

Chris Cruse

From: Chris Cruse
Sent: Thursday, August 01, 2024 2:09 PM
To: FILE@cruseandassoc.com
Subject: Narrative - Sedgwick Short Plat of TPN 15813 at 1690 Mountain Creek Drive

Narrative – 2 lot short plat of tax parcel number 15813 to create a lot around an existing residence at 1690 Mountain Creek Drive as allowed by KCC 16.12.040(1). This parcel is currently zoned Ag-20. The proposed 6.60 acre Lot 1A has an existing residence at 1690 Mountain Creek Drive with individual septic system. The proposed 6.60 acre Lot 1A around the existing structure is allowed under KCC 16.12.040(1)(iii)(b) to match and maintain the steep slope below the home at 1690 Mountain Creek Drive. Access to lot 1A will continue to use Mountain Creek Drive.

The proposed 3.40 acre Lot 1B is open timber with no buildings and the existing well. This well will be shared for lots 1A and 1B. No additional or new development is planned for this property but future use will allow for a residence with septic system as permitted by Kittitas County. Access to lot 1B will be from Fir Tree Drive.

See application map for additional information.

Existing Description:

Parcel 1 in Book 25 of Surveys at Pages 206-211, see title report for full descriptions.

Proposed Descriptions:

Lots 1A and 1B of the short plat to be recorded after review and authorization to record has been granted by the planner.

Thanks,
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