

**Mills-2 Short Plat
File Number SP-23-00002
FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL**

I. General Information

Requested Action: Amy Mills, landowner, and Murray Groenig, Authorized Agent, submitted a preliminary short plat application to subdivide 12.68 acres into one (1) 6.68-acre parcel and one (1) 6-acre parcel. The subject property is zoned Agriculture 5 with a Rural Residential Land Use Designation.

Location: One tax parcel (#960738), located approximately .22 miles southeast of the intersection of Dry Creek Road and U.S. 97 in Section 30, T18, R19, W.M. and Section 25, T18, Range 18, W.M.; Kittitas County map number 18-18-20054-0001. It is Lot 5A of the previously recorded Mills Short Plat (SP-18-00002 & SPF-18-00003).

Site Information

Total Property Size: 12.68 Acres
Number of existing lots: 1
Number of proposed lots: 2
Proposed Domestic Water: Individual Wells
Proposed Sewage Disposal: Individual Septic
Fire District: Fire District 2 (KVFR)
Irrigation District: Ellensburg Water/Olsen Ditch

Site Characteristics: The site consists of a residential home and outbuildings on 12.68 acres currently.

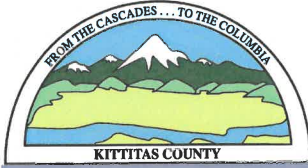
Surrounding Property:

North: Sparse Residential/Farming
South: Sparse Residential/Farming (Ellensburg Cement Further South)
East: Sparse Residential/Farming
West: Sparse Residential/Farming

Access: The proposed project will have access from Dry Creek Road.

II. Administrative Review

A Short Plat permit application was submitted to Kittitas County Community Development Services on May 8, 2023. The application was deemed complete on May 12, 2023. A Notice of Application for the Mills-2 (SP-23-00002) 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 May 18, 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.

III. Zoning and Development Standards

The subject property has a zoning designation of Agriculture 5.

The purpose and intent of agriculture (A-5) zone is to provide for an area where various agricultural activities and low-density residential developments co-exist compatibly. A-5 zones are predominantly agricultural-oriented lands and it is not the intent of this section to impose further restrictions on continued agricultural activities therein.

The minimum lot size in an Agricultural 5 zone is 5 acres as seen in KCC 17.28A.030. Both proposed lots are over 5 acres meeting this requirement.

Kittitas County Code 17.28A.100 states that no dwelling shall be constructed or located on a lot or parcel which is not served by a legal sixty-foot (60) right-of-way or existing county road. This plat connects to Dry Creek Road which is an existing county road. There are no more than 2 lots proposed to be accessed off this road with a driveway, therefore not requiring the driveway to come up a legal sixty-foot right-of way.

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 Agricultural 5 zoning having at least 5 acres for both lots and having access off an existing county road. The lots will be served by individual wells 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. There is only an irrigation ditch on the far north end of the property.

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

Staff Consistency Response

Provisions are made for driveway improvements. The existing driveway over the Olsen Ditch will not be altered.

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 from Dry Creek Road.

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.

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

A final plat was done in 2018 which meets this criteria.

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. The driveway already exists.

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:

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 two lots meeting the Agricultural 5 zoning density of 5 acres or more per lot, maintaining 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.

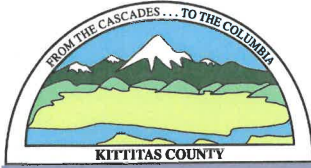
RR-P17: Limit development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas. Direct rural development to lands that have adequate public services.

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. There are not critical areas on the property.

Staff Comments

The Mills-2 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, CDS determined that the Mills-2 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. The irrigation ditch is not regulated by the county and is not considered land covered by waters for this purpose.

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: Washington State Department of Health – Office of Drinking Water (DOH-ODW), Snoqualmie Tribe, Colville Tribe, KITTCOM, WSDOT Aviation, Kittitas County Public Health, Department of Archaeology & Historic Preservation and Kittitas County Public Works.

Snoqualmie Tribe

Snoqualmie Tribe commented that they consider this area culturally significant and recommended requiring an archaeological survey.

Staff Response: Both the Snoqualmie Tribe and DAHP requested an archaeological survey while the Colville Tribe had cultural resource concerns but only requested an Inadvertent Discovery Plan (IDP). Due to multiple tribes and DAHP having cultural resource concerns, staff has conditioned the plat to get an archaeological survey done prior to ground disturbing activities and submitted and approved for final plat approval.

Colville Tribe

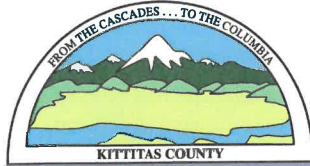
Colville Tribe commented that that are known cultural resources nearby and they recommend an Inadvertent Discovery Plan.

Staff Response: Both the Snoqualmie Tribe and DAHP requested an archaeological survey while the Colville Tribe had cultural resource concerns but only requested an Inadvertent Discovery Plan (IDP). Due to multiple tribes and DAHP having cultural resource concerns, staff has conditioned the plat to get an archaeological survey done prior to ground disturbing activities and submitted and approved for final plat approval.

Department of Archaeology & Historic Preservation (DAHP)

DAHP commented that that are known cultural resources nearby including a historic trail through the property and they recommend an archaeological survey prior to ground disturbing activities.

Staff Response: Both the Snoqualmie Tribe and DAHP requested an archaeological survey while the Colville Tribe had cultural resource concerns but only requested an Inadvertent Discovery Plan (IDP). Due to multiple tribes and DAHP having cultural resource concerns, staff has conditioned the plat to get an archaeological survey done prior to ground disturbing activities and submitted and approved for final



plat approval.

Washington State Department of Health – Office of Drinking Water (WSDOH)

WSDOH commented that the short plat appears to meet the definition of a “project” and that all groundwater extractions need to be evaluated as a singular total. They commented that the applicant should contact the county about water rights and that two individual wells would not constitute a public water system.

Staff Response: The proposed plat has been conditioned to meet health requirements of KCC Title 13 for well and septic systems.

KITTCOM

KITTCOM stated if there are no structures proposed with this application, then no comment.

Staff Response: These comments have been passed on to the applicant. While plats typically do not have structures associated with them, new lots created usually will have something built in the future. The county will assign addressed to any new building through the building permit process.

WSDOT Aviation

WSDOT Aviation has no concerns or comments regarding this proposal

Staff Response: These comments have been passed on to the applicant.

Kittitas County Public Health (KCPH)

KCPH submitted comments in regard to on-site septic systems and a individuals well systems. 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 a well site review is needed for each proposed lot. 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

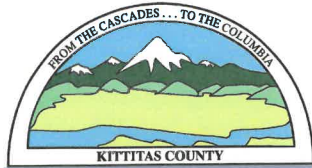
Kittitas County Public Works submitted comments noting access & engineering standards, plat notes, water mitigation and final plat survey comments.

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.

Public Comments:

No public comments were received during the comment period.

The applicant was transmitted all comments on June 6, 2023 and given until June 23, 2023 to submit any response comments. The applicant did not respond to any of the comments by June 23, 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: RR-G7, RR-P9, RR-P10, and RR-P17

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. The Type 9 stream shown is Olsen Ditch, which is an irrigation channel not regulated by KCC 17A.

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

This proposal is consistent with the Kittitas County Zoning Code KCC 17.28 for Agricultural 5 zones.

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:

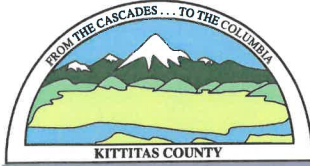
As conditioned, the proposal must be consistent with the provisions of KCC Title 12.

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. Amy Mills, landowner, and Murray Groenig, Authorized Agent, have submitted a preliminary short plat application to subdivide 12.68 acres into one (1) 6.68-acre parcel and one (1) 6-acre parcel.



2. Location: One tax parcel (#960738), located approximately .22 miles southeast of the intersection of Dry Creek Road and U.S. 97 in Section 30, T18, R19, W.M. and Section 25, T18, Range 18, W.M.; Kittitas County map number 18-18-20054-0001. It is Lot 5A of the previously recorded Mills Short Plat (SP-18-00002 & SPF-18-00003).

3. Site Information:

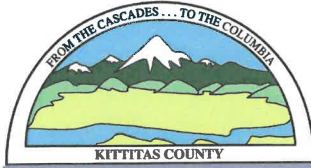
Total Property Size:	12.68 Acres
Number of existing lots:	1
Number of proposed lots:	2
Proposed Domestic Water:	Individual Wells
Proposed sewage Disposal:	On-site septic
Fire District:	Fire District 2 (KVFR)
Irrigation District:	Ellensburg Water/Olsen Ditch

Site Characteristics: The site consists of a residential home and outbuildings on 12.68 acres currently.

Surrounding Property:

North:	Sparse Residential/Farming
South:	Sparse Residential/Farming (Ellensburg Cement Further South)
East:	Sparse Residential/Farming
West:	Sparse Residential/Farming

4. The proposed project will have access from Dry Creek Road.
5. The Comprehensive Plan land use designation is “Rural Residential.”
6. The subject property is zoned “Agriculture 5”
7. A Short Plat permit application was submitted to Kittitas County Community Development Services on May 8, 2023. The application was deemed complete on May 12, 2023. A Notice of Application for the Mills-2 (SP-23-00002) 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 May 18, 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.



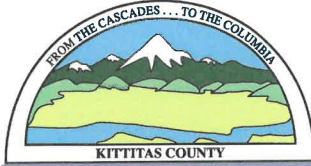
10. The following agencies provided comments during the comment period: Washington State Department of Health – Office of Drinking Water (DOH-ODW), Snoqualmie Tribe, Colville Tribe, KITTCOM, WSDOT Aviation, Department of Archaeology & Historic Preservation, Kittitas County Public Health, and Kittitas 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 17.28A Agriculture 5 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 Mills-2 short plat (SP-23-00002), based on the above staff analysis, findings of fact, and



conclusions with the following conditions of approval.

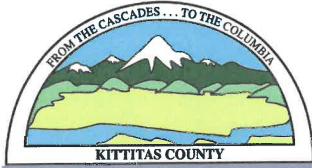
Conditions of Approval:

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. New access easements shall be a minimum of 30' wide.
 - ii. 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
 - iii. Maximum grade shall be 10%
 - iv. Crushed surface depth per WSDOT standards
 - v. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - vi. Any further subdivision or lots to be served by proposed access may result in further access 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

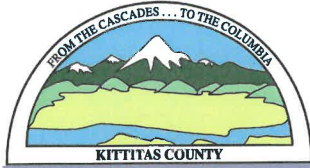
- F. Contact the Kittitas County Rural Addressing Coordinator at 509-962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
- G. Driveways and roads within this plat will be required 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. 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 well site review 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 30' defensible space as seen in 2018 IWUIC 603.2 shall be required around all habitable structures.

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-23-00002) on the final plat (KCC 16.10.020(1))

The following elements will need to be addressed prior to final approval:

- D. Legibility of small text for the topo features on Lot 5C, Sheet 1. Please check minimum text height of 0.08"
- E. Legibility of line Tag labels on sheet 1 due to due to crossing linework and staged Tag Labels.
- F. Please identify Dry Creek Road as "County Right of Way"
- G. Legibility of "Gravel Driveway" text on Sheet 2 due to hatching
- H. Please clearly identify Hatched area on Sheet 2 as the Access Easement, and identify it as "Herein Created" or "Created by separate document"

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.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

"Building Partnerships – Building Communities"

CDS@CO.KITTITAS.WA.US

- B. The final plat shall be consistent with the Olsen Ditch and Ellensburg Water Company Subdivision Guidelines.
- C. A Cultural Resources Report shall be completed by a professional archaeologist prior to ground disturbing activities. This report shall be submitted and approved prior to final plat approval.
- D. Both sheets of the final mylars shall reflect short plat number SP-23-00002 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.
- 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 July 20, 2023 at 5:00 p.m. Appeals submitted on or before July 20, 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: July 6, 2023