



Critical Areas Signage & Notice on Title Information

PB-27

Community Development Department

501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231 (Planning) comdev@ci.ellensburg.wa.us

15.610.240 Critical area markers and signs.

- A. The boundary at the outer edge of critical area tracts and easements shall be delineated with permanent survey stakes, using iron or concrete markers as established by local survey standards.
- B. The boundary at the outer edge of the critical area or buffer shall be identified with temporary signs prior to any site alteration. Such temporary signs shall be replaced with permanent signs prior to occupancy or use of the site.
- C. These provisions may be modified by the director as necessary to ensure protection of sensitive features or wildlife needs.

Permanent signs shall be made of a metal face w/ a green color background and white letters; attached to a metal post or another non-treated material of equal durability; made with a sign face no smaller than one (1) foot by one (1) foot and no larger than two (2) feet by two (2) feet; and mounted with the bottom of the sign face no less than three (3) feet above and no more than five (5) feet above adjacent grade. Signs must be posted at a minimum of one (1) per lot of record, or on large parcels every three hundred (300) feet, or additional signs as required by the director and must remain unobstructed and be maintained by the property owner in perpetuity. The sign(s) shall be worded as below.

**Protected Critical Area
Do Not Disturb
Contact the City of
Ellensburg
Regarding Uses and
Restriction**

15.610.250 Notice on title.

- A. In order to inform subsequent purchasers of real property of the existence of critical areas, the owner of any property containing a critical area or buffer on which a development proposal is submitted shall record a notice with the county auditor. The notice shall state the presence of the critical area or buffer on the property, the application of this chapter to the property, and the fact that limitations on actions in or affecting the critical area or buffer may exist. The notice shall “run with the land.”
- B. The applicant shall submit proof that the notice has been filed for public record before the city approves any site development or construction for the property or, in the case of subdivisions, short subdivisions, planned unit developments, and binding site plans, at or before recording.

The Critical Area Notice form (see Form PA-04) must be notarized and recorded with the County Auditor’s office located in the Kittitas County Courthouse at 205 W. 5th Ave.

Once the form has been recorded, you must return a copy of the recorded copy to the City’s Community Development Department. This must be completed before any final inspections or Certificate of Occupancy will be issued.

If you have any questions please call 509-962-7239