

SP-23-00001



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

## SHORT PLAT APPLICATION

*(To divide a lot(s) into no more than 4 lots in rural areas or to divide a lot(s) into no more than 9 lots within Urban Growth Areas, according to KCC 16.08.186 and KCC 16.32)*

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

### REQUIRED ATTACHMENTS

- CS  Two large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- CR  Project Narrative responding to Questions 9-11 on the following pages.

### OPTIONAL ATTACHMENTS

(Optional at submittal, required at the time of final submittal)

- CSR  Certificate of Title (Title Report)
- CR  Computer lot closures

**\*\*\*Final short plat application and associated fees will be required at time of request for final short plat processing. Please see the final short plat application for current fees.**

### APPLICATION FEES:

- \$2,340.00 Kittitas County Community Development Services (KCCDS)
- \$1,215.00\* Kittitas County Public Works
- \$130.00 Kittitas County Fire Marshal
- \$530.00 Kittitas County Public Health

**\$4,215.00 Total fees due for this application (One check made payable to KCCDS)**

\*5 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): <u>Carlie Peebles</u>	DATE: <u>2/27/23</u>	RECEIPT # <u>CD23-0043</u>	

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 02-21-2023

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*

Name: Tim & Christine Egan  
Mailing Address: 279 Iron Mt Rd.  
City/State/ZIP: Cle Elum, WA 98922  
Day Time Phone: (206) 714-1067  
Email Address: tjlegend1@gmail.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

3. **Name, mailing address and day phone of other contact person**  
*If different than land owner or authorized agent.*

Name: Chris Cruse  
Mailing Address: PO Box 959  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: (509) 962-8242  
Email Address: chris@cruseandassoc.com

4. **Street address of property:**

Address: 279 Iron Mt Rd.  
City/State/ZIP: Cle Elum WA 98922

5. **Legal description of property (attach additional sheets as necessary):**

Parcel L of Book 21 of Surveys at Pages 113-115

6. **Tax parcel number(s):** 452836

7. **Property size:** 10.42 (acres)

8. **Land Use Information:**

Zoning: AG-5                      Comp Plan Land Use Designation: R-R

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.

See attached

10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain. No.
11. **What County maintained road(s) will the development be accessing from?** Pays Road.

**AUTHORIZATION**

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

Date:

X \_\_\_\_\_

\_\_\_\_\_

Signature of Land Owner of Record  
(Required for application submittal):

Date:

X 

February 22<sup>ND</sup> 2023

**Chris Cruse**

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**To:** FILE  
**Subject:** Narrative - Egan Short Plat of TPN 452836 at 279 Iron Mt Road

Narrative – This short plat application is to split TPN 452836 (10.42 acres) into 2 parcels of 5.00 acres and 5.42 acres as allowed under the current AG-5 zoning code. The southerly lot L1 has an existing home with drain field. The northerly lot L2 does not have any improvements. Both parcels will share the existing well as shown by the 10' water line easement. Both proposed parcels will access from Iron Mt Road on easements of record and a variance has been approved by PW for this application. This parcel is currently zoned AG-5 and any new development of Lot L2 will be reviewed and permitted as required by county code. See mapping for full details.

Thanks,  
Chris Cruse P.L.S.  
Cruse and Associates  
217 East 4th Ave.  
P.O. Box 959  
Ellensburg, WA 98926  
(509) 962-8242 Office  
Chris@Cruseandassoc.com