



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.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

- ☒ 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.
- ☐ SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800) (Pick-up SEPA Checklist form if required)
- ☒ Project Narrative responding to Questions 9-11 on the following pages.

#### OPTIONAL ATTACHMENTS

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

- ☐ Certificate of Title (Title Report) in a week or two.
- ☒ 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.

**\$6,025.00** Total Fees due for this application when SEPA is required (SEPA fee \$1,810.00)

#### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:

5-9-24

RECEIPT #

C024-01177

RECEIVED  
MAY 09 2024

Kittitas County CDS

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

FORM LAST REVISED: 03-31-2023

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**GENERAL APPLICATION INFORMATION**

**1. Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form.*

Frosty Pines, LLC - Jack Frost, President

Name:

36415 SE Hudson Road

Mailing Address:

Ravensdale, WA 98051

City/State/ZIP:

253.332.5696

Day Time Phone:

Email Address:

jackfrostloghomes@gmail.com

**Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form.*

Name:

Hazem and Jyotika Younes

Mailing Address:

4433 219th Place SE

City/State/ZIP:

Bothell, WA 98021

Day Time Phone:

Email Address:

**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:

Sam Ward, PLS - APS Survey & Mapping, Inc.

Mailing Address:

PO Box 305

City/State/ZIP:

Roslyn, WA 98941

Day Time Phone:

425.746.3200

Email Address:

samw@apssm.com

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name:

Val Ward - APS Survey & Mapping, Inc.

Mailing Address:

PO Box 305

City/State/ZIP:

Roslyn, WA 98941

Day Time Phone:

425.746.3200

Email Address:

valw@apssm.com

5. Street address of property:

Address: 1631 & 1710 Anna Bell Drive

City/State/ZIP: Ronald, WA 98940

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

See Sheet I of Frosty Pines II Short Plat Map

7. Tax parcel number(s): 952828 & 952827

8. Property size: 27.065 (acres)

9. Land Use Information:

Zoning: Rural Recreational

Comp Plan Land Use Designation: Rural Recreational

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

10. 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.

Project Narrative Attached

11. Are Forest Service roads/easements involved with accessing your development? If yes, explain.

Project Narrative Attached

12. What County maintained road(s) will the development be accessing from?

Project Narrative Attached

**AUTHORIZATION**

13. 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)

X

Date:

5/9/24

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

X

Jack Frost

Date:

5/8/24

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

X

Jyotika Younes

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

X

Hazem Younes

Date:

05-06-24

Date:

5/6/2024.