering standards, plat notes, water mitigation and final plat survey comments.

*Staff Response: Most of the comments submitted from Kittitas County Public Works reference standards established in Title 12 of Kittitas County Code. The applicant is required to adhere to all regulations outlined in Title 12 for final approval as well as Title 13 and Title 16 for final plat approval. These comments have been addressed in the conditions.*

#### Snoqualmie Tribe

The Snoqualmie Tribe commented that they have cultural resource concerns regarding the project but defer to more proximate tribes.

*Staff Response: No other tribes commented, but staff has included a condition for inadvertent discoveries for cultural resources on this plat.*

#### **Public Comments:**

No public comments were received during the comment period.

The applicant was transmitted all comments on January 30, 2023 and given until February 17, 2023 to submit any response comments. The applicant did not respond to any of the comments by February 17, 2023.

## **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 IV of this staff report, the following Comprehensive Plan goals and policies apply to this proposal: LU-G4, LU-P1, LU-P21, LU-P67.

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

Staff conducted an administrative critical area review in accordance with KCC 17A. GIS information indicates no critical areas on the property.

**Consistency with the provisions of KCC 17.11, Urban Growth Areas:**

This proposal is consistent with the Kittitas County Zoning Code for the Urban Growth Area

**Consistency with the provisions of KCC 17.22, Urban Residential Zone:**

This proposal is consistent with the Kittitas County Zoning Code for the Urban Residential zoning designation.

**Consistency with the provisions of KCC 17.58, Airport Zone:**

This proposal is consistent with the Kittitas County Zoning Code for the Airport Overlay 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. Gertrude Johnson, landowner, and David Duvall, Authorized Agent, have submitted a preliminary short plat application to subdivide 3 acres into one (1) 1.61-acre parcel and one (1) 1.39-acre parcel. The subject property is zoned Urban Residential within the Inner Turning Zone of the Airport Overlay Zone. It is within an Urban Land Use designation.
2. Location: One tax parcel (#831236), located just east and northeast of the City of Ellensburg off of Lenex Road in Section 25, T18, R19, W.M. and Section 25, T18, Range 18, W.M.; Kittitas County parcel map number 18-18-25051-0007. Lot 7 of the previously recorded Bountiful Acres Plat (LP-90-00003).

3. Site Information:

Total Property Size:	3 acres
Number of existing lots:	1
Number of proposed lots:	2
Proposed Domestic Water:	Shared Well
Proposed sewage Disposal:	On-site septic
Fire District:	Fire District 2 (KVFR)
Irrigation District:	KRD

Site Characteristics: The site consists of a residential home on 3 acres currently.

Surrounding Property:

North: Residential  
South: Residential  
East: Residential  
West: Open field beyond one house to the west currently.

4. The proposed project will have access from Lenex Road.
5. The Comprehensive Plan land use designation is "Urban."
6. The subject property is zoned "Urban Residential" within the City of Ellensburg's Urban Growth Area. It is also located within the "Inner Turning Zone" of the Airport Overlay Zoning district of Bowers Field.
7. A Short Plat permit application was submitted to Kittitas County Community Development Services on December 20, 2022. The application was deemed complete on January 5, 2023. A Notice of Application for the Johnson-Duvall (SP-22-00005) short plat 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 contiguous boundary of the owner's tax parcels (including those proposed) on January 10, 2023. Notice was published in the Ellensburg Daily Record, 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).





8. 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.
10. The following agencies provided comments during the comment period: Kittitas Reclamation District, Washington State Department of Health – Office of Drinking Water (DOH-ODW), Snoqualmie Tribe, Kittitas County Fire Marshal, Kittitas County Public Health, and Kittitas County Public Works.
11. No public comments were submitted during the comment period.
12. 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.
13. The proposed short plat is consistent with KCC Title 17A Critical Areas.
14. The proposed short plat is consistent with KCC 17.11 Urban Growth Areas.
15. The proposed short plat is consistent with KCC 17.22 Urban Residential Zone
16. The proposed short plat is consistent with KCC 17.58 Airport Zone
17. The proposed short plat is consistent with KCC 16.32.050 as conditioned.
18. The proposed short plat is consistent with KCC Title 14 Building and Construction as conditioned.
19. The proposed short plat is consistent with KCC 12 Roads and Bridges as conditioned.
20. The proposed short plat is consistent with KCC 20 Fire and Life Safety as conditioned.
21. Kittitas County Public Health requires water mitigation under KCC 13.35.027 and KCC 13.35.020 prior to final approval of a short plat.

## **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 Johnson-Duvall short plat (SP-22-00005), 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. All structures shall be subject to the Wildland Urban Interface Code (WUIC).

#### 2. Roads and Transportation

- A. 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.
- B. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- C. New access easements shall be a minimum of 30' wide. 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. Road Standards: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15.
  - i. Driveways: The access off Look Road shall be constructed to the current joint-use driveway standard. A driveway shall serve no more than four tax parcels. If



the access ever serves more than four tax parcels, additional road standards may be applied at that time

- ii. New access easements shall be a minimum of 30' wide.
- iii. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150'. If the length of the driveway is over 150', the minimum roadway width shall be 16' with 2' of clear zone on each side
- iv. Maximum grade shall be 10%
- v. Crushed surface depth per WSDOT standards
- vi. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- vii. Any further subdivision or lots to be served by proposed access may result in further access requirements
- viii. Roads proposed within the Urban Growth Area (UGA) shall conform and support the road system or grid, Transportation Plan and Comprehensive Plan of the City of Ellensburg
- ix. Roads Constructed in the UGA shall comply with the road standards of the affected City (Ellensburg) or Kittitas County Road Standards, whichever is more stringent. The City shall have the final approval of the road alignments, geometry, and construction requirements.

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

EXAMINED AND APPROVED

This \_\_\_\_ day of \_\_\_\_, A.D., 20\_\_.

\_\_\_\_\_  
Kittitas County Engineer

- F. 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.
- G. Driveways and roads within this plat will be required to meet the standards of the International Fire Code. Any access longer than 150' shall provide a fire apparatus turnaround that meets the minimum design standards of the International Fire Code Appendix D.
- H. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
- I. Mailboxes must be approved the U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.
- J. Utilities constructed within the Urban Growth Area (UGA) shall comply with the



requirements of the City of Ellensburg

- K. 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) and SEPA application.

**3. State and Federal**

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

**4. Water/Sewer**

- A. The applicant shall demonstrate proof of water adequacy in conformance with KCC 13.35 prior to final plat approval.
- B. 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.
- C. 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.
- D. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.
- E. A shared well users agreement system must be completed prior to final plat approval and proof of physical availability of water for all new uses of water for proposed lots of this project shall be provided.
- F. In accordance with Kittitas County Code 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed prior to final approval.

**5. 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.
- 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.
- 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.
- A hydrant system, or other system as approved by the Fire Marshal, may be required to support required fire flow before building permits are issued. Please contact the Kittitas County Fire Marshal prior to building permit submittal.
- The subject property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibrations, or odors). Individual sensitivities to those annoyances can vary from person to person.
- The property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property.



## 6. Survey

- A. Please submit a Lot Closure Sheet with Final Plat
- B. Title Report must be submitted with final plat with matching legal descriptions for the plat.
- C. The purpose of the survey shall be identified along with the application number (SP-22-00005) on the final plat (KCC 16.10.020(1))
- D. Property corners will need to be shown on the new division line
- E. Roadway ownership, ROW and surfacing shall be on the map
- F. If elevations or contours are to be shown, then the map must meet Topo Standards per WAC: 332-130-145
- G. All easements shall be identified (KCC 16.20.040). Access easements and irrigation easements shall be shown on the plat map.

## 7. Other

- A. 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.
- B. The applicant shall provide evidence to CDS of project consistency with KRD General Subdivision Guidelines prior to final approval.
- 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). Work shall remain suspended until the find is 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-22-00005 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.



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

"Building Partnerships – Building Communities"

CDS@CO.KITTTITAS.WA.US

- E. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- F. The plat shall be consistent with KCC Title 20, Fire and Life Safety
- G. 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 \$1670 to Kittitas County. The appeal deadline for this project is March 23, 2023 at 5:00 p.m. Appeals submitted on or before March 23, 2023 shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.**

**Responsible Official**

  
\_\_\_\_\_  
Jeremiah Cromie

**Title:** Planner II

**Address:** Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA. 98926  
Phone: (509) 962-7046

**Date:** March 9, 2023