

**Cruse & Associates**

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**From:** "Cruse & Associates" <cruseandassoc@kvalley.com>  
**Date:** Monday, August 30, 2021 11:17 AM  
**To:** "FILE"  
**Subject:** Narrative Stanavich revised

Narrative - AG Plat application on tax parcels 10729 and 14217 to create 4 buildable parcels and 1 open space parcel out of 81 acres in the AG-20 zone as allowed under the AG plat code KCC 16.09. Currently the site has one home and is used for hay production and pasture. Following is narrative for each proposed lot:

- Proposed Parcel A – Open space parcel to continue use for agricultural purposes and not for residential use. It will not be commonly owned by the other parcels as allowed by KCC 16.09.040 (2).
- Proposed Parcels B and C – 3.00 acre parcels for future residential use and continued use for agricultural purposes. These parcels will have individual access easements from Smithson Road as shown on map. These parcels will share a well with mitigation and have individual septic systems as approved by the Health Dept.
- Proposed Parcels D – 21.05 acre parcel with existing home, well, and septic system. This parcel will continue to use existing driveway onto Smithson Road.
- Proposed Parcels E – 13.94 acre parcel for future residential use and continued use for agricultural purposes. This parcel will access from Smithson Road to be reviewed and approved by public works with future building permits. This parcels will have an individual well with mitigation and septic systems as approved by the Health Dept. No development is planned for this application within the floodplain or creek setbacks and understand additional environmental review may be required if future owners desire development within these areas.

This application will meet all AG plat requirements listed under 16.09.040 (7) and is submitted to address KCC 16.09.040 (7)(c)(iii).

**Existing Descriptions:**

Parcel A in Book 21 of Surveys at Pages 117-118 Except the south 66.47'. See application map for full descriptions.

**Proposed Descriptions:**

Parcels A-E of the AG Plat after authorization to record has been granted by the planner.

See application map for additional information.

Thanks,  
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