

SP26-00008



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.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.
- N/A ☐ 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)
- ☐ 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):

Gail Weyand

DATE:

8-14-26

RECEIPT #

CD26-01628



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

FORM LAST REVISED: 03-31-2023

Page 1 of 4

GENERAL APPLICATION INFORMATION

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

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

Name: Thorp Landing, LLC (Joel Greear)
Mailing Address: 1410 W Dolarway Road Suite 301
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-899-7371
Email Address: joel@centralpavingllc.com

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: Thorp Landing, LLC (Joel Greear)
Mailing Address: 1410 W Dolarway Road Suite 301
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-899-7371
Email Address: joel@centralpavingllc.com

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

If different than land owner or authorized agent.

Name: Chris Cruse
Mailing Address: PO Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-962-8242
Email Address: chris@cruseandassoc.com

4. Street address of property:

Address: 680 & 760 Thorp Landing Lane
City/State/ZIP: Thorp, WA 98946

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

LOTS 2 AND 3, THORP LANDING (KITITAS COUNTY PLAT NO. LPF-25-00001), AS PER PLAT THEREOF RECORDED IN BOOK 14 OF PLATS AT PAGES 130, 131 AND 132, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

See title report for full descriptions

6. Tax parcel number(s): 964023 & 964024

7. Property size: 10.00 (acres)

8. Land Use Information:

Zoning: AG 5

Comp Plan Land Use Designation: Rural Residential

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **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.

See attached

10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain. No
11. **What County maintained road(s) will the development be accessing from?** Thorp Hwy > Thorp Landing Lane

AUTHORIZATION

12. 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)

Date:

X *Jack Brown*

 8/11/2026

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

Date:

X *Jack Brown*

 8/11/2026

Narrative for Thorp Landing Lane Short Plat at 680 & 760 Thorp Landing Lane — TPNs 964023 & 964024

This is a 4-lot short plat of Tax Parcel Numbers 964023 & 964024 utilizing Development Right Credits as allowed by KCC 17.13. Existing Lots 2 and 3 (5.00 acres each) of the recorded Thorp Landing long plat are each divided into two 2.50-acre lots, creating proposed Lots 2A, 2B, 3A & 3B. The reduction from the AG-5 five-acre minimum to 2.50-acre lots is achieved through the use of Development Right Credits under KCC 17.13.

Proposed Lots 2A, 2B, 3A & 3B will each have an individual on-site septic system. The boundary between proposed lots will meet all setbacks. Access to all four lots is provided from the previously established Thorp Landing Lane through a private easement.

Each proposed lot will be served by an on-site well — either an individual well serving a single lot, or a shared well serving proposed lots — meeting the required wellhead setbacks. Required water mitigation will be obtained through Kittitas County over-the-counter water mitigation. We understand that all future development of Lots 2A, 2B, 3A & 3B will be reviewed and permitted by Kittitas County.

See application map for additional information.

Existing Description:

LOTS 2 AND 3, THORP LANDING (KITITAS COUNTY PLAT NO. LPF-25-00001), AS PER PLAT THEREOF RECORDED IN BOOK 14 OF PLATS AT PAGES 130, 131 AND 132, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

Proposed Descriptions:

Lots 2A, 2B, 3A & 3B of the short plat to be recorded after review and authorization to record has been granted by the planner.

Thanks,

Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
509-962-8242 Office
chris@cruseandassoc.com

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 202__

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS _____ DAY OF _____ A.D., 202__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE THORP LANDING SHORT PLAT NO. 1 HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 202__

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRESENT YEAR AND FOR THIS PLAT IN THE YEAR IN WHICH THE PLAT IS NOW TO BE FILED.

PARCEL NO. 844023 & 844024

DATED THIS _____ DAY OF _____ A.D., 202__

KITTITAS COUNTY TREASURER

CERTIFICATE OF IRRIGATION ENTITY

I HEREBY CERTIFY THAT THE IRRIGATION PLAN FOR THORP LANDING SHORT PLAT NO. 1 CONFORMS TO THE REQUIREMENTS OF WEST SIDE IRRIGATING COMPANY.

DATED THIS _____ DAY OF _____ A.D., 202__

WEST SIDE IRRIGATING COMPANY

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: THORP LANDING LLC

ADDRESS: 1410 W DOLARWAY RD STE 301

ELLensburg, WA 98926

PHONE: (509) 929-1044

EXISTING ZONE: AG-5

SOURCE OF WATER: GROUP B WATER SYSTEM

SEWER SYSTEM: ON SITE SEWAGE SYSTEM

WATER AND TYPE OF ACCESS: R/W PER THIS APP.

NO. OF SHORT PLATTED LOTS: FOUR (4)

SCALE: 1" = 100'

THORP LANDING SHORT PLAT NO. 1 PART OF SECTION 11, T. 18 N., R. 17 E., W.M. KITTITAS COUNTY, WASHINGTON

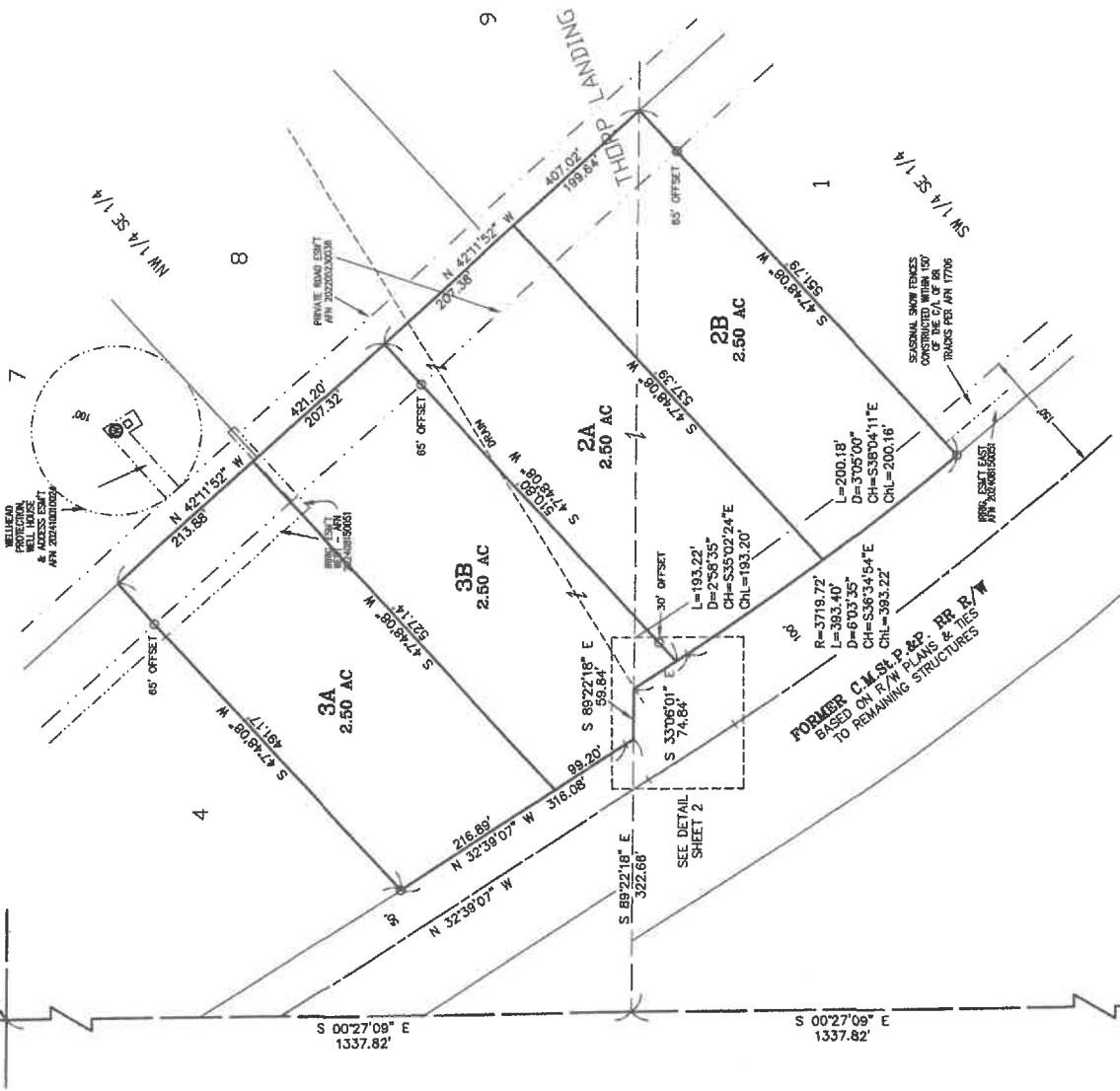
SP-26-00000?
SPF-26-00000?



(IN FEET)
1 inch = 100 ft.

LEGEND

- SET 5/8" REBAR W/ CAP
- "CRUISE 36815"
- FOUND PIN & CAP
- FENCE
- WELL



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2028, at _____ M., in Book M of Short Plats at page(s) _____ at the request of Cruise & Associates. RECEIVING NO. _____

BRYAN ELLIOTT BY
KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of THORP LANDING LLC in JUNE of 2026.



PRELIMINARY
CHRISTOPHER C. CRUISE
Professional Land Surveyor
License No. 35815

DATE

CRUISE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926 (509) 962-8242
THORP LANDING SHORT PLAT NO. 1



FD BRASS CAP
VISITED 12/22

THORP LANDING SHORT PLAT NO. 1
PART OF SECTION 11, T. 18 N., R. 17 E., W.M.
KITITAS COUNTY, WASHINGTON

SP-26-0000?
SPF-26-0000?

ORIGINAL PARCEL DESCRIPTIONS

LOTS 2 AND 3, THORP LANDING (KITITAS COUNTY PLAT NO. LPF-25-00001), AS PER PLAT THEREOF RECORDED IN BOOK 14 OF PLATS AT PAGES 130, 131 AND 132, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THORP LANDING, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2026.

THORP LANDING, LLC

NAME _____
TITLE _____

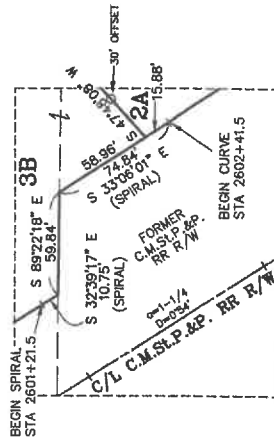
ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITITAS }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2026, BEFORE ME, THE UNDERSIGNED TO NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ RESPECTIVELY, OF THORP LANDING, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____



DETAIL
NOT TO SCALE

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 14 OF PLATS, PAGES 130-132 AND THE SURVEYS REFERENCED THEREON.
4. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
5. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
7. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
8. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED AGRICULTURAL LANDS, FOREST LANDS, OR MINERAL RESOURCE LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES AND MINERAL OPERATIONS MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. COMMERCIAL NATURAL RESOURCE ACTIVITIES AND/OR MINERAL OPERATIONS PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTIONS AS PUBLIC NUISANCES.
9. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
10. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
11. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITITAS COUNTY CODE 13.35.
12. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
13. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS AND FORMALLY ADOPTED BY THE KITITAS COUNTY BOARD OF COUNTY COMMISSIONERS.
14. ALL LOTS SHALL NOT ALLOW FLOOD IRRIGATION.
15. THE USE OF IRRIGATION WATER IS SUBJECT TO THAT CERTAIN IRRIGATION EASEMENT DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 202408150051.
16. THIS PROPERTY IS SUBJECT TO THAT CERTAIN DECLARATION OF GROUNDWATER MITIGATION COVENANT RECORDED UNDER AUDITOR'S FILE NO. 202406280036.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2026, at _____ M., in Book M of Short Plats
at page(s) _____ of the request of Cruise & Associates.

RECEIVING NO. _____



CHRISTOPHER CRUISE
KITITAS COUNTY AUDITOR

CRUISE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926 (509) 962-8842

THORP LANDING SHORT PLAT NO. 1