

Christopher & Alexandria Gregersen  
443 Richards, Rd  
Cle Elum, WA 98922  
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425-765-3707  
10/7/2024

Chad Bala  
Kittitas County Department of Community Development  
205 W 5th Ave, Suite 108  
Ellensburg, WA 98926

Dear Chad,

Subject: Request for Authorization of Larger Lot Size for Short Plat

I hope this message finds you well. I am writing to request your authorization for a proposed short plat of our property located at 443 Richards Rd, Cle Elum, WA 98922. Given the unique shape, physical features, utility locations and current land use, we believe it is necessary to seek approval for a larger lot size than typically allowed.

Our property encompasses a total area of 8.265 acres. We intend to utilize the New Small Lots Around Existing Residence code as outlined in Kittitas County Code Chapter 16.12.040, Section 1, to create this short plat. Specifically, we propose to maintain the area surrounding our residence at 4.873 acres and establish a new lot of 3.392 acres. We understand any small lot allowed to be three acres or greater in size shall still be considered a small lot and is not capable of being further subdivided under this Section. A covenant or plat note indicating this restriction shall be recorded whenever a larger lot size is granted.

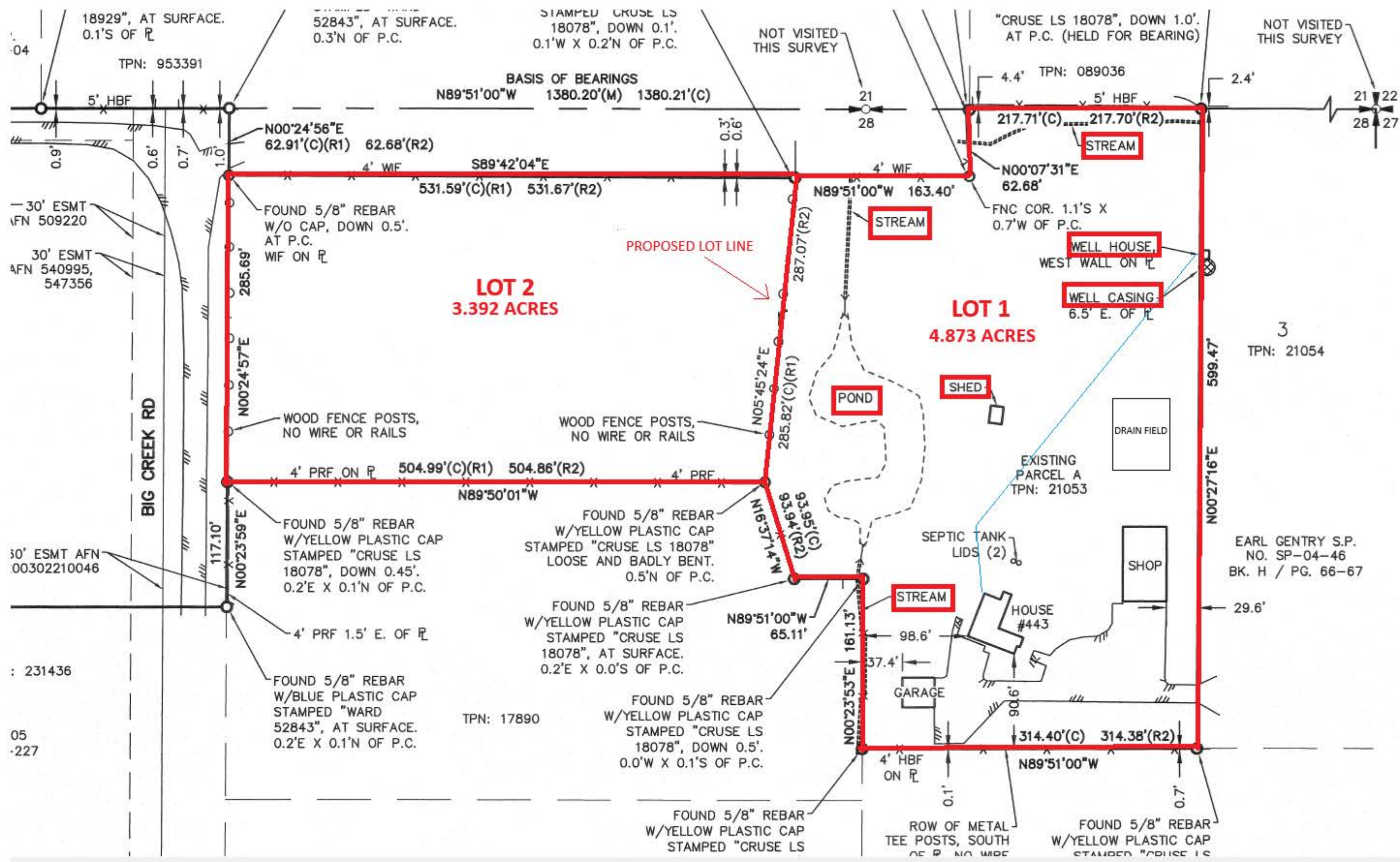
To assist in your review, I have attached a detailed site plan that illustrates the proposed short plat configuration and outlines the rationale for the requested lot sizes. We believe this arrangement will best accommodate the existing physical features, current land use and utility placements on our property.

We appreciate your consideration of our request and would be happy to provide any additional information or clarification as needed. Please let us know if there are any further steps we need to take or if you require additional documentation to proceed.

Thank you for your time and attention to this matter. We look forward to your response.

Sincerely,

  
Christopher & Alexandria Gregersen



## II DESIGN STANDARDS

### 16.12.040 Comprehensive plan and zoning regulation conformance.

All proposed subdivisions shall conform to the county comprehensive plan and all applicable zoning regulations in effect at the time they are submitted for approval. Lots shall be of sufficient area, width and length to satisfy zoning requirements, or, where zoning controls do not apply, to satisfy the minimum health and sanitation requirements of the county health department.

If, as of July 26, 1996, an existing lot was lawfully occupied by two (2) single family dwellings, such lot may be granted short plat approval under [KCC Chapter 16.32](#) in order to permit the segregated sale or refinance of such dwellings, even though one or both of the resulting new lots will have dimensions less than required for the zoning district in which the property is located; provided, however, that the degree of density nonconformity shall not be increased. Site triangles shall be consistent with KCC [12.04.030](#).

#### 1. New Small Lots Around Existing Residences.

A. Lots within AG zoning districts including Commercial AG, AG-20 and AG-5 zones that are greater than three acres may be subdivided to create one small lot around an existing residence, subject to recording of a covenant precluding further division of the subject lot while designated for agricultural use by the adopted Kittitas County Comprehensive Plan maintaining the minimum adjustment necessary to accommodate the proposed use, and it has contained a lawfully existing residence for at least the last five years, subject to the following:

- i. The five-year date for the establishment of a lawfully existing residence starts from the issuance date of a Certificate of Occupancy by the Building Official or the date of the sign-off on the approved final inspection for the installation permit, if the residence is a manufactured home. If the permit holder failed to obtain a Certificate of Occupancy or approved final inspection of a residence, the applicant may provide other evidence to establish the date of the residence. However, no applications for land division will be accepted until such time that a Certificate of Occupancy has been issued or approved final inspection has been completed and all required changes have been made, if required by the Building Official. Such proof is not required for residences established prior to the adoption of the building code by Kittitas County on April 17, 1984.
- ii. The small lot shall be one to three acres in size, except the Director may authorize a larger lot size under subsection 16.12.040(1)(A)(iii).
- iii. Larger Lot Size Authorized. The Director may authorize a larger lot size when the applicant submits evidence or information that documents one or more of the following:

- a. The Kittitas County Health Department determines a larger area is necessary to include approved water supply and sewage disposal systems within the lot; or
  - b. The logical division to create the lot follows a physical feature which acts as a bonafide, practical obstacle to normal and necessary farming practices (e.g., rock outcrops; Type S and NP streams, slopes exceeding 15%; or a different intervening in-fee ownership physically separates that parcel by a State highway or primary irrigation district canal or major sublateral); or
  - c. A larger lot size is necessary to encompass existing related uses or structures in immediate proximity
- iv. The lot comprising the balance of the division shall be capable of meeting all applicable setbacks and other requirements to ensure its continued agricultural use.
- v. Any small lot allowed to be three acres or greater in size shall still be considered a small lot and is not capable of being further subdivided under this Section. A covenant or plat note indicating this restriction shall be recorded whenever a larger lot size is granted.