



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

"Building Partnerships -- Building Communities"

4/20/2021

Trav Story
PO Box 745
Moses Lake, WA 98837

Vic Jansen
PO Box 579
Moses Lake, WA 98837

RE: SE-21-00006 Nunnally, Application on Hold-Plat Amendment Approval Required

Mr. Story and Mr. Jansen:

CDS recently received a legal interpretation that will impact the processing requirements for your project. Under RCW 58.17.020(1) the associated group of parcels established through the segregation process are subject to consistency with local and State subdivision regulations.

The SEPA review noted in the subject line is associated with a Grade and Fill application (GP-20-00020) to accommodate an access easement alteration. Under RCW 58.17.215,

"When any person is interested in the alteration of any subdivision or the altering of any portion thereof, except as provided in RCW [58.17.040\(6\)](#), that person shall submit an application to request the alteration to the legislative authority of the city, town, or county where the subdivision is located."

Compliance with this regulation will require CDS to place your SEPA application on hold until a Plat Amendment application is submitted to approve the change in access. Please note, RCW 58.17.215 has specific submittal requirements for subdivision alterations which will need to be included in your Plat Amendment application. A copy of this regulation has been included with this letter. Your SEPA checklist will need to be updated to note the addition of the Plat Amendment application and then processed concurrently. This SEPA checklist can be used for both the Plat Amendment and the Grade and Fill application.

I have enclosed the Plat Amendment application for your convenience. Please submit this application with an updated SEPA Checklist to continue processing.

If you have any questions regarding this matter, please feel free to contact me at **509-962-7065** or by email at jeremy.johnston@co.kittitas.wa.us.

Sincerely,

Jeremy Johnston
Kittitas County Planning Official

CC:

Mark Cook, KC Public Works Director

Dan Carlson, KC CDS Director

Kelly Bacon, CDS Staff Planner

RCW [58.17.215](#)

Alteration of subdivision—Procedure.

When any person is interested in the alteration of any subdivision or the altering of any portion thereof, except as provided in RCW [58.17.040](#)(6), that person shall submit an application to request the alteration to the legislative authority of the city, town, or county where the subdivision is located. The application shall contain the signatures of the majority of those persons having an ownership interest of lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered. If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the application for alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the subdivision or portion thereof.

Upon receipt of an application for alteration, the legislative body shall provide notice of the application to all owners of property within the subdivision, and as provided for in RCW [58.17.080](#) and [58.17.090](#). The notice shall either establish a date for a public hearing or provide that a hearing may be requested by a person receiving notice within fourteen days of receipt of the notice.

The legislative body shall determine the public use and interest in the proposed alteration and may deny or approve the application for alteration. If any land within the alteration is part of an assessment district, any outstanding assessments shall be equitably divided and levied against the remaining lots, parcels, or tracts, or be levied equitably on the lots resulting from the alteration. If any land within the alteration contains a dedication to the general use of persons residing within the subdivision, such land may be altered and divided equitably between the adjacent properties.

After approval of the alteration, the legislative body shall order the applicant to produce a revised drawing of the approved alteration of the final plat or short plat, which after signature of the legislative authority, shall be filed with the county auditor to become the lawful plat of the property.

This section shall not be construed as applying to the alteration or replatting of any plat of state-granted tide or shore lands.