

Steph Mifflin

From: Devin Casto <inlandconstgroup@gmail.com>
Sent: Friday, December 11, 2015 10:39 AM
To: Steph Mifflin
Subject: Fwd: Discussion regarding minor change to recorded plat
Attachments: Crowley Plat Modification.pdf

Follow Up Flag: Follow up
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- >
- > ----- Forwarded message -----
- > > From: Brian Crowley <brian@crowley.net.com>
- > > Date: Wed, Nov 25, 2015 at 8:42 PM
- > > Subject: Discussion regarding minor change to recorded plat
- > > To: doc.hansen@co.kittitas.wa.us
- >
- > > Mr. Hansen,
- >
- > > My name is Brian Crowley. We met briefly at the CDS counter today.
- >
- > > To refresh you on our conversation: I am looking to file for a minor modification to an already recorded short plat. The current short plat calls out a shared use access easement which is not a logical access point into my lot. I have talked to the county roads department and they are fine with the location that I propose to access my lot but indicate that they will not issue an access permit until I have the current easement removed from the plat map. The owners of the other lots in my short plat are all in agreement with removing the easement and they are co-applying for the short plat modification with me (and have all signed the short plat application form). I've attached the short plat application I attempted to file today for your information.
- >
- > > When I started this project I had several discussions with Jeff Watson who told me that this would be considered a minor modification to the plat and would qualify for 50% of the normal fee according to Title 16.32.100. I also researched the County code myself and found information that modifications such as removing easements are processed for 50% of the normal fee. This is why I was so surprised when you told me today that I would have to pay the full fee (the person at the counter was surprised as well!).
- >

- > You asked me where I found the information about removing easements qualifying for the 50% fee...here it is:
 - >
 - > Under Title 16.32.050 Short Plat Review - at the bottom of this section is a link to Ordinance 2011-013 approved by the County Commissioners on October 25, 2011 which contains comprehensive plan amendment 11-12. I've pasted section 11-12 below and highlighted the section that indicates removing an unneeded easement qualifies as a minor change and thus is charged at 50% of the normal fee.
 - >
 - > I would appreciate it if you could clarify for me whether my application does or does not qualify as a minor modification. You can also call me at 425-503-0000 if that works better for you.
 - >
 - > I very much appreciate your help.
 - >
 - > Regards,
 - >
 - > Brian Crowley
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 - > 11-12
 - > County Staff
 - > Development Regulation Amendment
 - > Project Description: Revise sections Title 15A and add new subsection (KCC 16.32.100) to establish
 - > a simple process for amending recorded short plats.
 - >
 - > Kiltias County Community Development Services prepared proposed amendments to Title 16,
 - > Subdivisions, to provide for a simple process for amending recorded short plats. These amendments were
 - > docketed with CDS prior to the June 30, 2011, docketing deadline.
 - >
 - > Currently Kiltias County Subdivision Code does not have provisions for amending recorded short plats.
 - > RCW 58.17.212 provides procedures for the alteration of subdivisions, but nothing for short plats. There
 - > have been several occasions when a recorded short plat needed to remove a plat note that was no longer
 - > applicable, or to remove an easement that was no longer needed. Based upon the Prosecutor's Office
 - > opinion, the only way to make these changes was for the property owner to reapply for a short plat. The
 - > current fee is \$1,450. This amendment would create a review process for amending a recorded short plat
 - > needing minor changes. The fee would be 50% of the normal application fee according to the adopted fee
 - > schedule. The text amendments are shown in Exhibit L.
 - >
 - > The Board of County Commissioners held a public hearing on October 25,2011 and approved the
 - > request as presented with a 3-0 vote finding that:
 - >

- > 1. Testimony was received for this proposal.
- > 11. The proposed amendments to the development regulations will provide clarity and consistency
- > to processing short plat amendments in Kilitas County.
- > TII. The Planning Commission recommended approval to the Board of County Commissioners.
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