

Timothy Short Plat
File Number SP-08-00018
FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL

I. General Information

Requested Action: Andrew & Michell Schmidt, landowners, submitted a preliminary short plat application on April 24, 2008 to subdivide approximately 12.04 acres into four (4) 3.01-acre parcels. The subject property was zoned Agricultural 3 at the time of application within a Rural Land Use designation.

Location: One parcel, located approximately 3.2 miles east of the City of Ellensburg in a portion of Section 32, TWN 18N, RGE 19E, WM in Kittitas County, bearing Assessor's map number 18-19-32040-0001, parcel #094834.

Site Information

Total Property Size: 12.03 acres
Number of existing lots: 1
Number of proposed lots: 4
Fire District: Kittitas Valley Fire & Rescue District 2
Irrigation District: KRD/Cascade

Site Characteristics: The site consists of undeveloped open space and agriculture lands.

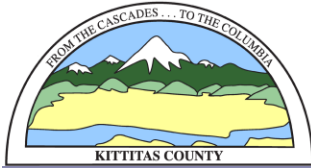
Surrounding Property:

North: Mostly farming land with some houses (Lots are platted directly north but not built).
South: Privately owned lands with residential/farming uses
East: Privately owned lands with mostly farming uses
West: Mostly farming land currently (Being platted for residential uses)

Access: The proposed project will have access from a private road off of Game Farm Road.

Administrative Review

Notice of Application: A Short Plat permit application was submitted to Kittitas County Community Development Services on April 24, 2008. The application was deemed complete on June 6, 2008. A Notice of Application for the Timothy Short Plat (SP-08-00018) 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 July 29, 2021 due to water rights issues in preceding years. The 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): Jeremiah Cromie, Staff Planner. P: (509) 962-7046, E: jeremiah.cromie@co.kittitas.wa.us.

II. Zoning and Development Standards

The subject property is located approximately 3.2 miles east of the City of Ellensburg and had a zoning designation of Agriculture 3 at the time of application. 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 director shall be vested with the responsibility of processing short plat applications. The county shall review and consider the proposed short subdivision with regard to:

- A. Its conformance with all county subdivision, zoning, health and sanitation regulations and with laws adopted by the state of Washington.
- B. Its conformance to all standards and improvements required under this title.
- C. Potential hazards created by flood potential, landslides, etc.
- D. Provisions for all improvements and easements (roads, ditches, etc.) required by this title.
- E. Access for all proposed lots or parcels by way of a dedicated road right-of-way or easement.
- F. All other relevant facts which may determine whether the public interest will be served by approval of the proposed subdivision.
- G. 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 Conclusions

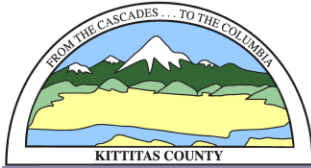
The proposal; A) conforms to all county subdivision, zoning, health and sanitation, roads and bridges, and fire and life safety regulations and with laws adopted by the state of Washington, B) conforms to all standards and improvements required under this title, C) has no hazards created by flood potential, landslides, etc., D) makes provisions for all improvements and easements, E) outlines access for all proposed lots, F) indicates no hindrance to the public interest, and G) is not being further divided from an incomplete plat.

III. Comprehensive Plan

The 2006 Kittitas County Comprehensive Plan had designated the proposal as a short plat in a Rural 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:

GPO 3.1 Provide a sufficient number of housing units for future populations in rural areas of Kittitas County

Staff Consistency Statement:



The project proposal will establish 4 residential lots, where there is currently only one lot. This plat provides for a sufficient number of housing units for future populations.

GPO 3.17 Provide a sufficient number of housing units for future populations while maintaining the rural character of Kittitas County

Staff Consistency Statement:

The proposed plat will include 4 lots that are 3.01 acres. While being close to the City of Ellensburg, having the bigger lots will help maintain the rural character of the county as they will be more spread out.

GPO 3.5 Encourage residential development close to employment opportunities and needed services to reduce vehicular traffic and related air quality problems.

Staff Consistency Statement:

This proposed development is located only approximately 3.2 miles east of the City of Ellensburg where employment opportunities are and would reduce longer trips that would generate to air quality problems.

GPO 8.46 Residential development on rural lands must be in areas that can support adequate private water and sewer systems.

Staff Consistency Statement:

The proposed project is on land that supports adequate private water and sewer systems.

Staff Comments

The Timothy 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.

IV. Environmental Review

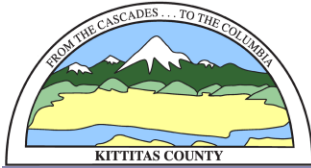
Based upon an initial Critical Area review and prior SEPA review, CDS determined that the Timothy short plat was exempt from SEPA review via WAC 197-11-800 (6)(d). A critical area review was performed; A wetland was found to be located on the middle of the property. The applicant had a wetlands report done which showed four (4) category IV wetlands on the property.

V. 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 County Public Works, Kittitas County Public Health, Washington State Department of Health – Office of Drinking Water



(DOH-ODW), Washington State Department of Archeological and Historical Preservation (DAHP), Kittitas Reclamation District, Washington State Department of Fish and Wildlife, Department of Natural Resources (DNR) and Yakama Nation. Kittitas County Public Works and Kittitas County Public Health sent revised comments after the comment period ended to make sure their comments lined up with certain vesting rights. Substantive comments are addressed below.

Kittitas County Public Health commented that the proposed shared wells need to be moved so they are at least 50 feet from all property lines and that all individual and shared wells must have approved individual well site review applications submitted and approved in addition to a signed, notarized and files shared well users agreement. They also provided comments regarding on-site septic system standards and that soil logs would need to be completed.

Applicant Response: "All domestic water is mitigated and we are in the process of evaluating the most efficient use most likely to be Class B wells on these plats. We will be submitting a Class B well site inspection application sometime in late November or Early December. We will drill all the required wells this winter. Our desire is to drill the wells and Bond around all of the well site improvements as it might be some years before development would occur. This property is an active farm so the less obstructions the better until time of development."

Staff Response: Kittitas County Community Health Department requirements will be addressed prior to final approval.

Washington State Department of Health (DOH) Office of Drinking Water commented that water utility would be considered a "project" with respect to drinking water wells and would require them to be completed as a combined water system and will most likely be a "Group B" water system administered by Kittitas County Health.

Staff Response: As conditioned, the proposed Timothy 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.

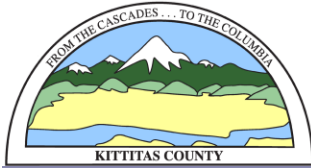
Kittitas Reclamation District commented that the Timothy Short Plat contains KRD irrigable ground. They requested that the landowner contact KRD to review existing 2008 Water Distribution Plan and update as necessary.

Applicant Response: No response was given.

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.

Kittitas County Public Works submitted comments noting road standards (9/6/05 edition), survey comments, plat notes, specific addressing and final plat information.

Applicant Response: "Again, all three of the plats are vested under the vested to the 2005 road standards. My hope is these three plats be treated like other plats we have under the same 2005 standards. These other plats we have are Schmidt, Eagles Landing, Windbent and McIntyre plats. On these plats we were only required to build the roads or bond them before the County will issue a building permit. I have seen other plats vested to the same standards approved fairly recently where plats were not required to bond around the construction of roads. I request the same verbiage be put on these three plats," Kittitas County Public Works shall require road certification



to be completed prior to the issuance of a building permit". Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for the conformance with current Kittitas County Road Standards, 9/6/05 edition. Please find the attached Conditions of Preliminary Approval. I have highlighted in pink the condition stating road certification must be complete prior to the issuance of a building permit. I would also like to point out the fact that all three of these plats are islands with no bonded roads leading to these plats from a County Road. It is my desire is to keep these three plats plus Schmidt, Eagles Landing, Windbent and McIntyre plats road standards all the same. It is also a possibility that these lots and roads might be reconfigured for better fire access and curb appeal. This is a maybe. I would prefer not to bond roads that may not be built as planned at this time."

Staff Response: The comments submitted from Kittitas County Public Works reference standards established in Title 12 of Kittitas County Code at the time of application. The applicant is required to adhere to all regulations outlined in Title 12 that were in place at the time of application for final approval.

Washington State Department of Fish and Wildlife submitted saying there appears that there may be wetlands and Fish and Wildlife Habitat Conservation Areas (FWHCAs) on or adjacent to the project area. They note that that Little Naneum creek is important for conveying irrigation water deliveries and providing fish habitat and is on or possibly just adjacent to the eastern property line of the property. They commented that a wetland survey should be required prior to approval of the plat and that a critical areas report would help inform decisions associated with the project.

Applicant Response: "We submitted a Wetland Report. Only minimal small areas had some wetland indications. This was due the canal to the south still being on. It has been my opinion flood irrigation creates artificial temporary wetlands."

Staff Response: Staff has received a wetlands report done for the parcel. Staff has conditioned the plat to be compliant with all applicable critical area regulations.

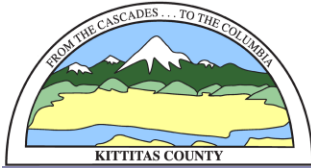
Washington State Department of Natural Resources commented that the area is not forested and is primarily agricultural and residential use and that the Forest Practices Act does not apply to non-forested lands.

Applicant Response: No response from Applicant

Staff Response: No requirements will be imposed in regards to the Department of Natural Resources Forest Practices Act.

Yakama Nation commented that this area is an extremely high probability of finding cultural resources and requested an archaeological survey.

Applicant Response: "Only the Timothy short plat has proximity to Naneum Creek. However, the closet point of this plat is over 600 feet to the West of Naneum Creek. I have had Jennifer Nelson on site with Washington Department of Fish and Wildlife after she thought little Naneum was on my property. She agreed that their maps were not correct. In addition to the fact that this property is quite some distance from Naneum Creek is the fact that this property has been farmed and cultivated over the years. Currently it is in pasture in heavy sod. My belief is that the search for any cultural resources at this time would be futile. In fact, in 2009 the Department of Archaeology and Historic Preservation made this same request on a plat closer to Naneum Creek. The County and Dan Valloff the Staff Planner at the time said it was a waste of Time and money to require and Arch review on this ground. At



such time there is development on this property I believe any contractor is legally bound to report and cultural findings."

Staff Response:

Department of Archaeology & Historic Preservation (DAHP) commented that they had originally requested a survey of the area in 2009. They asked if the survey was ever conducted and if not, that they would reiterate their requires for a survey

Applicant Response: "Applicant Response: "Only the Timothy short plat has proximity to Naneum Creek. However, the closet point of this plat is over 600 feet to the West of Naneum Creek. I have had Jennifer Nelson on site with Washington Department of Fish and Wildlife after she thought little Naneum was on my property. She agreed that their maps were not correct. In addition to the fact that this property is quite some distance from Naneum Creek is the fact that this property has been farmed and cultivated over the years. Currently it is in pasture in heavy sod. My belief is that the search for any cultural resources at this time would be futile. In fact, in 2009 the Department of Archaeology and Historic Preservation made this same request on a plat closer to Naneum Creek. The County and Dan Valloff the Staff Planner at the time said it was a waste of Time and money to require and Arch review on this ground. At such time there is development on this property I believe any contractor is legally bound to report and cultural findings"

Staff Response: Staff has conditioned this proposal to include an inadvertent discovery plan.

Public Comments:

One public comment was received from Stephen Walker regarding concerns over well density in the area and potential wells on their property that is adjacent to the proposed plat.

Applicant Response: No response from applicant.

Staff Response: Staff directed this question to Public Health for review and response.

VI. Project Analysis & Consistency Review

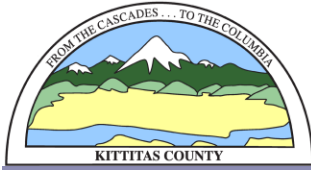
In review of this proposal, it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review 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 III of this staff report, the following Comprehensive Plan policies apply to this proposal: GPO 3.1, GPO 3.5, GPO 3.17, GPO 8.46.

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

Staff conducted an administrative critical area review in accordance with KCC 17A. GIS information indicated wetlands on the property. The applicant had a wetland report done that showed there were four (4) Category IV wetlands on the property. As conditioned, this proposal must be consistent with the provisions of KCC Title 17A.



Consistency with the provisions of KCC 17.28, Agriculture-3 Zone:

This proposal is consistent with the Kittitas County Zoning Code for the Agriculture 3 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; A) conforms to all county subdivision, zoning, health and sanitation regulations and with laws adopted by the state of Washington, B) conforms to all standards and improvements required under this title, C) has no hazards created by flood potential, landslides, etc., D) makes provisions for all improvements and easements, E) outlines access for both proposed lots, F) indicates no hindrance to the public interest, G) is not being further divided from an incomplete plat.

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 that were in place at the time of application.

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

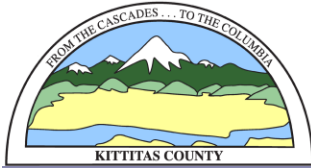
As conditioned, the proposal must be consistent with the provisions of KCC Title 20.

VII. Findings of Fact

1. Andrew & Michell Schmidt, landowners, submitted a preliminary short plat application on April 24, 2008 to subdivide approximately 12.04 acres into four (4) 3.01-acre parcels, The subject property was zoned Agricultural 3 at the time of application within a Rural Land Use designation.
2. Location: One parcel, located approximately 3.2 miles east of the City of Ellensburg in a portion of Section 32, Township 18N, Range 19E, WM in Kittitas County, bearing Assessor's map number 18-19-32040-0001, parcel #094834.
3. Site Information:

Total Property Size:	12.04 acres
Number of existing lots:	1
Number of proposed lots:	4
Fire District:	Kittitas Valley Fire & Rescue District 2
Irrigation District:	KRD/Cascade

Site Characteristics: The site consists of undeveloped open space and agriculture lands.



Surrounding Property:

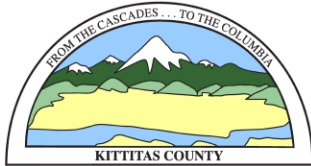
North: Mostly farming land with some houses (Lots are platted directly north but not built)

South: Privately owned lands with residential/farming uses

East: Privately owned lands with mostly farming uses

West: Mostly farming land currently (Being platted for residential uses)

4. The proposed project will have access from Game Farm Road via a private drive.
5. The Comprehensive Plan land use designation was "Rural" at the time of application.
6. The subject property was zoned "Agriculture 3 at the time of application."
7. A Short Plat permit application was submitted to Kittitas County Community Development Services on April 24, 2008. The application was deemed complete on June 6, 2008. Due to water rights issues with the Department of Ecology, this application was put on hold until it was resolved in 2021. A Notice of Application for the Timothy Short Plat (SP-08-00018) 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 contiguous tax parcels on July 29, 2021. 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).
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.
9. The following agencies provided comments during the comment period: Kittitas County Public Works, Kittitas County Public Health, Washington State Department of Health – Office of Drinking Water (DOH-ODW), Washington State Department of Archeological and Historical Preservation (DAHP), Kittitas Reclamation District, Washington State Department of Fish and Wildlife, Department of Natural Resources (DNR) and Yakama Nation.
11. One public comment was 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 as conditioned.
14. The proposed short plat is consistent with KCC 17.28 Agriculture 3 as conditioned.
15. The proposed short plat is consistent with KCC 16.32.050 as conditioned.
17. The proposed short plat is consistent with KCC Title 14 Building and Construction as conditioned.



18. The proposed short plat is consistent with KCC 12 Roads and Bridges as conditioned.
19. The proposed short plat is consistent with KCC 20 Fire and Life Safety as conditioned.
20. 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.

VIII. Conclusions

1. As conditioned, the proposal meets the goals, policies and implementation recommendations as set forth in the 2006 Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned the proposal is consistent with Kittitas County Code Title 16.32 Short Plat Requirements.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, Title 14 Building Code, Title 13 Water and Sewers, Title 12 Roads and Bridges, and Title 20 Fire and Life Safety.

IX. Decision and Conditions of Approval

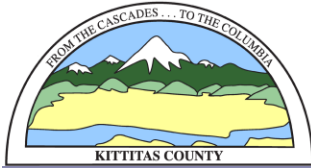
Kittitas County Community Development Services grants *preliminary approval* of the Timothy Short Plat SP-08-00018 based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

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.

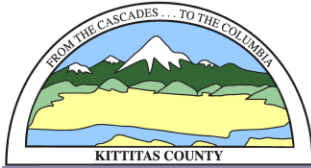
Should ground disturbing or other activities related to the proposed subdivision result in the inadvertent discovery of cultural or archaeological materials, work



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.

2. Roads and Transportation

- A. This application is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05.
- B. Private roads serving and of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. A private road certification from the Department of Public Works is required.
- C. A surety bond may be submitted in lieu of the completion of any required improvements prior to approval of final plat. See KCC 12.01.150 from the 2008 County Code.
- D. Access from Game Farm Road to the cul-de-sac shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels. See Current Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
 - b. Minimum centerline radius shall be 60'.
 - c. Surface requirement is BST/ACP
 - d. Maximum grade is 12%
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property the serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.



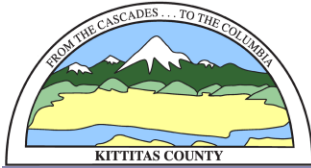
KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
509-962-7506

"Building Partnerships – Building Communities"

CDS@CO.KITTITAS.WA.US

- i. All easements shall provide AASHTO radius at the intersection with a county road.
 - j. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
- E. A cul-de-sac turn-around having an outside right-of-way or easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
- F. The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
- G. 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.
- 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. Please provide civil plans for review. Please refer to the Eastern Washington Stormwater Manual for stormwater design.
- 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. The following activities are not exempt and shall require a grading permit:
- Private road(s), as defined by Kittitas County Code Title 12, Road and Bridge Standards serving more than two (2) dwelling units;
 - Public road construction prior to acceptance into the County Road system;
 - Work upon ground that has received preliminary plat approval and is being prepared for structural development and final plat approval.
- K. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
- L. Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.
- M. All accesses and roads shall be 2006 IFC compliant.



3. State and Federal

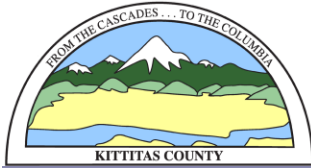
- A. Applicant must meet all state and federal regulations.

4. Water/Sewer

- A. 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. Any on-site septic systems that are to be utilized for wastewater management must adhere to the standards set by both the Washington Administrative Code and Kittitas County Code.
- B. All proposed individual and shared wells must have approved individual well site review applications submitted and approved. Shared wells must have at any time, a signed, notarized and filed shared well users' agreement. This will be required for approval of final platting.
- C. The proposed shared wells need to be moved so they are at least 50 feet from all property lines unless otherwise approved by Kittitas County Public Health.

5. Plat Notes

- A. The following plat notes shall be recorded on the final mylar drawings:
 - Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.
 - 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.
 - Entire private road shall achieve 95% compaction and shall be inspected and certified by a licensed engineer in the state of Washington specifying the road meets current Kittitas County Road Standards prior to the issuance of a building permit for this short plat.
 - 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.



- Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division
- 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.
- All plats must show the acceptance of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

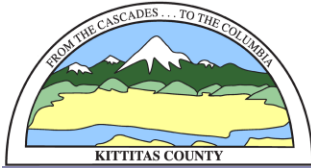
EXAMINED AND APPROVED
This ____ day of ____, A.D., 20__.

Kittitas County Engineer

- A hydrant system or other system as approved by the Fire Marshal, shall be installed and operational to support required fire flow before building permits are issued.
- The 30th habitable space building permit using access off of the private road accessed from Game Farm Road will require a 2nd egress route.
- All development must comply with International Fire Code.
- Both sheets of the final mylars shall reflect short plat number SP-08-00018 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.

6. Environmental

- A. If irrigation diversions are decommissioned, contact shall be made with Washington Department of Fish and Wildlife to see if a Hydraulic Project Approval (HPA) will be required.
- B. If there is potential for stormwater discharge off-site, the applicant will obtain a NPDES Construction Stormwater General Permit.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
509-962-7506

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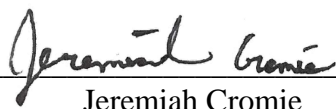
- C. Should ground disturbing or other activities related to the proposed subdivision result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP) as well as the Yakama Nation. 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. All future development shall be consistent with applicable critical area regulations in KCC Title 17A.
- E. The applicant shall provide evidence to CDS of project consistency with KRD General Guidelines and any Cascade Irrigation guidelines prior to final approval.

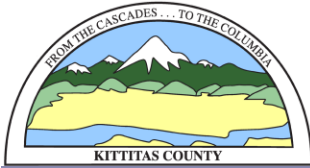
7. Other

- A. The plat shall have the following updates prior to final approval:
 - 1. For the 60' access easement, please reference AFN 200710220075, 201010050029 and 201010050030.
 - 2. The plat will need to be stamped and signed by a surveyor actively licensed in the State of Washington.
 - 3. Adjacent property owners list shall be updated
- B. 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.
- C. 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 February 10, 2022 at 5:00p.m. Appeals submitted on or before February 10, 2022 shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.

Responsible Official


Jeremiah Cromie



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Title: Planner I

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Date: January 27, 2022